
BODHI
TULUM

MORE **SPACE.**

Spacious residences · Generous distance between towers · 10,000 m^2 of land

MORE **SILENCE.**

Sound-insulated windows · Low-density development · Residential setting

MORE **PRIVACY.**

No shared walls · Independent views surrounded by greenery

MORE **NATURE.**

70% of existing trees preserved · Elevated pathways · Organic pools

MORE **COMFORT**

Temperature-controlled interiors · Potable water · High-quality finishes · Premium equipment

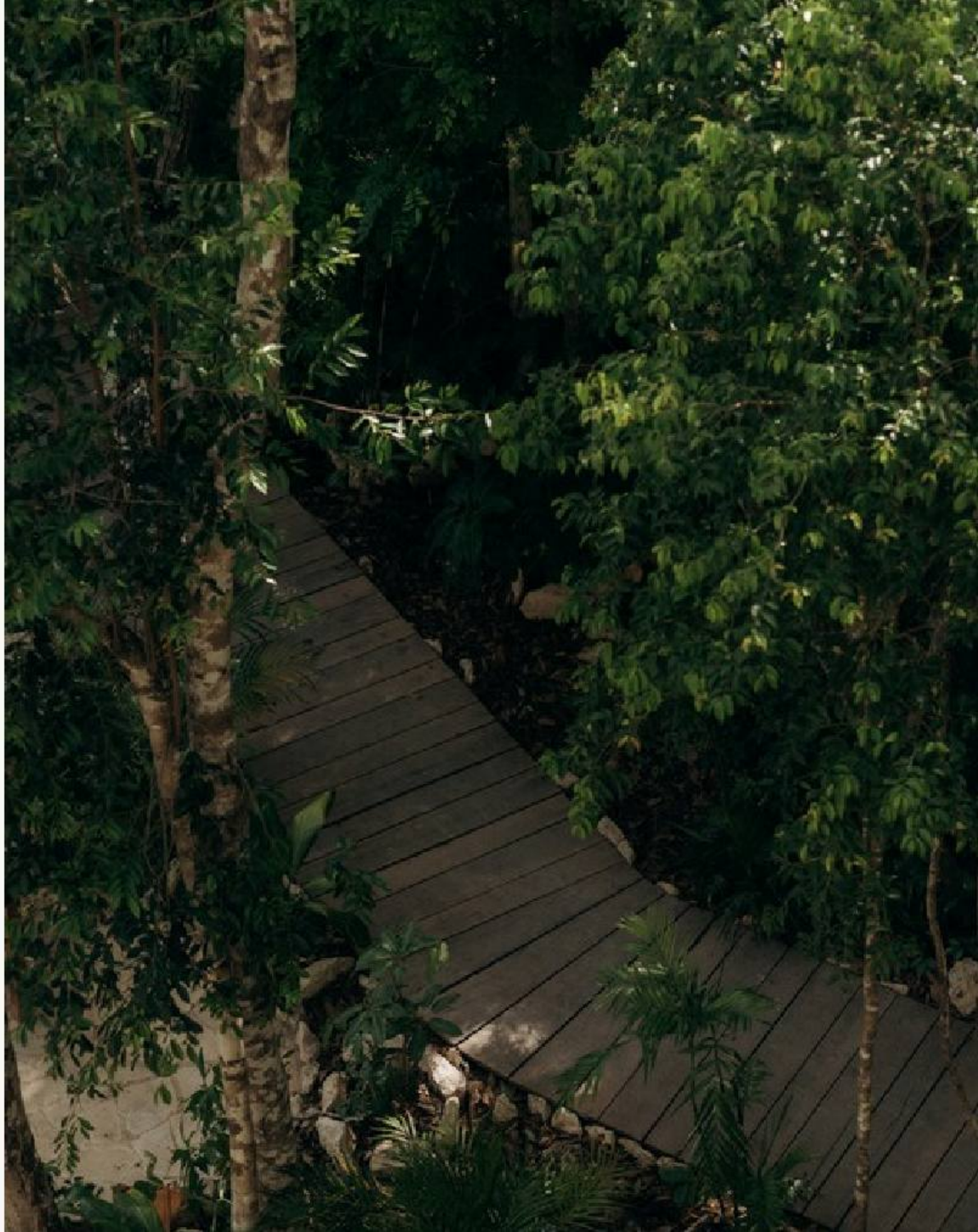


VISION

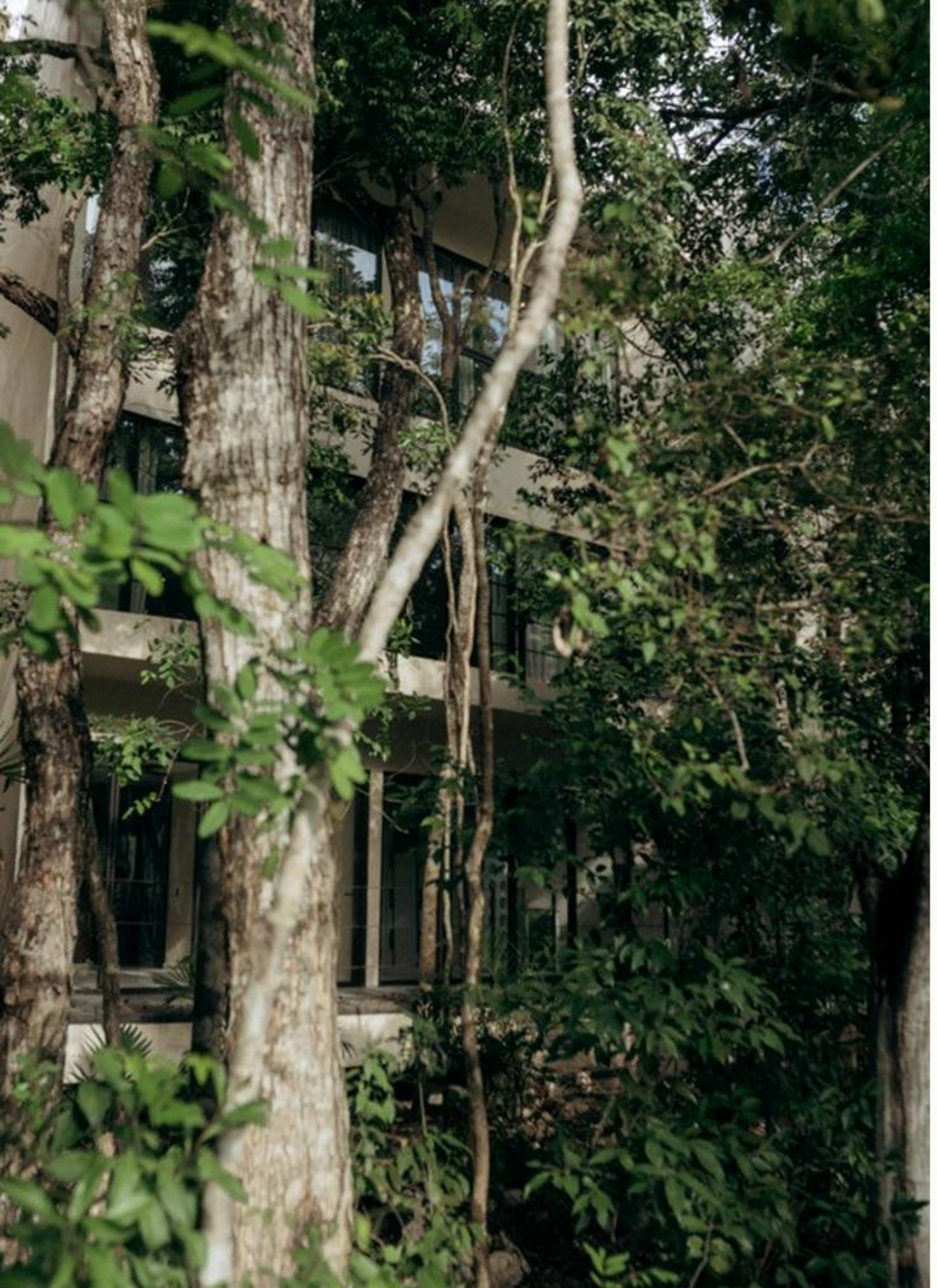
In a world that moves faster every day, BODHI invites you to return to what matters: **more space to live, more privacy, and a deeper connection with nature.**

We believe every development becomes part of the environment it inhabits. Understanding that relationship and building from that perspective is not only a conscious or responsible choice; **it is a smarter way to build — and, ultimately, to live.**

At BODHI, we bring nature, durability, comfort, and sophistication together into one way of living. **A place where you don’t have to choose between the tranquility of nature and the comfort of a modern residence.**







LOW DENSITY

Only 41 residences across one hectare of land—one of the lowest-density developments in Tulum. An exclusive residential setting surrounded by preserved green areas.

SUSTAINABLE DEVELOPMENT

We focus on energy efficiency, waste reduction, and the protection of the local ecosystem, preserving existing trees and wildlife corridors.

1, 2 & 3-BEDROOM RESIDENCES

Every residence features a private jacuzzi, independent walls for maximum privacy, and guaranteed green views for years to come.

GENEROUS SPACES

Spacious residences ranging from 83 m^2 to 187 m^2, thoughtfully designed to maximize functionality and create a seamless flow between spaces.

