



CARDINAL

WELLNESS COMMUNITY



A VILLA DOES NOT CHANGE YOUR LIFE, A WELLNESS COMMUNITY DOES

Sometimes we are so absorbed in life that we forget to stop and meditate on our next steps.

It is time to reflect and remember that we must slow down to contemplate and enjoy nature.

To become aware that life is here and now, and that everything is as we allow it to be.

At Cardinal, your life is what you always wanted it to be.





THE 6 DIMENSIONS OF WELLNESS LIVING

Cardinal was born as part of a global Wellness Living movement. It was created to change how people live in Tulum and to redefine luxury through a sustainable, human, and mindful lens.

It comes from the need for a new residential model, where well-being, hospitality, sustainability, and community all live together in balance.



A woman with long, wavy blonde hair and blue eyes is looking through a dense thicket of green foliage. The leaves are out of focus, creating a soft, natural background. The lighting is soft and natural, highlighting the woman's features.

IN CARDINAL, LIFE BECOMES WHAT I ALWAYS WANTED IT TO BE

CARDINAL TULUM | WELLNESS COMMUNITY



THE FOUR ELEMENTS OF CARDINAL'S ESSENCE

01

Community

03

Sustainability

02

Wellness Living

04

Hospitality

Cardinal redefines residential luxury in Tulum by creating a wellness ecosystem, where community, wellbeing, hospitality, and sustainability are naturally intertwined in a single life experience.

COMMUNITY

Inspired by the principles of Wellness Living, Cardinal integrates local identity, nature, and community activation.

At Cardinal, we believe that wellbeing is built in community. Environments where trust, closeness, and a sense of belonging exist have a direct impact on emotional health, quality of life, and the way you live day to day.

Cardinal creates a natural balance between privacy and connection, allowing spontaneous encounters, shared experiences, and genuine bonds between people who share similar values.

Through experiences, rituals, and programs that connect residents and visitors with the environment and the culture of Tulum, the community remains alive, participatory, and in constant balance.





MORE THAN A HOUSE, A COMMUNITY

WELLNESS LIVING

At Cardinal, wellness begins from within.

It is the serene decision to listen to yourself, nourish mind, body, and spirit, and honor that deep calling to live in harmony with the jungle and the sea. Here, wellness is your way of life.

Wellness Living is the living heart of your community: a lifestyle platform that integrates spaces, services, and programs to care for your mind, body, and spirit in harmony with the jungle.

Cardinal integrates a Wellness Hub as the core of the experience, hot-cold contrast spa (ice plunge, sauna, steam, and hydrotherapy), massages and body therapies, strength and mobility gym, guided yoga and meditation, breathwork, sound baths, sound healing and stretching, healthy cooking workshops, kids lab, recovery and sleep sessions, as well as wellness coaching.

Under the Wellness Living standard, everything flows with calm and precision: curated calendar, certified coaches, impeccable maintenance, and close attention, to arrive, exhale, and feel in balance with your new life.





A LIFESTYLE DESIGNED TO LIVE UP TO MY DREAMS

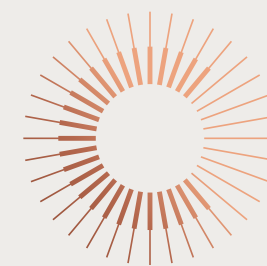


SUSTAINABILITY

Being part of the Community at Cardinal is a conscious investment.

By living or investing here, you reduce your carbon footprint thanks to an efficient and responsible design, actively contribute to environmental regeneration through reforestation programs—500 new trees for each villa—and support social impact initiatives that strengthen the local communities of Tulum.

