



Discover a new way
to live Cancún.





 zen
park
RESIDENCES _ CANCÚN

Marketed by

 iad
INMOBILIARIA


The images shown are illustrative renders based on the project's architectural plans. Finishes, décor, furnishings, and staging may vary from the final result.

Where life stops being ordinary and becomes an experience

Zen Park is a residential sanctuary conceived under the refined Zen Living Standard: an experience where resort-class hospitality is integrated with intelligent residences and impeccable service.





ZEN LIVING STANDARD

Peace is the only way of life

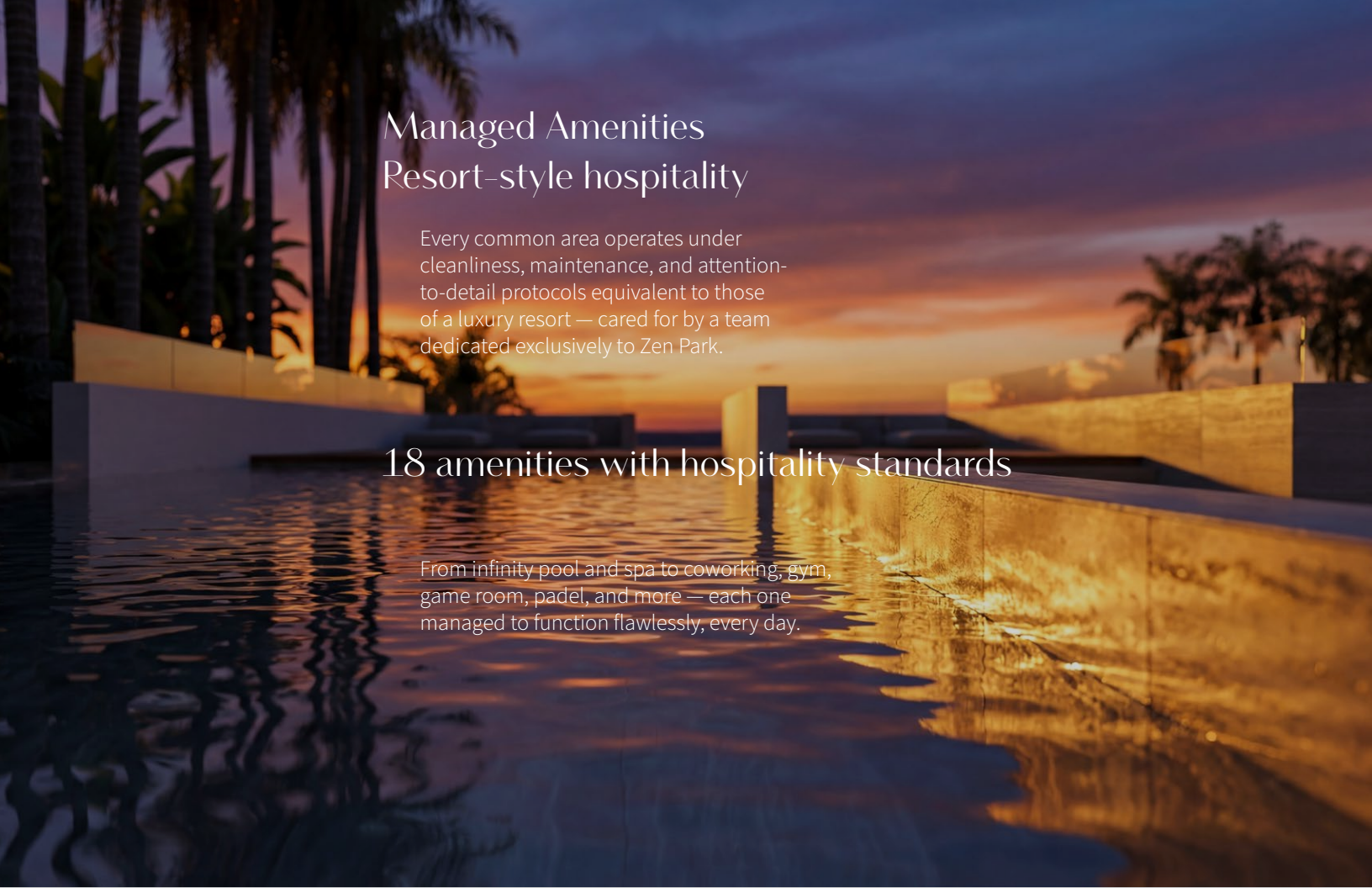
The Zen Living Standard is a model where the building is designed to be operated at resort level from day one — and every day after. Architecture with Passivhaus principles for superior thermal and acoustic comfort and air quality. Technology that connects services, security, and administration on a single platform. And a hospitality team that cares for every common space with luxury hotel standards.

