



BRAHMA



YOU HAVE TO SLEEP WITH YOUR EYES OPEN,  
YOU HAVE TO DREAM WITH YOUR HANDS...  
YOU HAVE TO DREAM OUT LOUD,  
YOU HAVE TO SING UNTIL THE SONG TAKES ROOTS,  
TRUNKS, BRANCHES, TWIGS,BIRDS, STARS...

**Octavio Paz**  
**1914-1998**

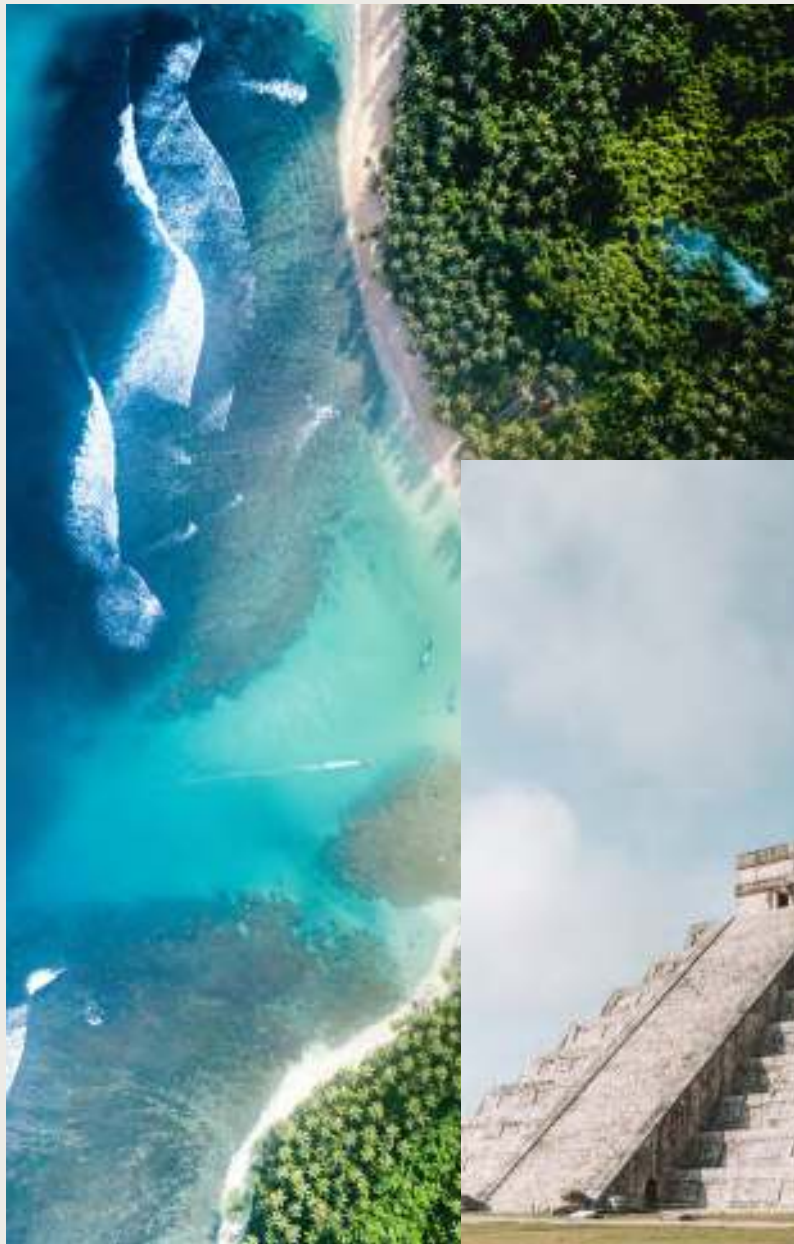


## INTRODUCTION

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BRAHMA IS A RESIDENTIAL PROJECT BUILT  
AROUND THIS IDEA: THAT LIFE SHOULD BE LIVED  
CREATIVELY, IN COMMUNITY, CHERISHING NATURE  
AND SEIZING EVERY DAY TO BECOME WHATEVER  
WE WANT TO BE.

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## MEXICO

Mexico stands at a unique point, at the crossroads between two oceans, two sides of the Americas, and two historical ages. The innovative impulse of modernity thrives among ancient traditions and spellbinding archaeological sites. The cosmopolitan spirit of a true melting pot meets the lively soul of the Latin American landscapes.