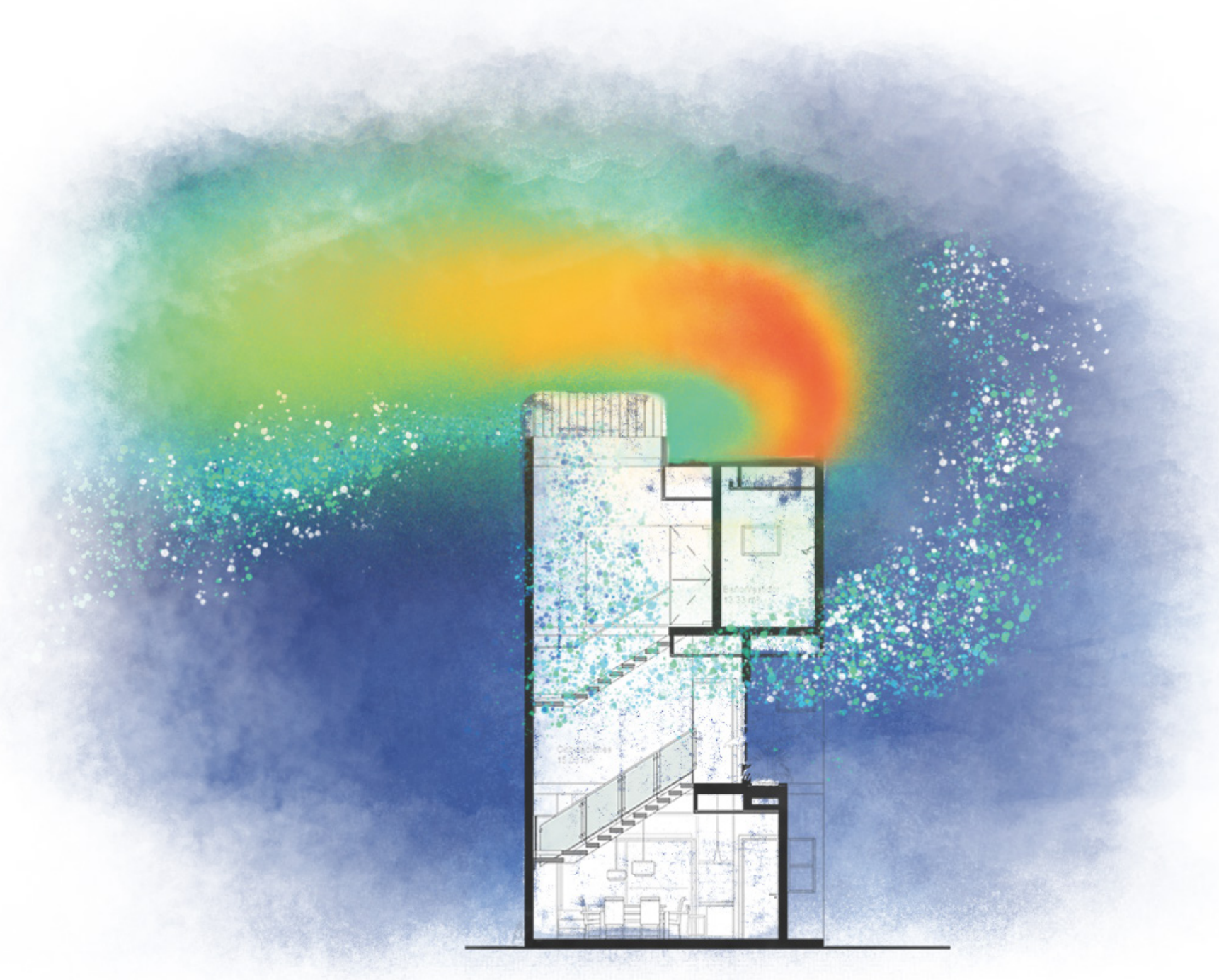
Being part of Cardinal means aligning your heritage with your values: caring for the environment, generating a positive impact, and being part of a community that understands that investing well also means doing it with conscience.



BIOCLIMATIC ARCHITECTURE

If your priority is personal growth, your family's quality of life, or connecting with a community that also seeks to build a better world, then your home awaits you here. Cardinal is an exclusive community located in Selvazama, the area of highest demand in Tulum.

AESTHETICS AND COMFORT IN BALANCE WITH THE ENVIRONMENT:



01

Wind chimneys and cross-ventilation systems.

02

Orientation and geolocation that promote natural lighting while restricting direct exposure.

03

Architectural elements for solar protection.

04

Materials and systems with thermal insulation.

05

Strategic low-consumption equipment for water and electricity savings.

06

Optimized HVAC systems.

07

EDGE Certified.



LOW CARBON FOOTPRINT

Through bioclimatic architecture, responsible materials, energy efficiency, and solutions that leverage natural resources, our villas are designed to consume less, last longer, and live better.

A residence with a low carbon footprint doesn't just care for the environment: it protects the future. In Cardinal, living with less impact means inhabiting a place that respects nature, improves the quality of life for those who enjoy it, and leaves a positive footprint on the world.