This is made possible by a team with more than 50 years of combined experience in architecture, engineering, and high-level real estate development in Mexico.

Designed for living

Zen Park was conceived to enable life in its fullest expression. Its developers will steward every operational and administrative detail, faithfully preserving the vision with which it was created. Here, residents, investors, and visitors are freed from every concern to simply surrender to the art of living.



A serene sunset scene over a modern infinity pool. The pool's surface is calm, reflecting the warm orange and yellow hues of the setting sun. In the background, several tall palm trees stand against a deep blue twilight sky. The pool's edge is a clean, white concrete wall. The overall atmosphere is peaceful and luxurious.

Managed Amenities Resort-style hospitality

Every common area operates under cleanliness, maintenance, and attention-to-detail protocols equivalent to those of a luxury resort — cared for by a team dedicated exclusively to Zen Park.

18 amenities with hospitality standards

From infinity pool and spa to coworking, gym, game room, padel, and more — each one managed to function flawlessly, every day.

Maximum security, maximum peace of mind

Concentric security rings and
24/7 monitoring, so your mind
can truly rest.





Visual & sensory harmony



Natural materials, subtle aromas, and warm lighting create an atmosphere of absolute well-being.

The Zen Living Standard is reflected in every decision: the materials chosen, the light carefully crafted, and the technology you never see but always works.

Zen Beach Club

The art of enjoying the sand & the sea

A space designed to extend the Zen experience beyond home.
A concept in development that seeks to complement the Zen Park lifestyle with private beach access, gastronomy, and relaxation by the sea — with the same level of service and attention that defines the Zen Living Standard.



Concierge & Experiences

Your Zen life, within reach

The ZLS team will work to connect residents with the best experiences the destination has to offer — from water activities and golf courses to transportation and entertainment — negotiating preferential terms with selected local providers.

Available services and partnerships will be communicated as alliances with regional providers are formalized.