The fresh breeze that arises from the crystalline waters of the Caribbean sweeps through picturesque baroque cities, reaching silent deserts and majestic snowy volcanoes.



THE COUNTRY HAS AN ENERGY THAT WRAPS  
AROUND YOU AND KEEPS GROWING THE LONGER  
YOU STAY. THIS IS WHY SO MANY VISITORS HAVE  
DECIDED TO SIMPLY MISS THEIR RETURN FLIGHT.



## TULUM

Tulum stands as a hidden gem in the Mexican Caribbean. Originally, it was an ancient Mesoamerican city that gradually transformed into a serene fishing village. Its historical tapestry weaves together the legacy of the Mayan civilization, leaving behind a distinctive archaeological site.

In the present day, the enchanting fusion of these archaeological marvels, the lush jungle, and pristine beaches continue to beckon adventurers from all corners of the world.

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## IT REMAINS A SANCTUARY FOR THOSE WHO SEEK SPIRITUAL GROWTH AND MINDFUL LIVING.

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This quaint village quickly became a cosmopolitan haven, boasting an unparalleled culinary scene, cutting-edge sustainability initiatives, and a family-oriented community. Yet, beneath the exciting changes, Tulum retains the ancient energy that has long nurtured the town's atmosphere.







## NEW AIRPORT

Aeropuerto Internacional Felipe Carrillo Puerto

The construction of Tulum's international airport is nearing completion, and it is expected to begin operations in 2024. This will significantly improve the town's connectivity, services, and quality of life. It will also increase the value of properties.

## TREN MAYA

This railroad line connecting Cancún to Palenque was developed to boost the economy of southern Mexico. Tulum will be one of its stations, along with other astonishing spots like the seven-colored lagoon of Bacalar or the ancient Mayan city of Chichen Itzá. The inauguration of the train, projected for December 2023, will attract a great number of tourists, investors, and workers, fostering the growth of Tulum even further.



## SELVAZAMA

Embedded in one of Tulum's best spots, Selvazama is the town's most exclusive area. It has everything you need to live surrounded by nature without sacrificing comfort, all while being just a short bike ride from the beach.

Brahma is among the neighborhood's most innovative projects, offering all that is needed for a contemplative, creative life just a few minutes away from a vibrant cosmopolitan city.



## ABOUT THE RESIDENCES

Brahma is an exclusive condominium built with the utmost attention to detail. Whether a single-bedroom apartment or a penthouse, every home will have a different view of the Mayan rainforest and a terrace to enjoy the daily bliss of living surrounded by nature. The residences are thoughtfully designed to make the best of each space, respecting the environment and creating a new lifestyle that draws from outer beauty to create a lasting calm from within.







## LOCATION

Located at the meeting point between the jungle and the ocean, Brahma combines the best of life in nature with the comfort and luxury of modern housing. Waking up to birds singing, lush greenery, and the refreshing coastal air, all while indulging in the city's amenities and vibrant social scene, is no longer a dream; it's the very essence of Brahma. It is the materialization of a manifesto, a tangible proof that a different way of living is possible.



## ARCHITECTURE

The spaces that form Brahma are designed to enable a life rooted in nature while benefiting from the comforts of modernity. While we stress community building through shared spaces, we also acknowledge the importance of privacy. All homes are designed to be an intimate shelter just a few steps from spellbinding landscapes and a vibrant community.

The atmosphere at the houses is bathed by subtle, indirect lightning and soft lights of pendant lamps. They feature a Boho design with wooden and wooden-like panels on closets, while the kitchen and bathrooms are made with natural stone countertops. All residences include covered outdoor terraces connecting the dwellers to the ancestral jungle surrounding their homes, and penthouses feature private pools.

# RESIDENCES LAYOUT AND SPACES

Brahma features one-, two-, and three-bedroom duplex penthouses, with floor plans ranging from 80+ square meters on the one-bedroom homes to 120+ square meters on the two-bedroom homes, while the duplexes penthouses are 350+ square meters. All homes include terraces and open balconies ranging from 16 to 60 square meters.



