

Zen Park Wellness Residences

zen park
WELLNESS _ RESIDENCES

Wellness – Longevity Resort Living

DISTRITO HÍPICO · CANCÚN, MEXICAN CARIBBEAN

OPERATED BY ZEN LIVING STANDARD™

WHY ZEN PARK

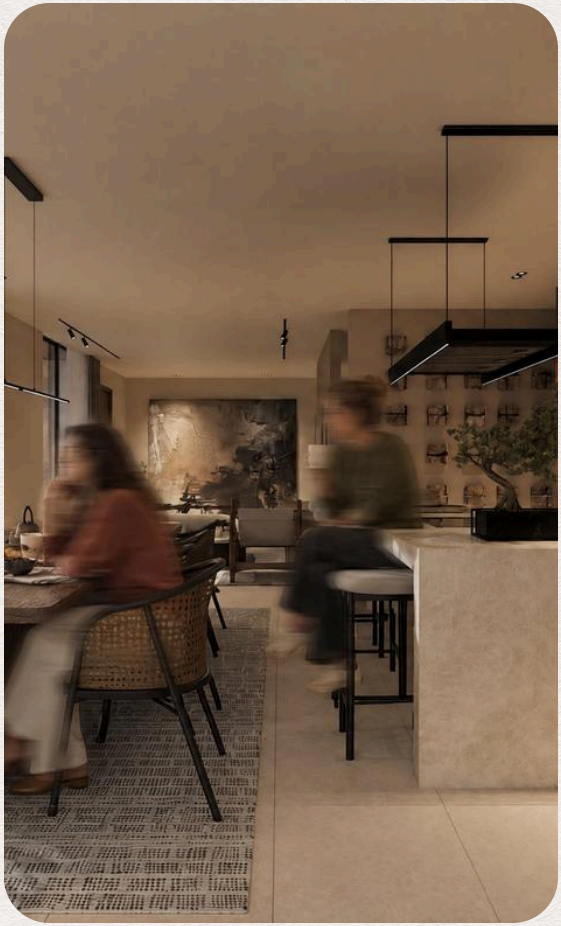
What is waking up in silence worth?

There comes a moment in life when one stops asking how much things cost and starts asking how much they're worth. That's where price and value begin to differ.

Cancún offers the climate, the light, the lagoon and the Caribbean. But daily life in the tropics also means noise and a residence that demands constant attention: maintenance, security, vendors, arrival preparation.

Zen Park was conceived to solve that friction from the building itself: a quiet, stable residence, delivered fully finished, prepared before every arrival and backed by a professional operation every day. It is made to move in and live.

Longevity does not mean accumulating years. It means accumulating life.



Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

THE ANSWER

Zen Park Wellness Residences Cancún.

85 passive-architecture residences, delivered turnkey, with amenities staffed every day.

The architecture, the interior design, the amenities and the service weren't added afterwards. They were conceived as a single residential proposition.

A home that gives you your energy back.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

85 RESIDENCES

7	72	6
VILLAS	APARTMENTS	SKY HOMES

91–324 M² · 2 AND 3 BEDROOMS



WHY ZEN PARK

What makes Zen Park different

Wellness – Longevity Resort Living.



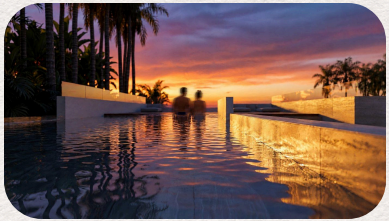
PASSIVE ARCHITECTURE

Quiet interiors, stable temperatures and filtered air — built to a standard you can feel.



TURNKEY DELIVERY

Furnished, decorated and equipped. You arrive, and your residence already works.



RESORT LIVING, BY ZEN LIVING STANDARD™

Spa, concierge and staffed amenities from day one.



ZEN EQUESTRIAN CLUB MEMBERSHIP INCLUDED

By agreement with the Distrito Hípico's equestrian and social club, your membership is included as a Zen Park resident.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

HOW IT'S BUILT

Passive architecture: a building you can feel

Zen Park is designed and built to passive-architecture principles: a high-performance envelope, high-specification windows, controlled airtightness and ventilation with air filtering. None of these benefits depends on a badge. You feel them inside.