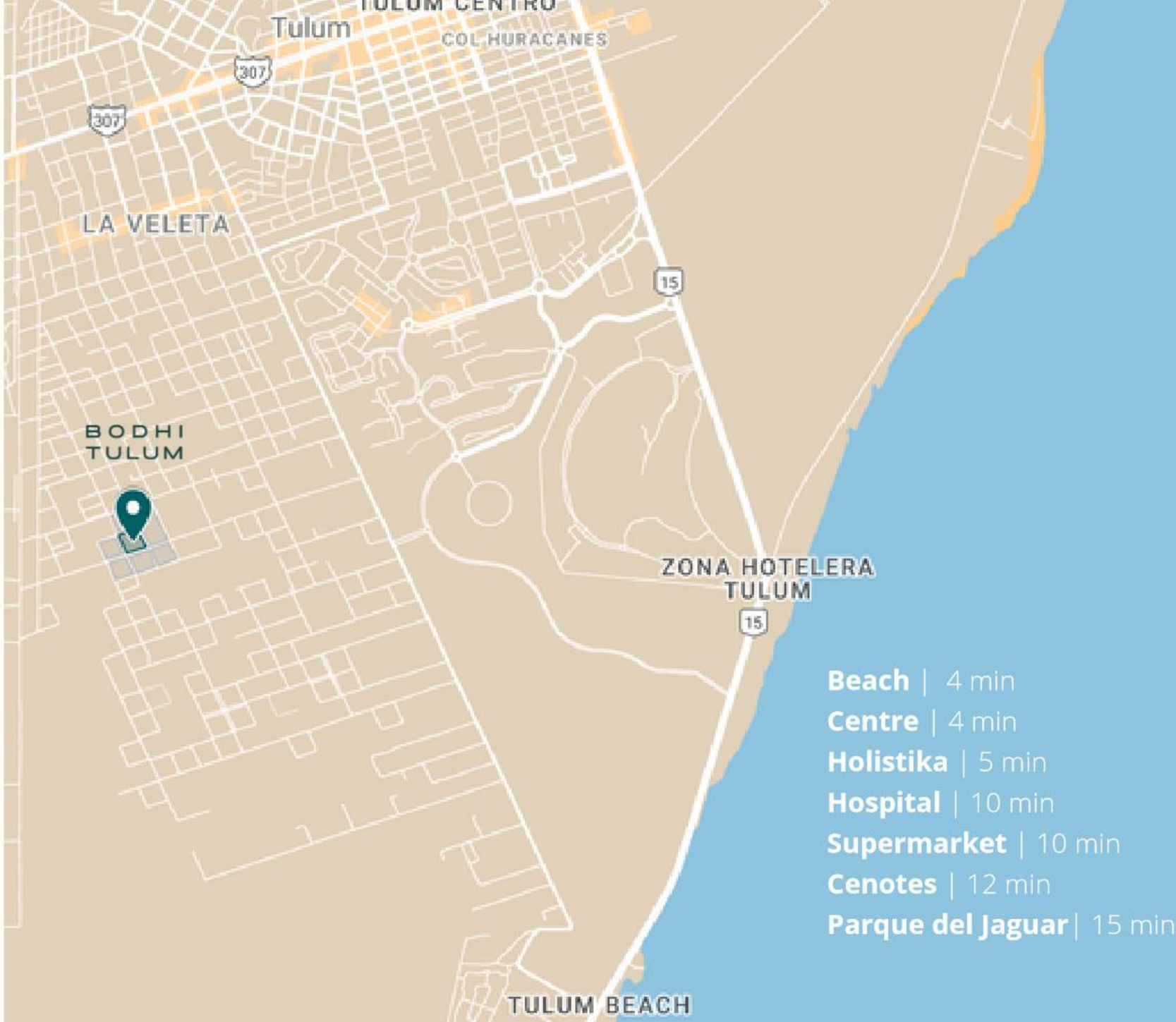
HIGH QUALITY

From structure to finishes and equipment, every detail is carefully considered and crafted with premium materials to meet the expectations of the most discerning residents and investors.