20%

SAVINGS IN POTABLE
WATER CONSUMPTION

21%

CARBON SAVINGS
IN MATERIALS

22%

ENERGY
SAVINGS

Cardinal reduces your carbon footprint

211 TONS OF CO²

(compared to similar developments)



I LIVE WITH THE PEACE OF MIND THAT MY HOME, MY TIME,
AND MY WELLBEING ARE IN GOOD HANDS.



HOLISTIC HOSPITALITY

Cardinal Hospitality is an ecosystem that integrates operation, wellbeing, and maintenance so that life in Cardinal flows without friction, with tranquility and warmth. We manage wellness concierge, housekeeping, guest attention, security, and preventive maintenance services under a single professional, efficient, and measurable standard.



Our approach integrates three key dimensions:

- Premium hospitality and lodging, with professional operation of vacation rentals and long stays.
- Management of wellness communities, caring for the daily experience of the resident, coexistence, services, and frictionless operation.
- Operation of wellness centers, spa, on-demand experiences, and wellness programming aligned with international standards.



We specialize in:

- Proactive, preventive, and detailed care of properties and common spaces.
- Strategies to maximize income based on market intelligence and wellness tourism.
- Personalized and human attention to guests, residents, and owners.



We guarantee:

- Centralized and professional coordination of all wellness services.
- Flexible access to on-demand experiences, adapted to the rhythm and needs of each resident or guest.
- Curation of specialized providers, aligned with wellness and premium hospitality standards.
- Personalized and frictionless attention, which simplifies daily life and elevates the experience in Cardinal.





TULUM: THE NATURAL HABITAT OF WELLNESS LIVING

DESTINATION

IF YOU ARE HERE, IT IS NOT BY CHANCE.

YOU SEEK SOMETHING MORE THAN A PROPERTY: YOU SEEK A PLACE WHERE YOUR WAY OF LIVING MAKES SENSE.

Tulum offers that rare balance between nature, community, and culture, creating the ideal setting for those who value health, calm, and quality time. Surrounded by natural reserves, protected jungle, and a unique cultural environment, Tulum has established itself as a destination where wellness is part of daily life.



Added to this is a constantly evolving infrastructure —air connectivity, planned access, and consolidated residential zones— that allows for enjoyment of this environment without sacrificing comfort, security, and certainty.







For those seeking long stays, a second home, or an investment aligned with their lifestyle, Tulum represents one of the leading global wellness destinations, attracting travelers, residents, and investors seeking balance, health, and an authentic connection with nature.



LOCATION

Cardinal is located in Selvazama, the best-planned residential community in Tulum, recognized for its first-class infrastructure, accessibility, and high potential for appreciation. Its orderly urban design, roadways, services, and protected natural environment create a rare balance between quality of life and asset certainty.

Living in Selvazama means being close to the sea, the center, and the main access points, without giving up the peace and security of an established residential area.

-  Easy access to the beach on foot or by bicycle.
-  All services within reach.
-  Specialized and high-level health services.
-  Cultural centers, nature reserves, and recreational spaces.
-  One of the most passionate wellness communities for fully experiencing music, yoga, conscious eating, ancient traditions, and much more.
-  Located just a few meters from the best schools, cutting-edge educational projects that are forming the leaders of the future.



A FEW STEPS FROM CARDINAL

SUPERMARKETS / CONVENIENCE STORES

- 1. Chedraui
- 2. Súper Akí Tulum
- 3. GoMart
- 4. Aldea Zama Commercial Area

HOSPITALS

- 5. Costamed Tulum Hospital
- 6. Tulum Hospital
- 7. Red Cross

SERVICES

- 8. Police
- 9. Fire Station
- 10. Tulum Sports Complex

EDUCATIONAL CENTERS

- 11. Tulum English School
- 12. Federal Urban Primary School
- 13. Mezili Spanish Language School
- 14. Kinder Tulum
- 15. Kinder Tunben Fazil
- 16. CECYTE Tulum
- 17. Riviera International School

CULTURAL CENTERS

- 18. Tulum Archaeological Zone
- 19. Tulum Lookout
- 20. Mystika Art Museum
- 21. Mayan Culture Museum Park
- 22. Tulum House of Culture

OTHERS

- A Aldea Zama Access
- MA Aldea Zama Main Access
- BC Beach Club
- PP Papaya Playa
- IK Ikal

- HZ Hotel Zone
- \$ Banks
- Gas Station
- Beach Accesses



MASTER PLAN

Cardinal's master plan is designed around Wellness Living: a way of inhabiting where well-being guides the distribution, pathways, and daily experience.