85

Exclusive
Residences

2_{to}3

bedrooms
per residence

18

Resort-style
amenities

Zen OS

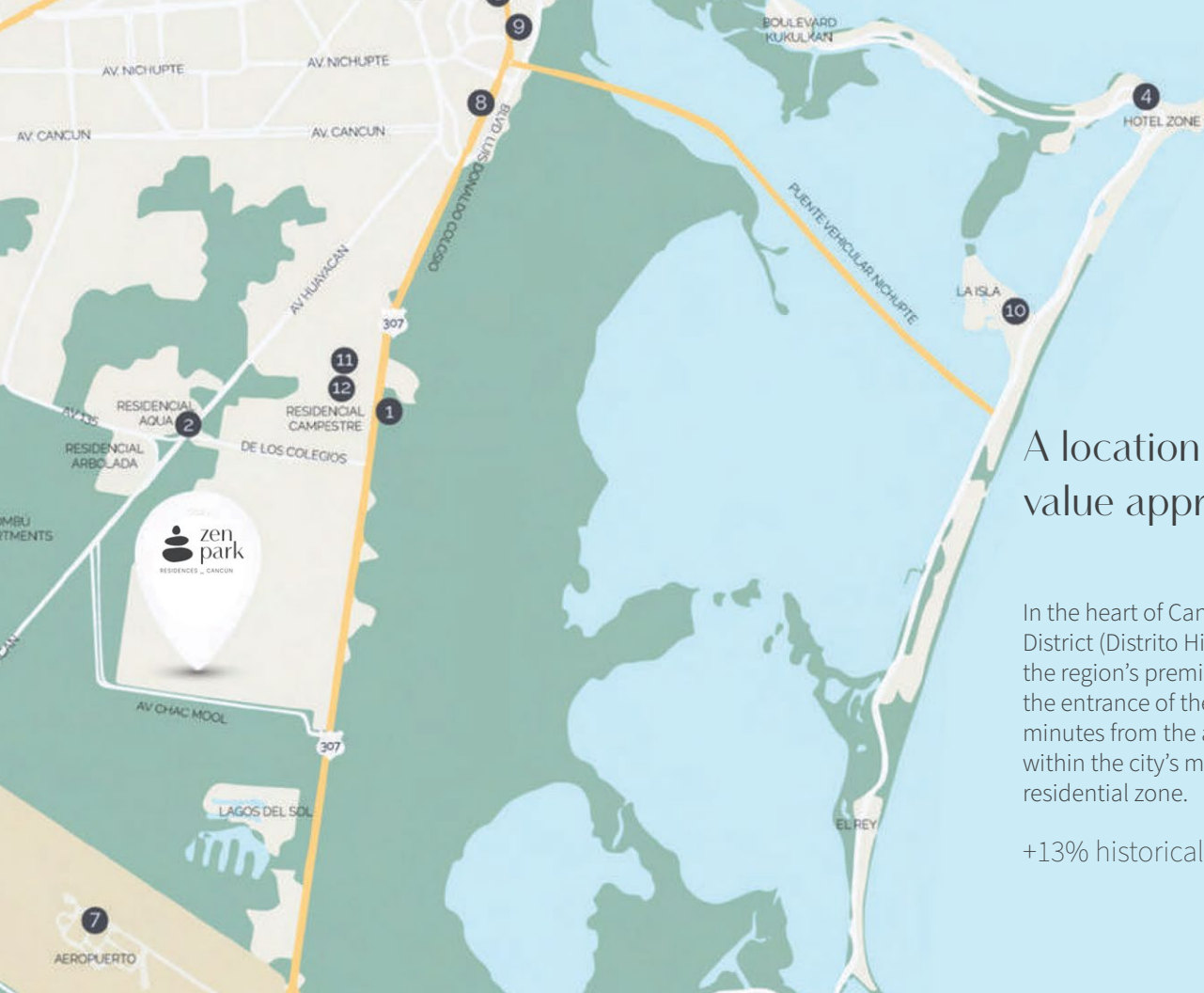
The operating soul of the Zen Living Standard™

Behind the Zen Park experience lies a platform that makes everything function with calm and precision.

Zen OS connects technology with building operations: climate, access, amenities, maintenance, security, and vacation rentals — all managed from a single platform. For owners, this means complete visibility

over their investment. For residents, seamlessly coordinated services. For guests, an experience that begins before they arrive.[a](#)





A location with proven value appreciation

In the heart of Cancún's Equestrian District (Distrito Hipico), surrounded by the region's premier equestrian clubs. At the entrance of the Huayacán corridor, minutes from the airport and beaches, within the city's most established residential zone.

+13% historical value appreciation

Residences

7

Villas

72

Apartments

6

Sky homes

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zen villas

LEVEL 3

G



H



Zen Villas

Residences with extended terraces located on the amenities level (3rd floor)

Fire Pit — 29.97 m²
 Fitness Center — 151.58 m²
 Adults Lounge — 151.58 m²
 Co-working — 90.80 m²
 Kids Club — 91.15 m²
 Swimming Pool — 145.18 m²
 Spa — 99.09 m²

I



J



K





Villa G



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Villa H

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Villa



Villa J

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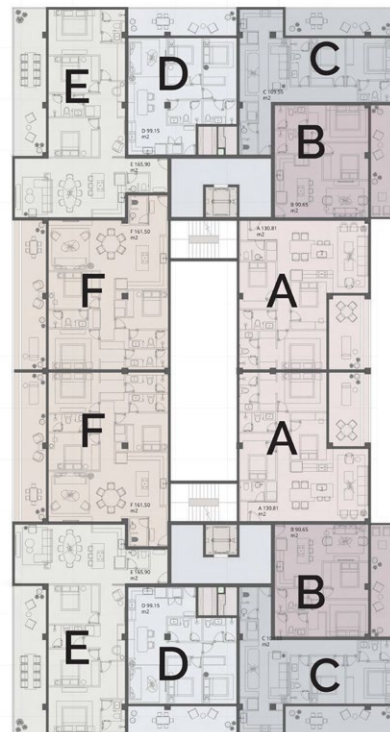