Design specifications subject to the executive project.

QUIET INTERIORS

City noise and neighbor noise stay outside.

STABLE TEMPERATURE

Constant comfort with far less dependence on air conditioning.

FILTERED AIR

Mechanical ventilation with filtering — fresh air without opening a window.

REAL EFFICIENCY

Lower energy consumption every single day, occupied or not.

DURABILITY

An envelope that protects structure and finishes from the Caribbean climate.

TECHNICAL BACKING

Designed and verified with specialized passive-architecture consulting.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

HOW IT'S DELIVERED

Turnkey: furnished, decorated and equipped

Every Zen Park residence is delivered ready to live in: furniture, decor, lighting, appliances, and smart climate and lighting. You arrive, and your residence already works — for personal use or managed operation.

The price already includes everything: a furnished, decorated and equipped residence.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

FURNISHED

Designer furniture in every space, by typology.

DECORATED

Finished interior design — not a white shell.

EQUIPPED

Kitchen and appliances installed and working.

SMART

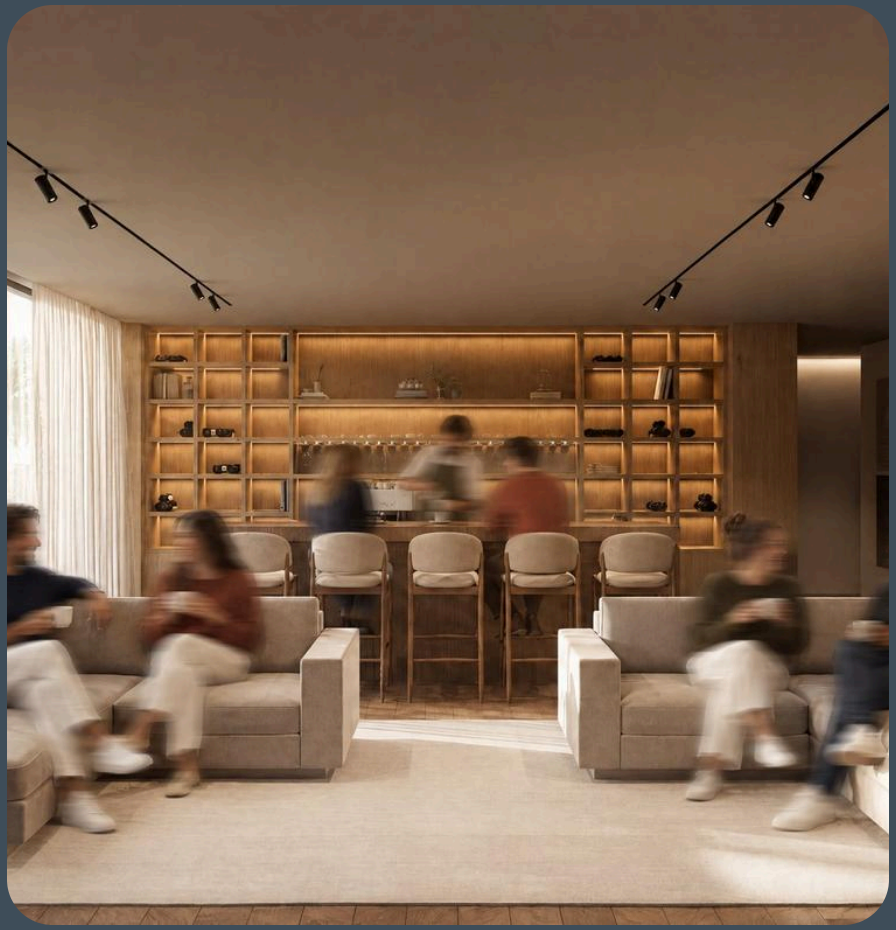
Smart climate and lighting integrated from delivery.



LIFE INSIDE

Resort Living, by Zen Living Standard™

The spa, pool, gym, coworking and social spaces aren't there as a sales argument: they are organised around what they answer in a day. Zen Living Standard operates them from day one, with concierge, housekeeping and maintenance. The difference between having amenities and having a workable routine is that operation.



Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

- Restaurant & social bar
- 2 covered professional padel courts, on the rooftop
- 40 × 50 m main arena
- Warm-up area
- Stables



LIFE BEYOND THE WALLS

Zen Equestrian Club membership included

Zen Park has an agreement with the Zen Equestrian Club, the equestrian and social club of Cancún's Distrito Hípico: as a resident, your club membership is included.

A three-level clubhouse, restaurant, social spaces, padel and the equestrian world that gives the Distrito its identity: main arena, warm-up area and stables.

There will be a direct, round-trip connection between Zen Park and the Zen Equestrian Club.

The exact scope is detailed for you upon formalization.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

LOCATION

Distrito Hípico, Cancún

The north is growing in hospitality. The south is growing in residential — and with the Financial and Technology District, the south also adds the institutional axis.

Zen Park sits on that axis: airport, federal highway 307 and Tren Maya.

Zen Park is in Cancún's Distrito Hípico: a low-density, nature-forward equestrian setting connected to the city — minutes from Avenida Huayacán, the commercial areas, hospitals and schools, and the international airport.

On the Huayacán corridor, between Blvd. Colosio and Av. Huayacán — 10 minutes from the international airport, 16 from the hotel zone.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

Access toward Avenida Chac Mool is already open.



LIFE INSIDE

A day inside Zen Park

It is like resort living. These are not the passive amenities of a building where you go down to the gym whenever you like.



Dawn

You close the window and forget about the outside. Smart climate and lighting that accompany the natural rhythm of the day. The morning can begin at the bath house: steam, sauna and cold and hot immersion, taken as a recovery circuit. Two massage rooms complete the space.

Morning

A few levels away, the day can continue at the gym, the padel court or the pool.

Midday

Coworking and the business center let you work without turning the living room into an office.

Afternoon

The pet park and the grooming station bring pets into the daily life of the building. Later there is the Lounge Social & Café, with a coffee bar, billiards, poker and virtual golf. A place to host, to talk or to end the day without leaving home.

Sunset

And at the crown of the building, Sky Park 360°: three immersion tubs, two hot and one cold; lounge, green areas and open yoga and meditation spaces, with 360-degree views.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



HYDROTHERAPY & SPA

A full hydrotherapy circuit

The wellness heart of the project: a bath house with a full hydrotherapy circuit — steam, sauna, cold and hot immersion — designed to be taken in sequence and two massage rooms. A recovery ritual you can repeat any day of the week, in your own building.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

SKY PARK 360°

The crown of the building

The rooftop garden at the crown of the building: three immersion tubs — two hot, one cold —, a café, lounge and green areas, and yoga and meditation spaces, with a 360-degree view.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

3

IMMERSION TUBS (2 HOT · 1 COLD)

- Café
- Lounge & green areas
- Yoga & meditation



SOCIAL & FAMILY

Social & family

Lounge Social & Café, snack bar, pool cabanas and the Zen Garden. Spaces to host, gather and spend time as a family.

Lounge Social & Café, with a coffee bar, billiards, poker and virtual golf.



Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

LIFE INSIDE

The amenities, by what they are for

Grouped not by floor or by name, but by the moment of the day they answer.



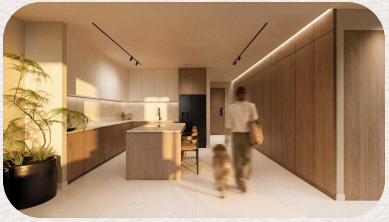
MOVEMENT

A gym, yoga and meditation areas, a padel court and a pool. The routine doesn't depend on going out to find it.



WORK

Coworking and a business center within the development: a desk, a room and a connection, so your living room never has to become an office.



PETS

A pet park and a grooming station. The pet lives here like the rest of the family.



DAILY OPERATION

Spaces staffed and maintained every day, with a calendar of activities and services.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

THE DESTINATION

Zen Park and the Zen Equestrian Club, within walking distance

Living well, having fun, enjoying a social life and eating well, all in one place.

It is not a subdivision with green areas, it is an ecosystem.

There will be a direct, round-trip connection between Zen Park and the Zen Equestrian Club.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

ZEN PARK

Where you live and stay. 85 passive-architecture residences, delivered turnkey, with amenities staffed every day.