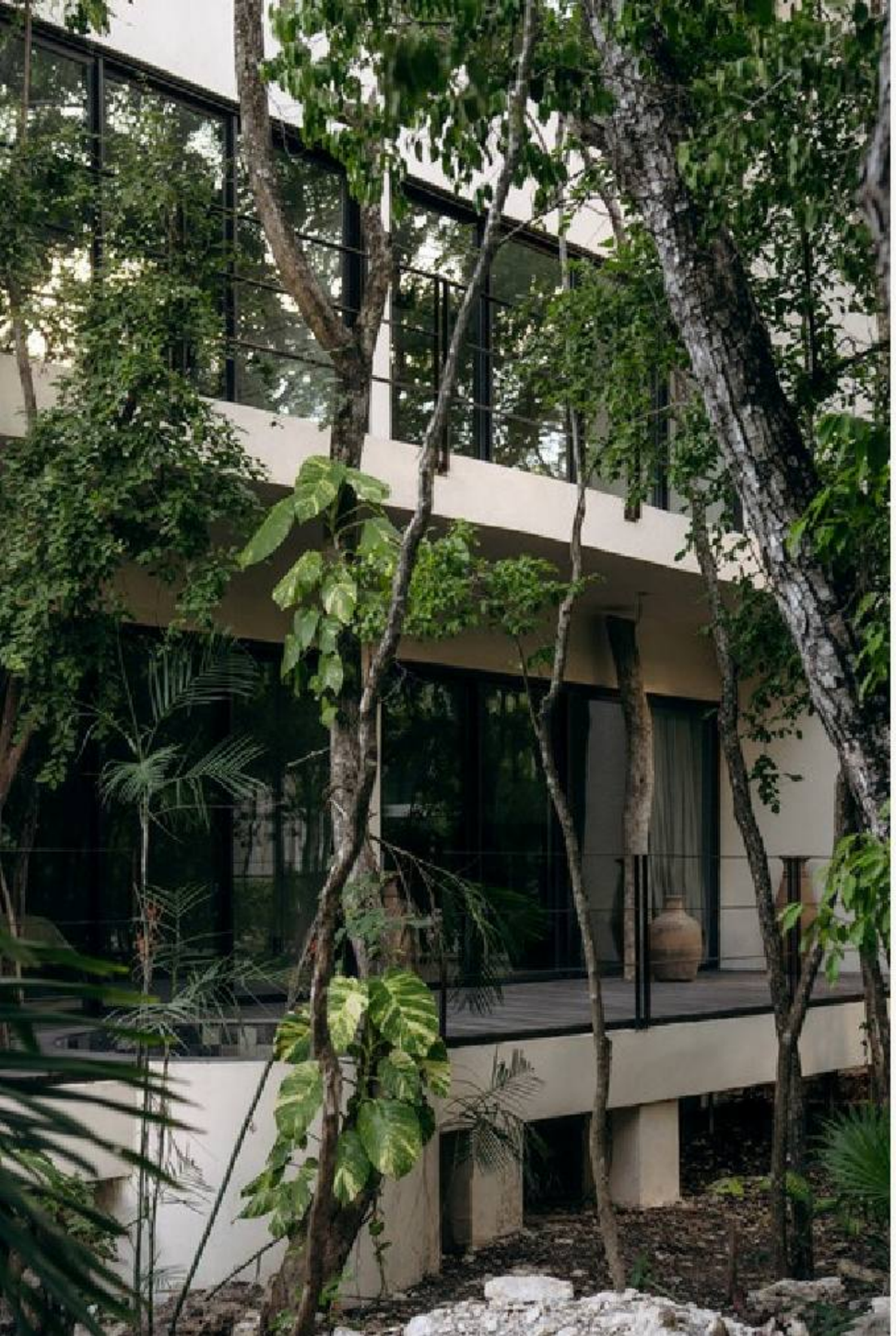
LOCATION

Between downtown and the beach, across from Aldea Zama, BODHI offers paved access from two main avenues, providing easy connections to Tulum's key destinations.

A growing and increasingly established residential community, where larger plots allow for low-density developments, spacious homes, and a stronger presence of nature.







ELEVATED **FOUNDATIONS**

At BODHI, we chose to adapt construction to Tulum’s natural conditions rather than impose it on the land. That is why our towers are **elevated on piles,** minimizing their impact on the ground while preserving **87% of its natural permeability.**

This approach allows water to follow its natural cycle, helping prevent flooding and supporting groundwater recharge, while allowing roots to grow freely and wildlife to move through the site.
It also contributes to the thermal comfort of the residences preventing humidity and provides easier access for the inspection and maintenance of infrastructure.



Bioclimatic design | The project responds to Tulum's local climate, maximizing natural light and ventilation to enhance indoor comfort while reducing energy consumption.

Low-chemical pools | Both expansive pools feature ozone treatment and physical filtration systems, reducing the chemical load associated with conventional chlorination by nearly 90%. This minimizes maintenance inputs while helping maintain high water quality for residents and guests.

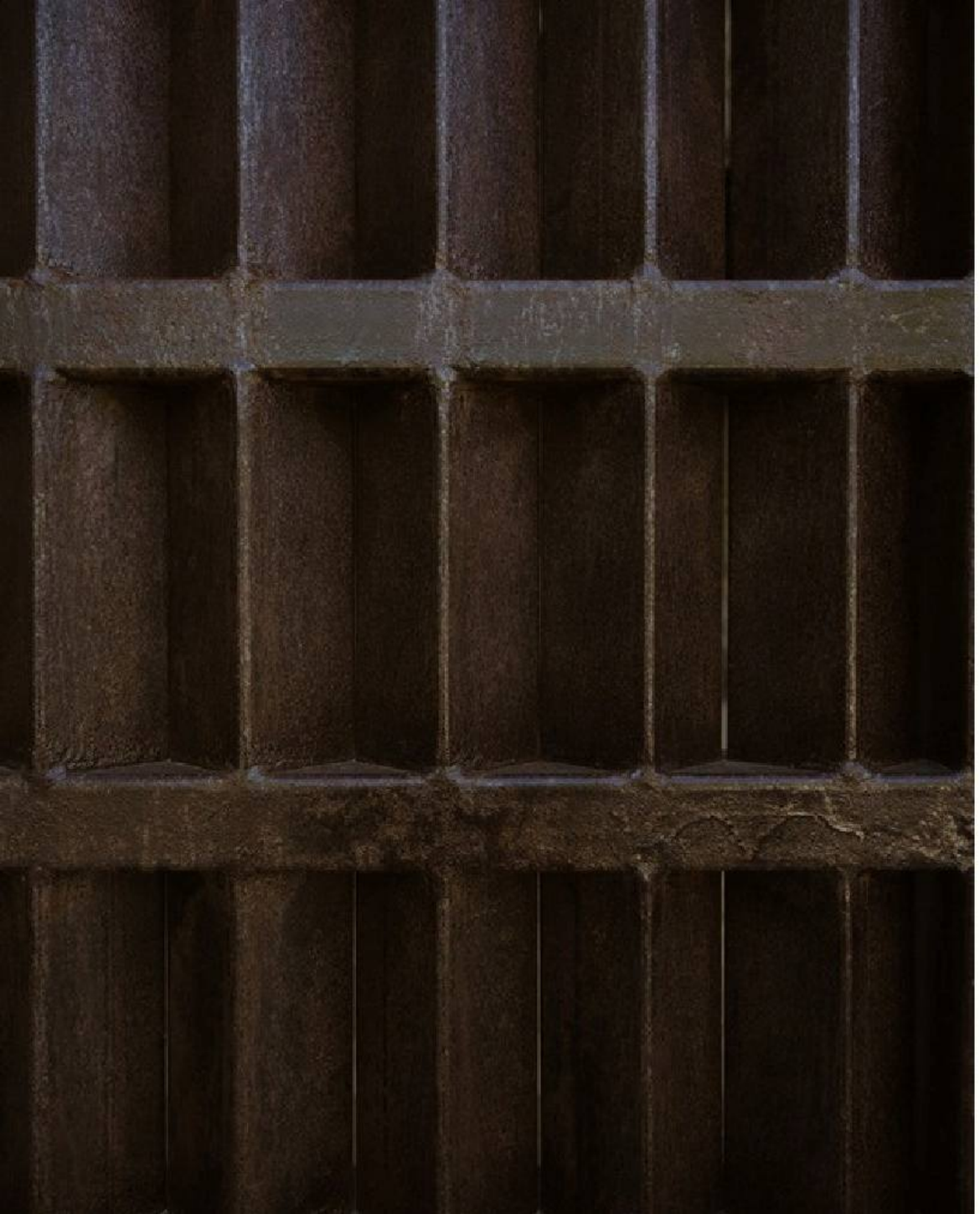
Double glazed windows | All residences feature double-glazed windows that provide enhanced thermal and acoustic insulation, keeping interiors cooler and more comfortable while contributing to greater energy efficiency.