Villa K



Apartment floors

Levels 4 - 10





Apartment A

1,408 sq ft

1,190 sq ft interior + 218 sq ft terrace



3



2 1/2



1



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Apartment A





Apartment B

976 sq ft

782 sq ft interior + 194 sq ft terrace



2



2



1







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Apartment C

1,179 sq ft

961 sq ft interior + 218 sq ft terrace



2



2 1/2



1



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Apartment D

1,067 sq ft

846 sq ft interior + 222 sq ft terrace



2



2



1



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Apartment E

1,786 sq ft

1,438 sq ft interior + 347 sq ft terrace



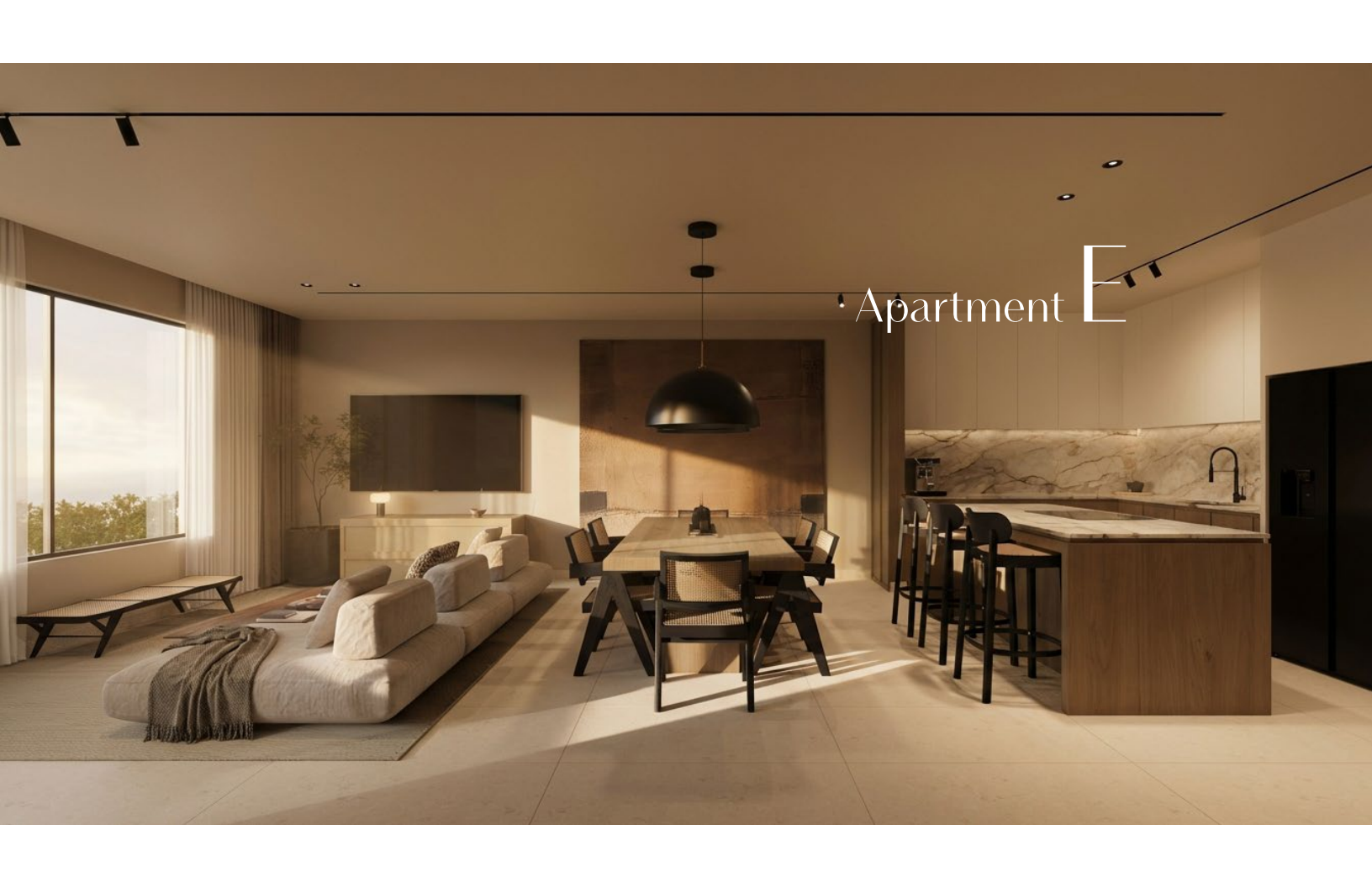
3



2 1/2



2



Apartment E



Apartment F

1,739 sq ft

1,384 sq ft interior + 355 sq ft terrace



3



2 1/2



2



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A modern interior design featuring a dining table, sofa, and large window. The room is characterized by a neutral color palette of beige, white, and dark wood. A large, dark wood dining table is set with several chairs that have dark frames and light-colored seats. A long, light-colored sofa is positioned against a wall with a large window that offers a view of greenery outside. A large, curved, light-colored pendant light hangs over the dining area. The floor is made of light-colored tiles, and a patterned rug is placed under the dining table. The overall atmosphere is clean, minimalist, and sophisticated.

Meet the Sky homes



Sky home L

1123.62 sq ft



3



3 1/2





Sky home M

871.82 sq ft



3



3 1/2





Sky home | N

671.52 sq ft



2



2 1/2





Sky home O

865.25 sq ft



3



3 1/2



Design & finishes

The experience of a private club at home

Amenities designed to elevate your lifestyle and daily well-being:

Sky Park 360

Infinity Pool

Pool cabanas

Snack bar

Zen garden

Yoga & meditation areas

Adults game room (18+)

Children's lounge

Bath house & spa

Massage cabins

Jacuzzi

Sauna

Coworking & business center

Gym

Dog grooming station

Paddle court

Pet park



Every space designed so
that the extraordinary feels