ONE BEDROOM LAYOUT  
80+ M<sup>2</sup>



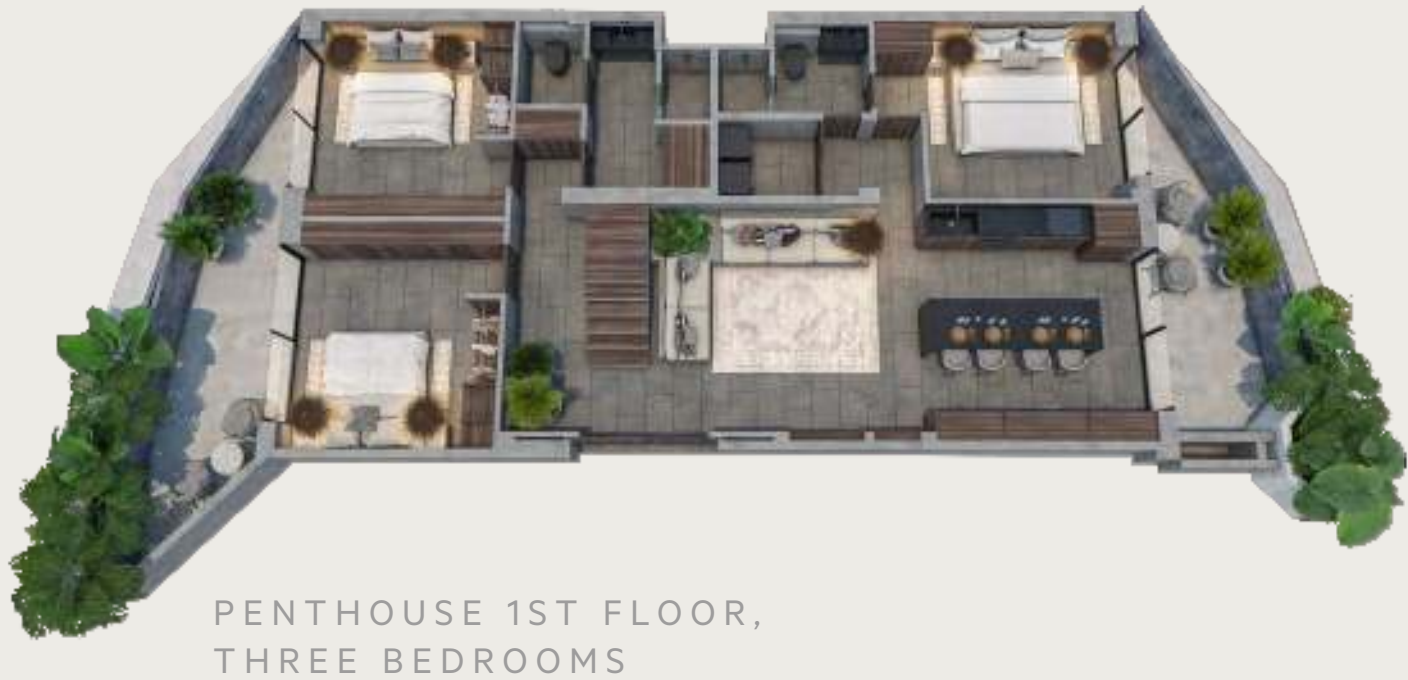
TWO BEDROOM LAYOUT  
120+ M<sup>2</sup>

# PENTHOUSE LAYOUT

350+ M<sup>2</sup>



PENTHOUSE 1ST FLOOR,  
TWO BEDROOMS



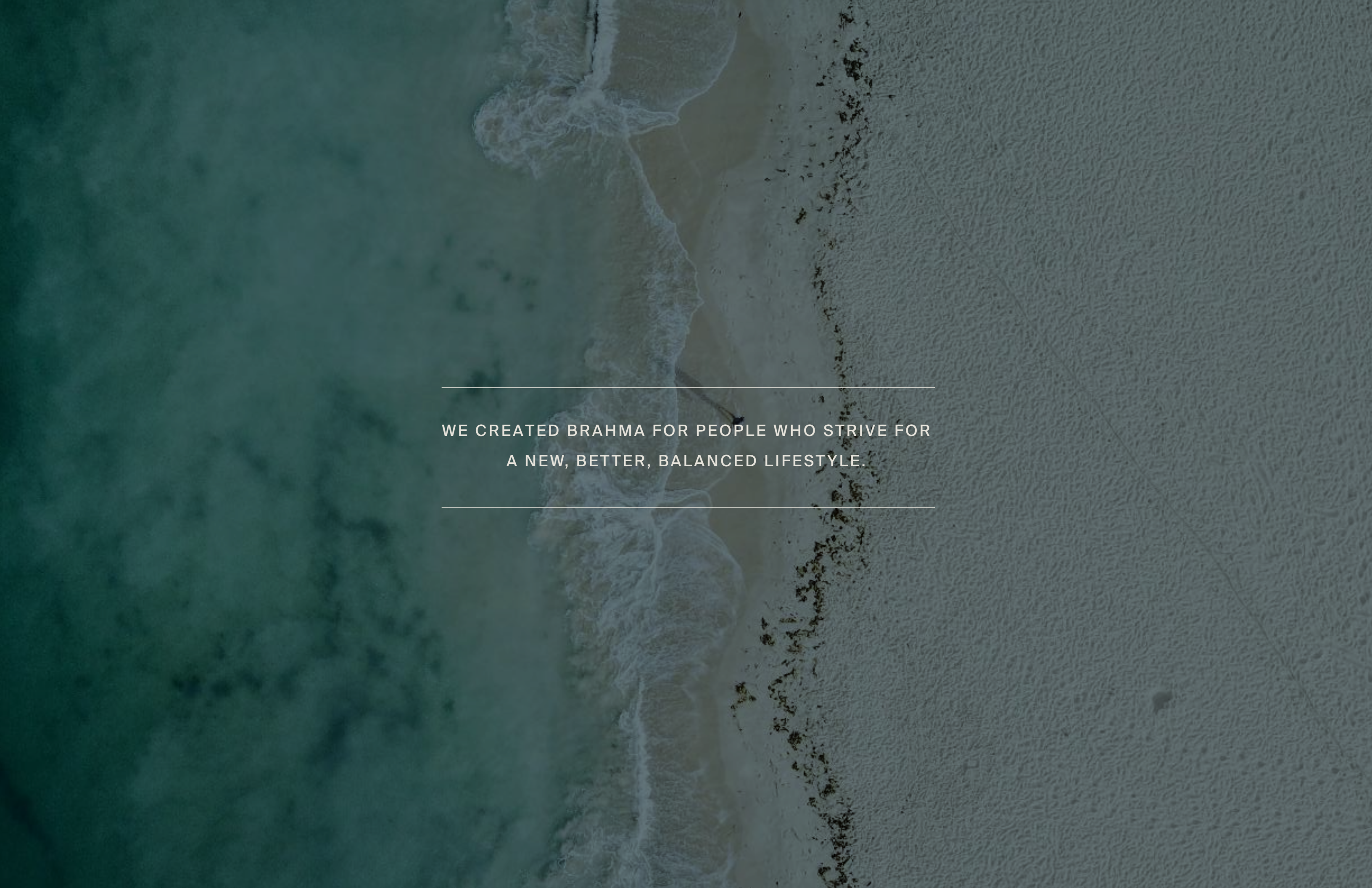
PENTHOUSE 1ST FLOOR,  
THREE BEDROOMS



PENTHOUSE ROOF





An aerial photograph of a coastline, showing waves breaking onto a sandy beach. The water is a deep teal color, and the sand is a light beige. The waves are white and frothy as they crash onto the shore. The beach is wide and flat, with some darker patches of vegetation or rocks visible. The overall scene is serene and natural.

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WE CREATED BRAHMA FOR PEOPLE WHO STRIVE FOR  
A NEW, BETTER, BALANCED LIFESTYLE.

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## WHO IS BRAHMA FOR

We created Brahma for people who value the gifts of nature and the depth of cultural heritage. People who dream about waking up to the sounds of the jungle, bathing in warm ocean waters, and raising a family in a multicultural, green community. Tulum is a place for creatives and adventurers of all ages and backgrounds.

This is especially true for Selvazama, where sustainable luxurious housing, avant-garde pedagogical projects, and community building centers thrive amidst tropical trees and fresh ocean breeze. If, while reading these words, you feel the desire for a new life spark in you, you're probably one of those we were thinking about when we first started building Brahma.

## BUILDING OVERVIEW

The Condominium Residences at Brahma is an exclusive collection of homes in Tulum built with the utmost attention to detail, with one-, two-, and three-bedroom duplexes and penthouses. The floor plans range from 80 m<sup>2</sup> on the one-bedroom homes to 120 m<sup>2</sup> on the two-bedroom homes, while The duplex penthouses measure 350 m<sup>2</sup>.

All homes include terraces and open balconies ranging from 16 to 60 m<sup>2</sup>, ensuring a unique perspective of the Mayan forest. Every aspect of the houses has been thoughtfully designed to make the best of the living spaces, the environment, and the lifestyle embodied by Brahma. Homeowners will enjoy the light and beauty that bath Selvazama every single day.