The community is composed of 15 private villas with 3 and 4 bedrooms, designed for long stays, to live with calm, and to receive family and friends with total comfort, without sacrificing privacy.

The villas are strategically located to maximize natural light, ventilation, and views toward the jungle, while the Wellness Hub and amenities are integrated as the heart of the project: a meeting point that facilitates rituals of well-being, movement, rest, and connection, without invading your rhythm.

In Cardinal, you access a carefully planned community where design, nature, and hospitality align so that your day-to-day is simpler, healthier, and more fulfilling.





The community is composed of **15 private villas** with 3 and 4 bedrooms, designed according to bioclimatic architecture to reduce energy consumption and your carbon footprint.



CARDINAL TULUM | WELLNESS COMMUNITY

WELLNESS AND HOSPITALITY ECOSYSTEM

Cardinal integrates a complete ecosystem of internal amenities and external alliances, carefully aligned with the Wellness Living concept, to expand and enrich the experience beyond the boundaries of the condominium.

This ecosystem extends your lifestyle, offering you the freedom to choose how and when to live wellness, with the peace of mind of having a community and an operation that care for every detail so the experience is fluid, authentic, and fully integrated.

INTERNAL AMENITIES

- Lobby and reception
- Kids Club
- Gym
- Lounge
- Wellness Center with spa, sauna, ice bath, massages, and hydrotherapy
- Pool
- Sundeck
- Yoga and wellness experiences
- Zen garden
- Tropical Edible Garden
- Jungle Buffer

EXTERNAL AMENITIES (ALLIANCES)

- Beach Clubs with yoga, fitness, gastronomy, events, and ceremonies
- Cenote Club with sound healing, Wellness rituals, meditation, and events





















TYPOLOGIES



3 BEDROOMS



4 BEDROOMS

3-BEDROOM VILLA

AREAS

Living space

214 m

Rooftop

43 m²

Garden

16 m²

Total

274 m²

 1 Master bedroom
2 Bedrooms

 Linen closet

 4 Bathrooms

 Private rooftop

 Private garden

 Living room

 Dining room

 Plunge pool

 Laundry room

 Equipped kitchen
(grill, hood, sink)