everyday.











Swimming pool



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Coworking

Coworking



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Fitness Center



Fitness Center



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Children's lounge



Adults game room



Adults game room



Adults game room



Sky Park 360° Our crown jewel

A panoramic rooftop featuring:
6 soaking tubs (4 hot, 2 cold)
Private snack bar
Lounge and green areas
Yoga & meditation spaces

The experience of a private club
at home, part of Zen Park's 18
amenities.









Construction progress February 2026

The Zen Park site has been completely cleared and prepared. We have opened our dedicated access road to Avenida Chac Mool, marking the beginning of our formal construction phase.



- Site fully cleared
- Exclusive access road to Blvd. Chac Mool open
- Soil engineering studies completed
- Environmental permit (MIA) secured
- Formal construction phase underway

Backed by experts, built to last

More than 50 years of combined experience



ELAA Biens, the legal entity of the Zen Park Group and general development coordinator, represents the strategic alliance of leading architecture, engineering, and design firms that form the Zen Park Group. More than a legal name, it embodies a shared commitment to establishing a new real estate standard in Mexico. This alliance guarantees regulatory compliance, comprehensive project management, and a shared vision of creating developments that transcend generations. Zen Park Cancún is the first tangible result of this collaboration, combining over 50 years of experience with a common goal: to elevate quality of life through functional, efficient, and beautifully designed spaces.



Architecture & General Project Direction

Rincón Gallardo Studio

Leads the conceptualization and comprehensive development of Zen Park, bringing a forward-thinking vision that integrates well-being, technology, and architectural design. With more than 30 years of international experience, founder Joaquín R. Rincón Gallardo has led innovative projects across entertainment, technology, and real estate sectors.