Water quality | El complejo cuenta con un sistema de Osmosis inversa centralizada, lo que permite que el agua sea potable en cada llave de cada unidad. Esto disminuye considerablemente el mantenimiento de equipos e instalaciones y aumenta la calidad de vida de los usuarios

Greywater & waste water treatment | The development features an on-site treatment plant for greywater and wastewater, treating water for use in landscape irrigation. This helps protect groundwater from contamination while reducing the need for fresh water during dry periods.

High-quality construction | Premium materials and finishes include volcanic stone, natural wood, marble, custom kitchens equipped with SMEG appliances, river stone, and Italian fixtures. Quality also extends beyond what you see: a solid structural system, rigid piping, and food-grade polyurea waterproofing are designed for long-term durability.





TYPOLOGIES

METTA |	1	| 83 m2 |
MUDITA |	2	| 181 m2 |
UPEKSA |	3	| 167 m2 |
SATTVA |	3	| 187 m2 |



METTA



planta baja

83 m2

1 1 1





MUDITA



Primer nivel



Segundo nivel

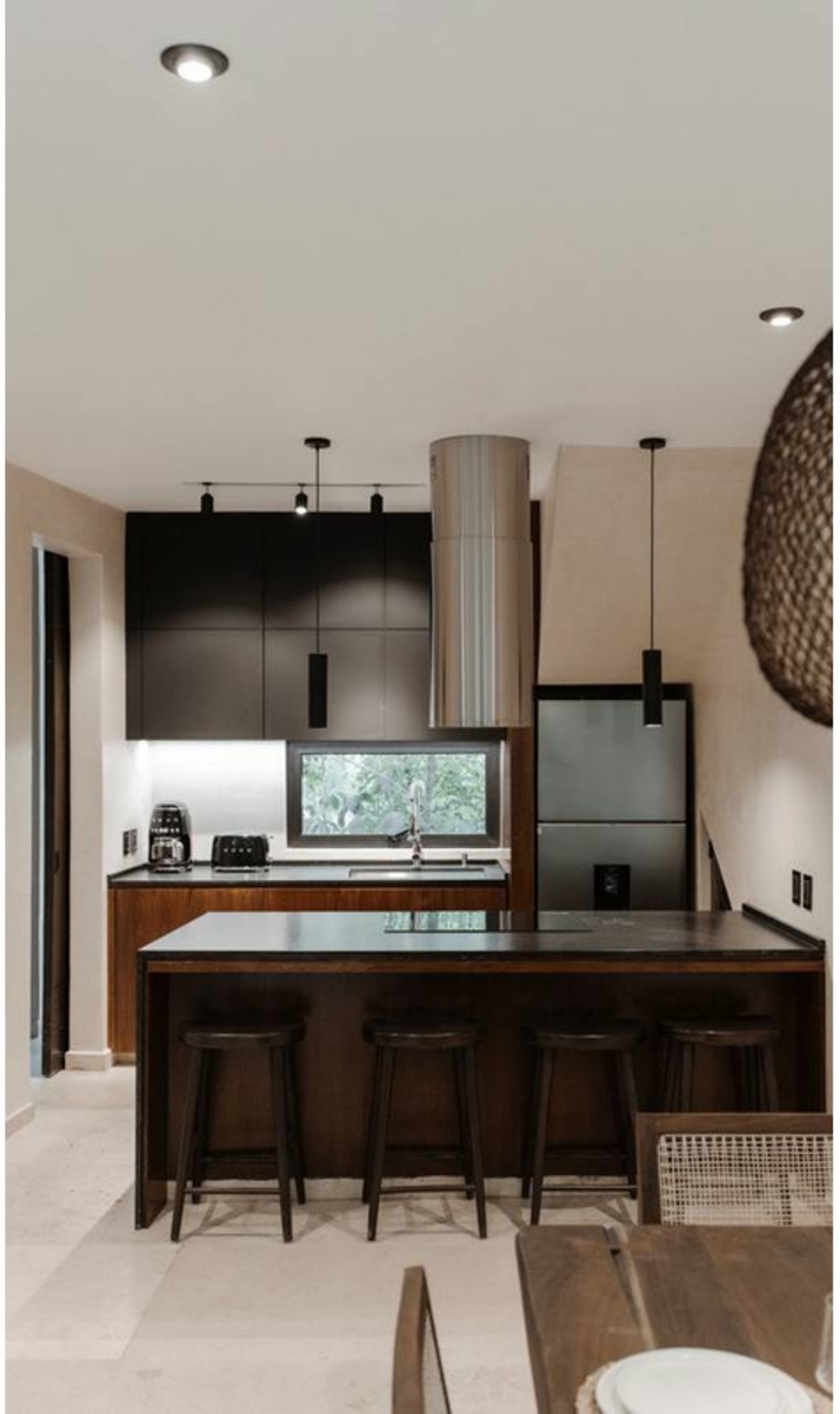


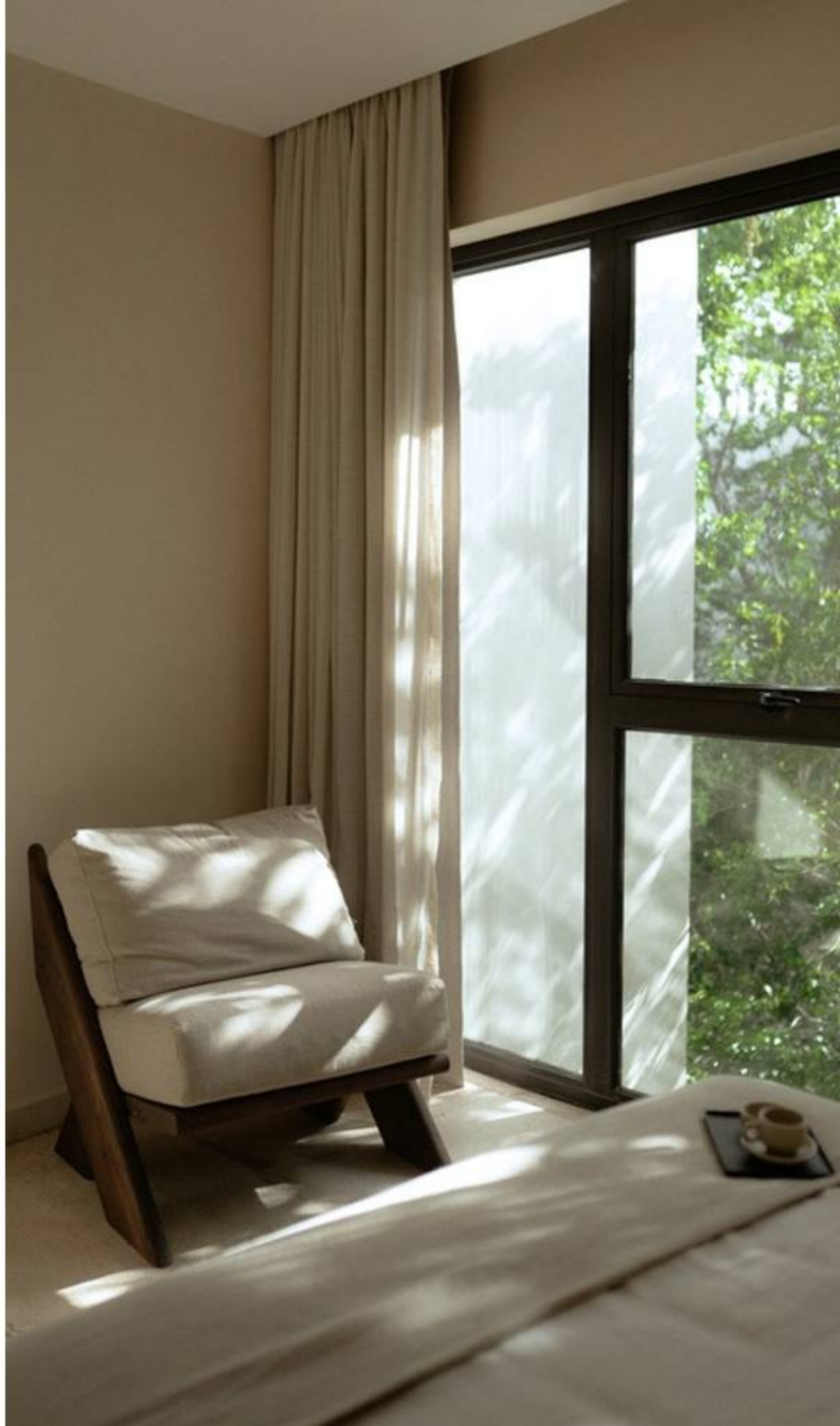
Terraza

181 m2 | 2 | 2 | 1 | 1







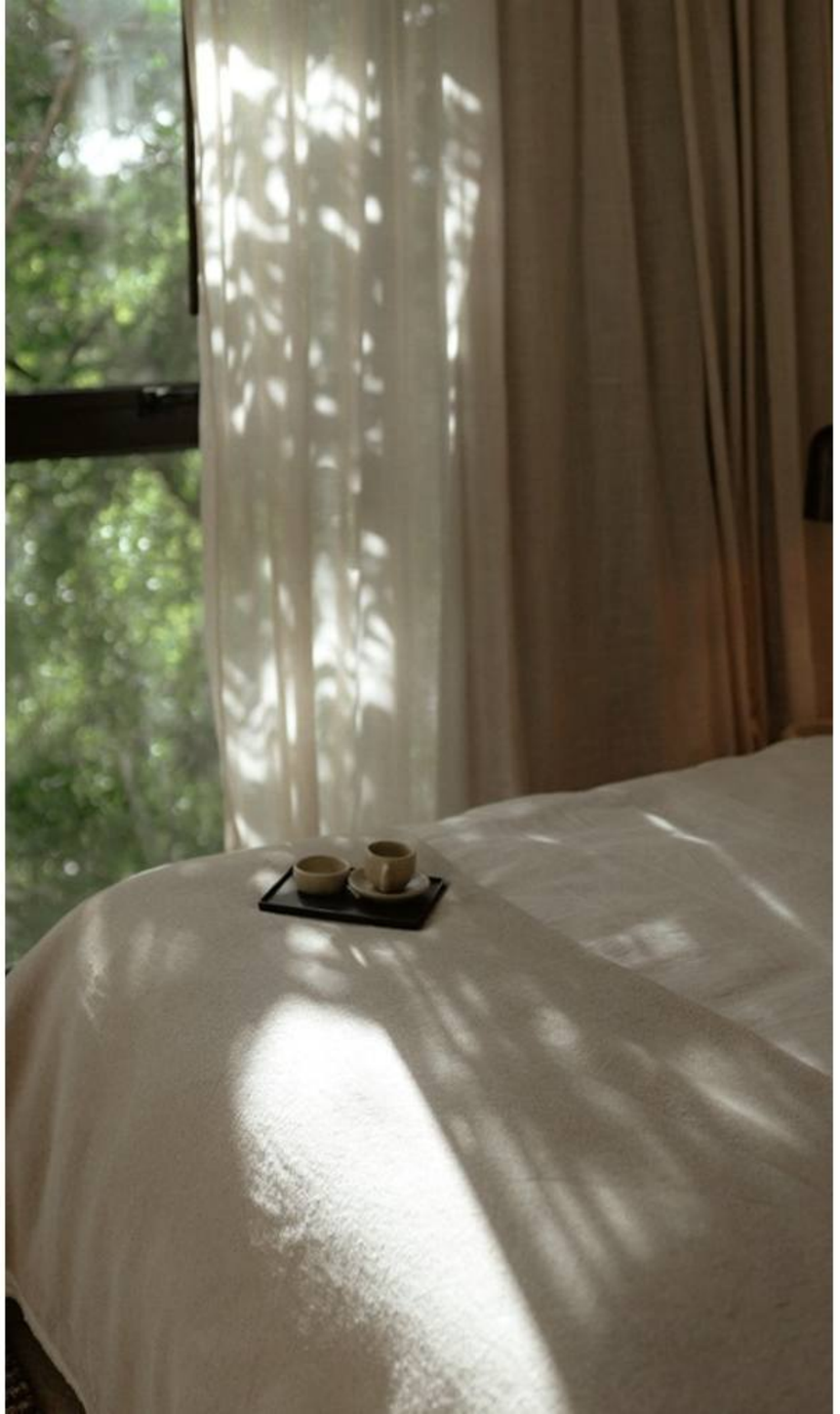




UPEKSA



167 m2 | 3 | 2 | 1 | 1