 Family room

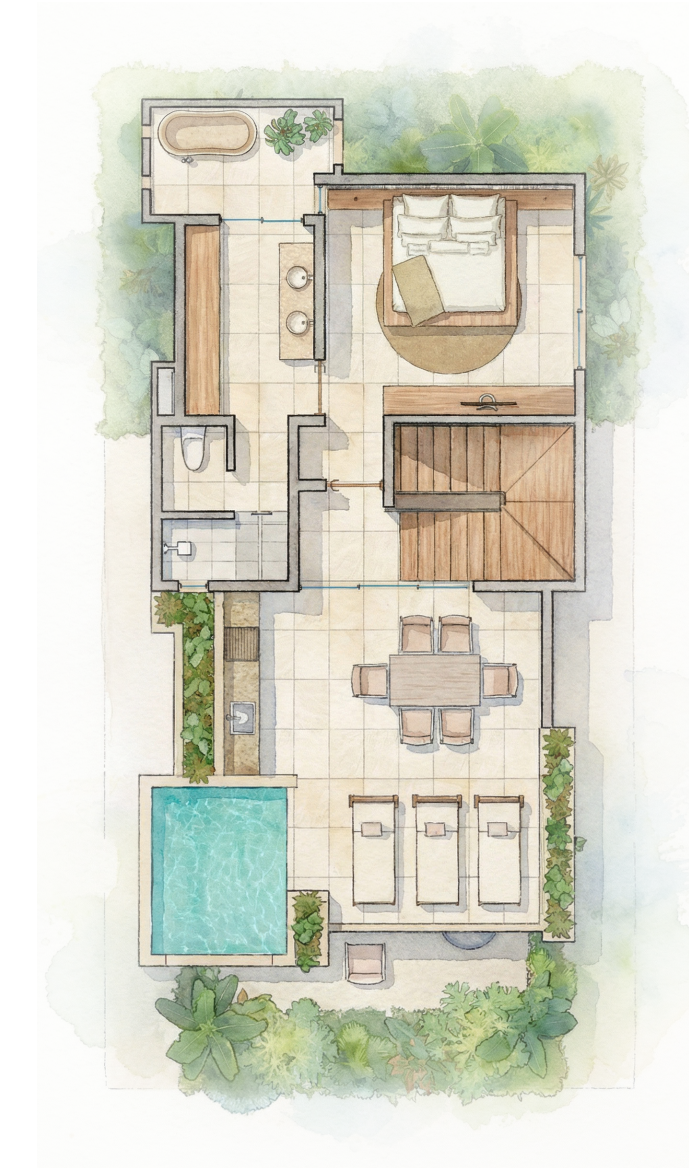
 1 parking space



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NOTE: The information provided is subject to change without prior notice. Dimensions are approximate and may vary based on construction tolerances and variations.

4-BEDROOM VILLA

AREAS

Living space

229 m²

Garden

16 m²

Rooftop

43 m²

Total

288 m²



1 Master bedroom
3 Bedrooms



Linen closet



4.5 Bathrooms



Private rooftop



Private garden



Living room



Dining room



Plunge pool



Laundry room



Equipped kitchen
(grill, hood, sink)



Family room



2 parking spaces



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NOTE: The information provided is subject to change without prior notice. Dimensions are approximate and may vary based on construction tolerances and variations.







EQUIPMENT

- Water softener
- LED lights
- Cross ventilation system
- High efficiency air conditioning
- Electric car charger
- Professional equipment, furnishing, and interior design service (On demand)

LOOK AND FEEL





C A R D I N A L

WELLNESS COMMUNITY

GET TO KNOW THE TEAM AND THE PHILOSOPHY BEHIND CARDINAL

We believe that positive changes are created in a community because diversity enriches our lives and nurtures our personal and collective well-being.

We believe that physical and emotional states are the essence of personal well-being: our senses in harmony with time, space, and purpose are fundamental principles of a life in fulfillment.

We believe that any real estate project must respect the natural environment where it is developed to preserve its biodiversity, its magic, and its unique essence.

THE FOUNDATION OF SOLIDITY AND TRUST YOU SEEK

Behind Cardinal is a team with a proven track record, experience, and a clear long-term vision. This translates into legal certainty, operational peace of mind, and asset security. At Cardinal, you know who is behind the project, how it is built, how it is operated, and who takes care of your investment and your experience every single day.



DEVELOPER

BDGP Real Estate is a real estate development and construction firm focused on creating sustainable, wellness-oriented residential communities in Mexico.

We develop real estate projects under a comprehensive approach that prioritizes quality of life, environmental efficiency, and the creation of long-term value, combining strategic vision, technical excellence, and responsible design from conception to operation.

Each BDGP development is born from a deep understanding of its environment, the market, and the people who inhabit it, giving rise to functional communities that promote well-being, connection with nature, and an authentic life experience.



HOSPITALITY SERVICES

With more than a decade of experience, we have developed a premium hospitality model that integrates operation, service, and experience, combining the standards of a boutique hotel with the warmth and functionality of a home.

Today we operate more than 400 properties in key destinations in Mexico; we are certified Airbnb Professional Co-Hosts and collaborate with the world's leading travel platforms to maximize visibility, occupancy, and profitability.

Our approach ranges from the professional operation of lodging and long stays to the integral management of wellness communities and the operation of wellness centers and on-demand experiences.

THE BACKING OF SOLIDITY AND TRUST YOU SEEK

The Cardinal team is made up of experts who share the ideal of wellness living—men and women who, like you, recognize what truly matters.



Giampaolo Spaventa
Founding CEO of BDGP Real Estate



Lucile Dubaux
Sales Manager



Marina Rocarols
CEO of Rocarols Studio



Civil Engineer and Project Manager Professional (PMP), specialized in sustainable construction and the development of wellness communities. More than 20 years creating projects that integrate efficiency, well-being, and harmony with the environment.



Expert in commercial management, trilingual, and an outstanding international career in sales, brand building, and commercial strategy within the sectors of luxury, art, premium beverages, and the real estate sector.



Architect from Barcelona focused on bioclimatics and neuroarchitecture. As the founder of Rocarols Studio, she accompanies individuals and families in the design of homes that balance comfort, sustainability, and emotional well-being.

CONTACT

One of our wellness real estate experts is already ready to accompany you on this new adventure.

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C A R D I N A L

WELLNESS COMMUNITY