ZEN EQUESTRIAN CLUB

The social heart: the equestrian and social club of Cancún's Distrito Hípico.



- Wellness
- Social
- Sporting
- Equestrian



THE DESTINATION

Zen Equestrian Club, the social heart

An equestrian and social club, sporting and wellness. It has activities planned all year round; there is always something to do at the club.

Restaurant and social bar, two covered professional padel courts on the rooftop, a 40 × 50 m main arena, warm-up area and stables.

As a Zen Park resident, your Zen Equestrian Club membership is included.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

RESIDENCES

Three collections, fifteen typologies

Garden-level villas, apartments facing east or west, and six Sky Homes at the crown of the building. For every typology you can see the floor plan and the area.

72

APARTMENTS · A–F

residences · levels 4 to 9

7

VILLAS · G–K

residences · level 3

6

SKY HOMES · L–O

residences · level 10



Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

LEVELS 4 TO 9

A	130.81 m²	1,408 sq ft
B	90.65 m²	976 sq ft
C	109.55 m²	1,179 sq ft
D	99.15 m²	1,067 sq ft
E	165.90 m²	1,786 sq ft
F	161.50 m²	1,738 sq ft



APARTMENTS · A–F

Apartments

Levels 4–9, east or west orientation.

Six typologies, two units per type per level.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

APARTMENT

Type A

AREA

130.81 m^2

1,408 SQ FT

BEDROOMS	3
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Levels 4 to 9

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

APARTMENT

Type B

AREA

90.65 m²

976 SQ FT

BEDROOMS	2
BATHROOMS	2
PARKING	1 space
LEVEL	Levels 4 to 9

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

APARTMENT

Type C

AREA

109.55 m²

1,179 SQ FT

BEDROOMS	2
BATHROOMS	2½
PARKING	1 space
LEVEL	Levels 4 to 9

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

APARTMENT

Type D

AREA

99.15 m^2

1,067 SQ FT

BEDROOMS	2
BATHROOMS	2
PARKING	1 space
LEVEL	Levels 4 to 9

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

APARTMENT

Type E

AREA

165.90 m²

1,786 SQ FT

BEDROOMS	3
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Levels 4 to 9

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

APARTMENT

Type F

AREA

161.50 m²

1,738 SQ FT

BEDROOMS	3
BATHROOMS	3½
PARKING	2 spaces
LEVEL	Levels 4 to 9

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

VILLAS · G–K

Villas

Garden-level villas.

Seven Villas, five typologies, on level 3.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

LEVEL 3

G	142.00 m²	1,528 sq ft
H	189.00 m²	2,034 sq ft
I	116.55 m²	1,255 sq ft
J	187.88 m²	2,022 sq ft
K	136.93 m²	1,474 sq ft



VILLA

Type G

AREA

142.00 m²

1,528 SQ FT

BEDROOMS	2
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Level 3

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

VILLA

Type H

AREA

189.00 m²

2,034 SQ FT

BEDROOMS	3
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Level 3

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

VILLA

Type I

AREA

116.55 m²

1,255 SQ FT

BEDROOMS	2
BATHROOMS	2
PARKING	2 spaces
LEVEL	Level 3

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

VILLA

Type J

AREA

187.88 m²

2,022 SQ FT

BEDROOMS	3
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Level 3

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

VILLA

Type K

AREA

136.93 m^2

1,474 SQ FT

BEDROOMS	2
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Level 3

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

LEVEL 10

L	324.37 m²	3,491 sq ft
M	265.73 m²	2,860 sq ft
N	204.68 m²	2,203 sq ft
O	263.73 m²	2,839 sq ft



SKY HOMES · L–O

Sky Homes

The crown of the building.

Six Sky Homes, four typologies, on level 10.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

SKY HOME

Type L

RESERVED

AREA

324.37 m²

3,491 SQ FT

BEDROOMS	3
BATHROOMS	3½
PARKING	2 spaces
LEVEL	Level 10

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

SKY HOME

Type M

AREA

265.73 m²

2,860 SQ FT

BEDROOMS	3
BATHROOMS	3½
PARKING	2 spaces
LEVEL	Level 10

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

SKY HOME

Type N

AREA

204.68 m²

2,203 SQ FT

BEDROOMS	2
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Level 10

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

SKY HOME

Type O

AREA

263.73 m^2

2,839 SQ FT

BEDROOMS	2
BATHROOMS	2½
PARKING	2 spaces
LEVEL	Level 10

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



FLOOR PLAN

Turnkey delivery: furnished, decorated and equipped

HOW IT'S OPERATED

Operated by Zen Living Standard™

Zen Park is professionally operated from day one, in three layers: hospitality operations, building operations and Zen OS.