- Built on 5300 m<sup>2</sup> of land.
- Limited collection of 56 condominium homes.
- Full-time reception, security, and maintenance staff.
- Fully trained and experienced welcome and service staff.
- Permanent guardhouse and gated entrance.
- All interior finishes are done with local materials, with wood playing a leading role.
- The building is made of concrete, reinforced with ribbed slabs and flat beams. It is designed with special attention to go beyond strict compliance with current regulations.
- Open corridors ensure easy communication within the condominium.
- Spacious elevators.
- Parallel to a landscaped boulevard, the project has a westward orientation that allows the enjoyment of beautiful sunsets from the pool deck and the rooftop pool with panoramic views of the Mayan forest.
- The building has 60 parking spaces & 42 warehouses.
- Provision of services and high-standing equipment.
- Motorcycle and bicycle parking.
- Electric charger for cars.
- Motor Lobby Entrance for reception and unloading.





- The outdoor space of the plot is used as a garden area.
- The building is subdivided into five blocks (A, B, C, D, and E). Each building block has individual access, stairs, and an elevator.
- The condominium offers more than 550 m<sup>2</sup> of public pool area for guests and residents and 120 m<sup>2</sup> of private pool area for penthouses.
- Independent pedestrian access for home-owners with access control by digital badge.
- Access gate with 24-hour security.
- Night security and area surveillance.
- Closed circuits and security cameras on the entire premises.
- Light sensors in all public areas to detect movement.
- The building has a solar panel system that converts sunlight to electrical energy, supplying the common areas and services.
- Keyless residential entry.
- High-speed Wi-Fi and wired internet options.
- Security cameras with a closed tv circuit.
- Independent pluvial and sanitary sewage system.
- The building has a water treatment system that removes hardness-causing calcium and minerals.

## WELLNESS AREA & SERVICES FOR RESIDENTS AND GUESTS

- Showers available upon arrival from the beach at the building.
- Lush garden and relaxation areas.
- Poolside towel services.
- Opportunity to reserve certain areas for private use and catering service.
- Bathroom and showers in the wellness and gym area.
- Indoor and outdoor spa and massage area on the rooftop.
- Indoor and outdoor fully equipped gym.
- Sunset yoga area at the roof pool deck.
- Canteen area.
- Ground-level swimming pool.
- Pool deck lobby with garden and lounge deck.





## RESIDENCES OVERVIEW

- All residences have a covered outdoor terrace.
- Penthouses have private pools.
- Apartments with swim-up in the back garden pool of the building.
- Flow-through residences offering light and functionality.
- A total of 26 one-bedroom homes, 24 two-bedrooms, and six three-bedroom penthouse duplex residences, with guest quarters with separate entrances for more privacy and independence.
- All units will be independently centrally air-conditioned and heated.
- Nearly 3-meter floor-to-ceiling height.
- Ready-to-move-in with our design decorative packages available at an additional cost to all homeowners.

## PENTHOUSES

### PRIMARY BEDROOMS AND BATHROOMS

- Primary bedrooms are designed to equip king-size beds.
- Guest bedrooms on the second ground are designed to equip king-size beds.
- Secondary bedrooms are designed to equip queen-size beds.
- Indirect lightning and soft lighting of pendant lamps.
- Boho design with wooden and wooden-like panels on closets and textiles on bed headboard walls.
- Primary bathrooms have black natural stone countertops, wall-mounted faucets, wall-mounted w.c., and shower equipment.





## BEDROOMS AND BATHROOMS

- All one- and two-bedroom units are designed to equip king-size beds.
- Indirect lightning and soft lighting of pendant lamps.
- Boho design with wooden and wooden-like panels on closets and textiles on bed headboard walls.
- Primary bathrooms will have black natural stone countertops, wall-mounted faucets, wall-mounted w.c., and shower equipment.

## KITCHEN

- Kitchens have been exclusively designed by our team of architects.
- Stone natural black countertops and kitchen islands included in all units.
- All kitchens will be fully furnished with high-end technology from TekaTM.
- Fully integrated TekaTM appliances package included such as
  - » Refrigerator and freezer
  - » Induction cooktops
  - » Dishwasher
  - » Microwave ovens
  - » Convection ovens
  - » Washers and dryers
  - » Wine refrigerator in our duplex penthouses as well as automatic coffee machines.