Strategic Sales & National Real Estate Network IAD México

IAD México is the first digital real estate firm in Mexico, recognized for empowering its agents with technology, training, and top-tier professional support. As Master Broker for Zen Park, IAD México ensures transparent sales processes, access to a national buyer network, and comprehensive guidance from pre-sale through delivery.

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More than 50 years of combined experience

**espacio
interior**

Interior Architectural Design & User Experience

With over 25 years of experience across Mexico, the U.S., and Latin America, Espacio Interior leads Zen Park's interior design. Their work blends functionality, aesthetics, and well-being, with previous projects including Rosewood CDMX, Hyatt Andaz Mayakoba, and Hard Rock Cancún.

MDO
INGENIERÍA

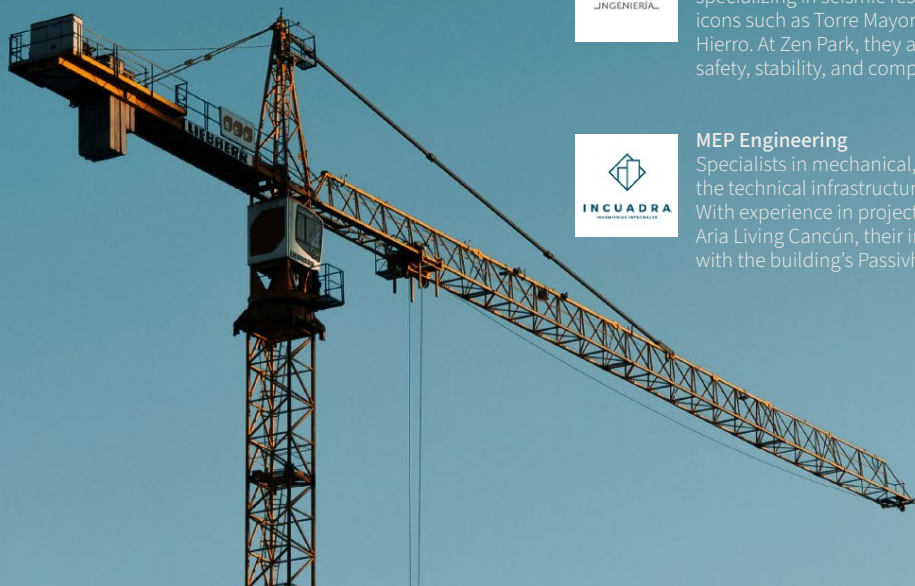
Structural Engineering

MDO Ingeniería brings more than 50 years of experience in structural design, specializing in seismic resistance and high-rise buildings. Their portfolio includes icons such as Torre Mayor, St. Regis CDMX, Reforma 222, and Landmark Puerta de Hierro. At Zen Park, they are responsible for the building's structural design, ensuring safety, stability, and compliance with the highest international technical standards.


INCUADRA
INGENIERÍA Y CONSTRUCCIÓN

MEP Engineering

Specialists in mechanical, electrical, and smart building systems, IncUadra develops the technical infrastructure that enables energy efficiency and comfort at Zen Park. With experience in projects such as Torre La Nube (Monterrey), Zoho Vallarta, and Aria Living Cancún, their integrated approach ensures high-tech solutions aligned with the building's Passivhaus principles.





Passivhaus Consultancy & Energy Efficiency

Armonien is responsible for implementing and validating the Passivhaus standard at Zen Park Cancún. Their expertise in sustainable architecture and high-performance energy efficiency leads the implementation of Passivhaus principles that position Zen Park as a benchmark in residential energy efficiency in Mexico and Latin America.

Their involvement ensures unprecedented thermal, acoustic, and operational performance, with energy savings exceeding 80% and a significant reduction in carbon emissions—positioning the project as an international benchmark in sustainable construction.



Construction and project management

GREMACO Construcciones is the construction firm behind Zen Park Cancún. Based in Cancún and Mérida, they bring over 16 years of experience and more than 78,000 m² built across residential, multifamily, hospitality, and commercial projects — including Marriott and La Quinta hotels in the region. As specialists in turnkey project integration, their involvement ensures adherence to timelines, budget, and the highest standards of construction quality.

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