ZLS Autopilot is Zen Living Standard™'s optional rental management service. Rental income belongs to the owner; Zen Living Standard provides a service and does not guarantee any return.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

HOSPITALITY OPERATION

Concierge, maintenance and arrival prep — resort service in your building.

BUILDING OPERATION

Amenities kept to defined standards, security and administration — not goodwill.

ZEN OS

The platform coordinating climate, access, amenity reservations and owner visibility.



TWO WAYS TO OWN

Full residence or Keystone™ Fractional

The list price is the price of the full residence, turnkey. A Keystone Position is exactly one sixth of that same price. There are no two lists.

FULL RESIDENCE

The primary route: your residence 100% deeded, delivered turnkey and operated by Zen Living Standard™.

KEYSTONE™ FRACTIONAL · TRUST BENEFICIARY RIGHTS

One of six positions in the same residence, identified by its number. You join an administration trust at a supervised Mexican bank as an adherent beneficiary: rights you can transfer and inherit. Not a timeshare, not a financial instrument.



One residence, six families, one trust: one position is yours.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

VERIFIABLE BACKING

Fideicomiso 8166/2024

The purchase is structured through a trust (fideicomiso F8166/2024), and construction progress is documented publicly as it happens.

All payments are made to Fideicomiso 8166/2024. Payments made outside it have no validity.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

8166/2024

FIDEICOMISO

WHAT HAPPENS IF THE PROJECT DOES NOT OBTAIN THE CONSTRUCTION LICENSE?

Reserve with 5% and lock in the Phase 1 price. If the construction license isn't obtained by November 30, 2026, your reservation is fully refunded. Buyer funds are held in trust.

CAN FOREIGNERS BUY?

Yes. Purchase by foreigners is structured through a bank trust — the standard, safe route in Mexico for the restricted zone. Our team accompanies you through the process.

ZEN PARK'S DEVELOPER

Elaa Biens

Zen Park is the first development of Elaa Biens, a family-run company.

Execution relies on specialists with their own track records. Rincón Gallardo Studio is responsible for the architecture and project direction. GREMACO carries out the construction. Espacio Interior develops the interior design. MDO Ingeniería is responsible for the structure. INCUADRA, for the MEP engineering. Armonien accompanies the passive architecture.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.

JOAQUÍN RODRÍGUEZ

Chief executive. He set the project's vision, design direction and structure, and from the outset brought together experienced Cancún real-estate advisors to assemble the right team. His direction runs through every layer of Zen Park —architecture, marketing and commercialization— and Zen Living Standard was born of his vision.

JOAQUÍN RODRÍGUEZ JR.

Leads marketing, brand and technology across Zen Park and Zen Living Standard. He heads the development of Zen OS, the proprietary platform that runs Zen Park —and now the Zen Equestrian Club— coordinates the marketing and sales teams, and directs live-event production.