SATTVA





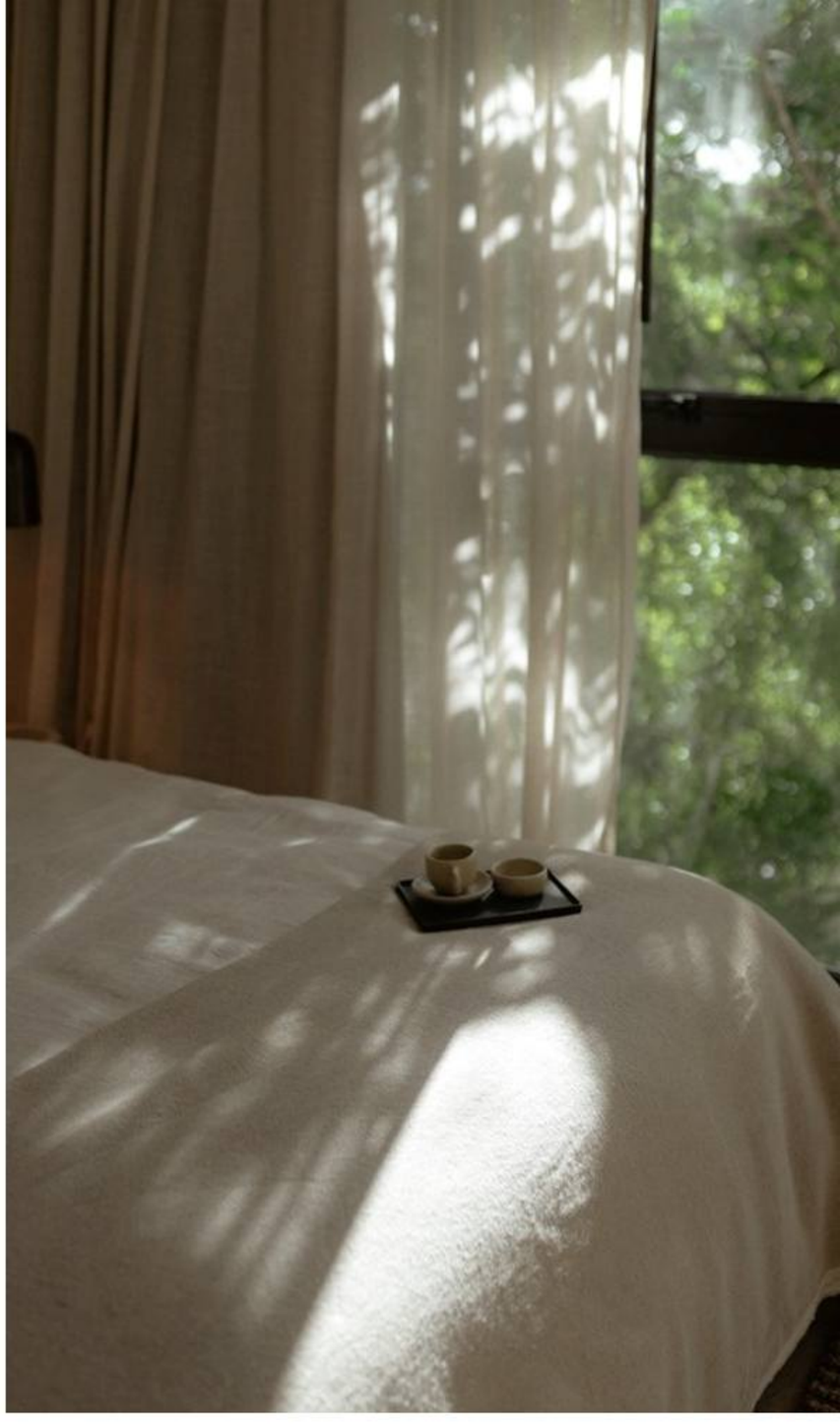
Segundo nivel

187 m2 | 3 | 2 | 1 | 1

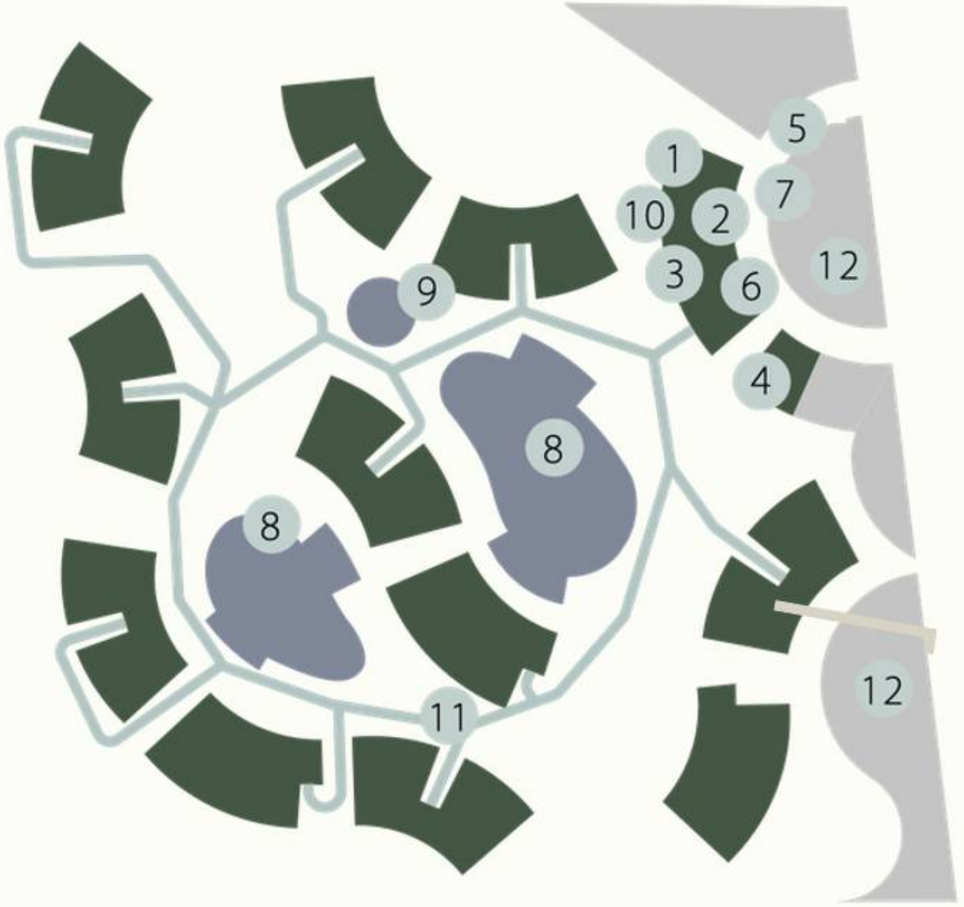








PREMIUM **AMENITIES**



1. Gym
2. Restaurant
3. Terrace
4. Reception
5. Motor-Lobby
6. Concierge
7. Shuttle to the beach
8. 2 pools
9. Common bathrooms
10. Multi purpose room
11. Elevated bridges
12. Parking



IRONSIDE

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