## WHO WE ARE

### DEVELOPER

## ONWEL DEVELOPMENT GROUP

OnWel/Development Group has over 60 years of combined experience in architectural development, construction, and hotel management. The company has locations in Spain and Mexico. We pride ourselves on attention to detail, passion, and the ability to bring together a group of professionals, investors, and partners to help us turn dream homes into reality. Our trademark is our understanding of luxury living and ability to ignite customers' senses with great design.





## WHO WE ARE

### THE BUILDER

#### CFC

CFC/ Construction is a Mexican and Spanish company with more than twenty years of experience in the execution, management, and control of industrial, commercial, health care, residential, road works, and urban infrastructure. We focus on integrating the best technology and human power to achieve excellence, ensuring quality and safety. We specialize in developing turnkey projects as a general contractor, using the most modern construction processes focused on efficiency and sustainability. We offer pre-construction, engineering, and construction services through our offices in Puebla, Mexico, and Ibiza and Valencia, Spain.

## ARCHITECTS & INTERIOR DESIGNERS

### DANIEL GONZÁLEZ CORTÉS

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An architect by the Universidad Iberoamericana de Puebla, Daniel specializes in conceptual and executive-level projects and has experience in architectural visualization. Between 2019 and 2020, he studied at the University of Applied Sciences in Kufstein, Austria. In 2021, he worked as a freelance architect with ArchVIZ, remodeling, planning, and executing projects in the residential and commercial fields. In recent years, Daniel has worked as a project manager and project leader in different companies, mainly in elaborating the different phases of residential real estate developments in Tulum and Cancun.

### HÉCTOR ESPINOSA BRITO

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An architect by the Universidad de las Américas Puebla, Héctor specializes in architectural design and project management. After studying at the Polytechnic University of Turin, Italy, from 2008 to 2009, he partnered with different architectural firms between 2010 and 2020, working on projects in the public sector. Additionally, he works as a project manager in a company dedicated to large-scale residential, commercial, and industrial projects for the private sector. In 2020, he founded PaezBrito Architects, an architectural firm dedicated to designing residential spaces, and collaborates as director of architecture in several residential, multi-family, and tourist developments in Tulum.

### PAUL PRIDA NORIEGA

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Originally from the city of Puebla, Paul currently resides in Tulum. He is a Civil Engineer graduate from Universidad Tecnológica de Monterrey, Monterrey. From 2010 to date, he has worked directly in the construction industry as an entrepreneur and private builder of single-family and multi-family housing. Paul has also worked on large-scale projects in the private sector, such as industrial buildings, and on the development of commercial projects. As a construction manager, he coordinates the supervision, safety, quality, and project management team, always focusing on the end-user experience.

## ARCHITECTS & INTERIOR DESIGNERS

### MANUEL ALCAIDE

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After graduating from Universidad de las Américas Puebla, Manuel settled in Cancun, collaborating with one of the largest construction companies in the Mexican Southeast. He has participated as a construction manager in large residential and hotel real estate developments such as Palladium, SLS, and Mayakoba. Manuel specializes in the premium residential sector, where he participates as a project manager in collaboration with several renowned local architects, designing in the most exclusive subdivisions in Cancun. In 2019, Manuel founded the architectural firm Porter Neuman Arquitectos, of which he is currently CEO. The firm has designed numerous multi-family developments, vertical buildings, and premium residences in the best Riviera Maya, the Mexican Pacific, and Ibiza areas. It currently stands as one of the area's most relevant and fastest-growing firms.

### JUAN CARLOS CUCHILLO CERRADO

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Juan Carlos is a Senior Architect graduate from the Polytechnic University of Valencia (Spain) with a Master's in Building. He has worked mainly as an architect in the private sector, constructing single-family and multi-family houses and renewing buildings. Moreover, Juan Carlos has collaborated with the local, regional, and state public administration as a municipal architect and drafter of new plant projects and rehabilitation of public facilities. He has also participated as a teacher at the structures department FEVEC (Valencia). He is currently the head architect of Grupo Empresarial Promed.





**SAMSUNG**



## PARTNERS

At OnWel Development Group, designing be best and creating leading developments for our clients is what drives us to work hard, and conceive homes and living spaces where people can be happy and feel at home, that is why we partner up with the best companies in the field that compliments our work so we leave nothing to chance, and we do not improvise, and we plan with our partners and create strategic alliances with the best company's on every field of our industry and deliver the excellence we create, and always be in the best of companies for our clients

## DISCLAIMER

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BRAHMA