Complete

PRELIMINARY WORKS

2029

ESTIMATED DELIVERY

TRUST AND PROGRESS

Construction progress

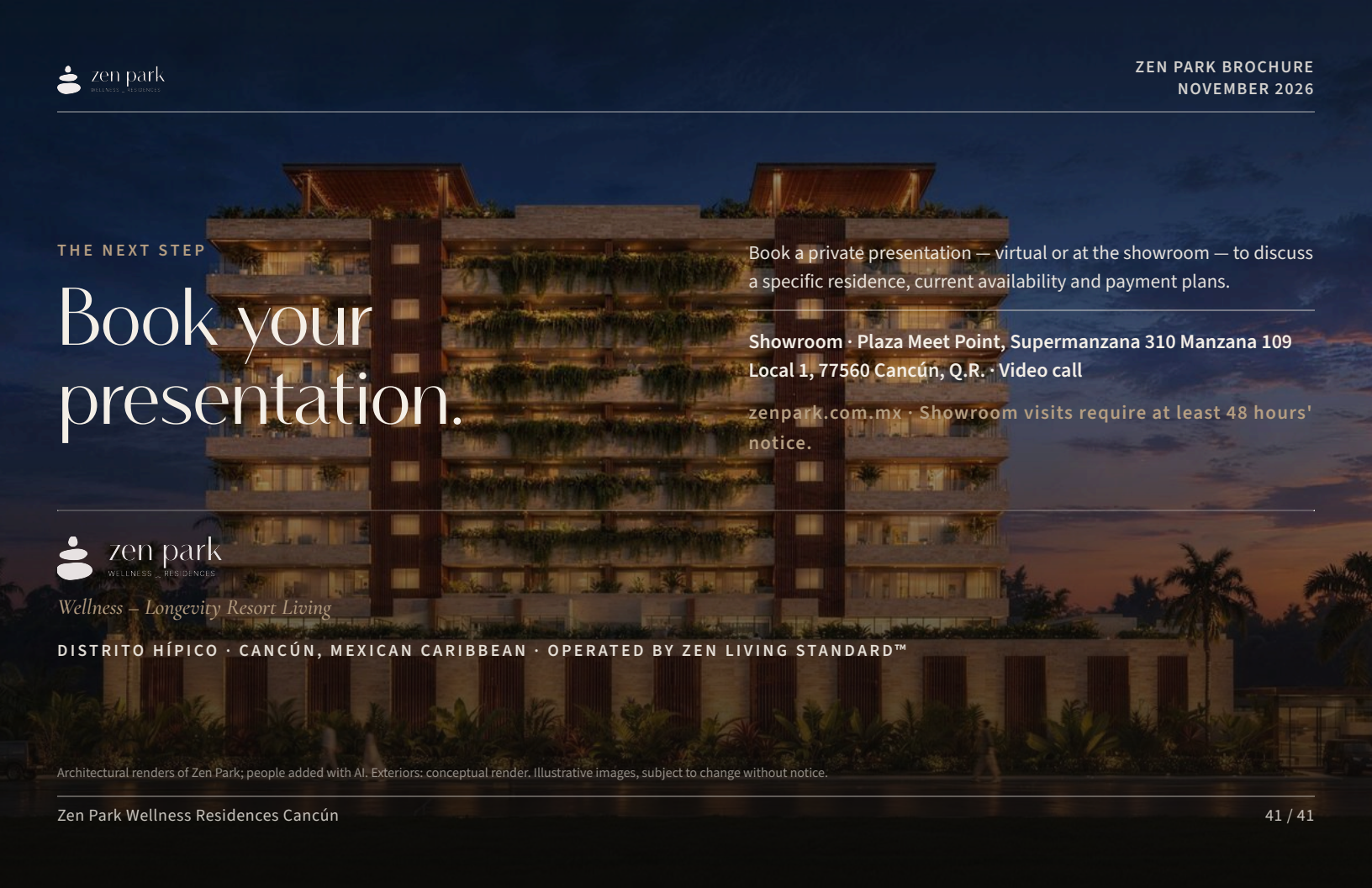
Preliminary works are complete. Vertical construction begins after the license.

ON-SITE PROGRESS · FEBRUARY 2026

- Access road to Av. Chac Mool opened
- Full clearing and preparation of the site
- Project signage installed

Estimated delivery is 2029.

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.



THE NEXT STEP

Book your presentation.

Book a private presentation — virtual or at the showroom — to discuss a specific residence, current availability and payment plans.

Showroom · Plaza Meet Point, Supermanzana 310 Manzana 109 Local 1, 77560 Cancún, Q.R. · Video call

zenpark.com.mx · Showroom visits require at least 48 hours' notice.

zen park
WELLNESS _ RESIDENCES

Wellness – Longevity Resort Living

DISTRITO HÍPICO · CANCÚN, MEXICAN CARIBBEAN · OPERATED BY ZEN LIVING STANDARD™

Architectural renders of Zen Park; people added with AI. Exteriors: conceptual render. Illustrative images, subject to change without notice.