



# Hedonia



*The Garden of earthly delights*



# Hedonia

*An architectural SUSTAINABLE project, that aims to  
INSPIRE the WORLD to reconsider the concept of WASTE  
as well as the human relations with each other and NATURE*

# The Master Plan

32 hectares.

Divided in 5 areas:

1. Residential - 145 plots. 18 ha.
2. Crew - 60 plots. 4 ha.
3. Industrial facilities. 1 ha.
4. Agricultural - 2 ha.
5. Retreat centre / Common areas



# The Hacienda

Will operate as retreat centre.

Only for pre organised conscious groups

1000sqm built , 10 rooms, Moroccan Pool

Currently operating as boutique hotel. Positive balance, average monthly income 8.000 USD

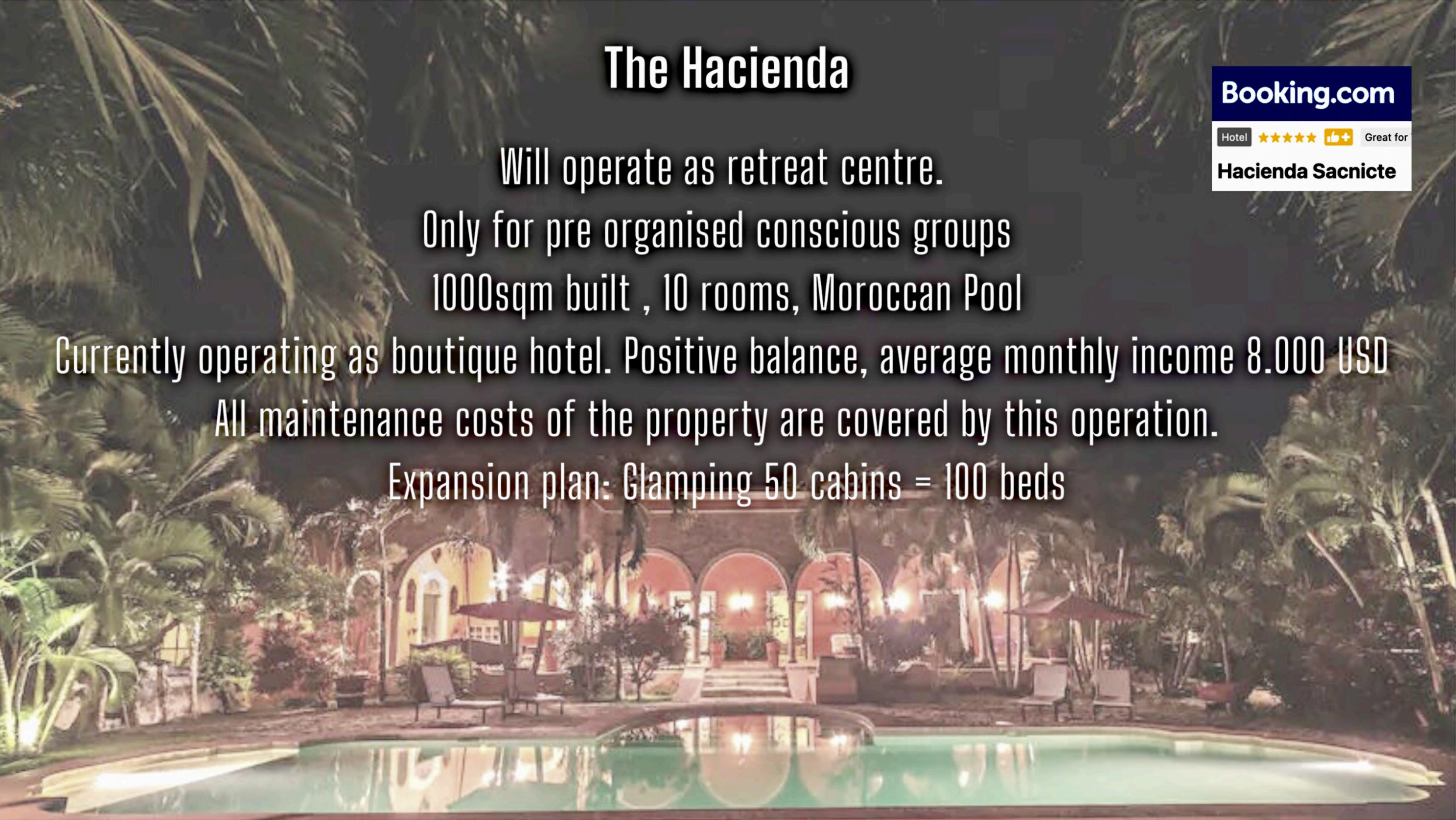
All maintenance costs of the property are covered by this operation.

Expansion plan: Glamping 50 cabins = 100 beds

Booking.com

Hotel ★★★★★ Great for

Hacienda Sacnicte







Glamping



Retreat center



Crew area



Industrial area



Residential Area

# The Community Land

18 hectares of private property, all titled land.

145 plots, hexagonal shape, 665 sqm each

Different areas for different uses

Price per plot starting at 55k to 80k

Crew area with 60 plots of 400sqm

Each construction will be curated to align with the concept

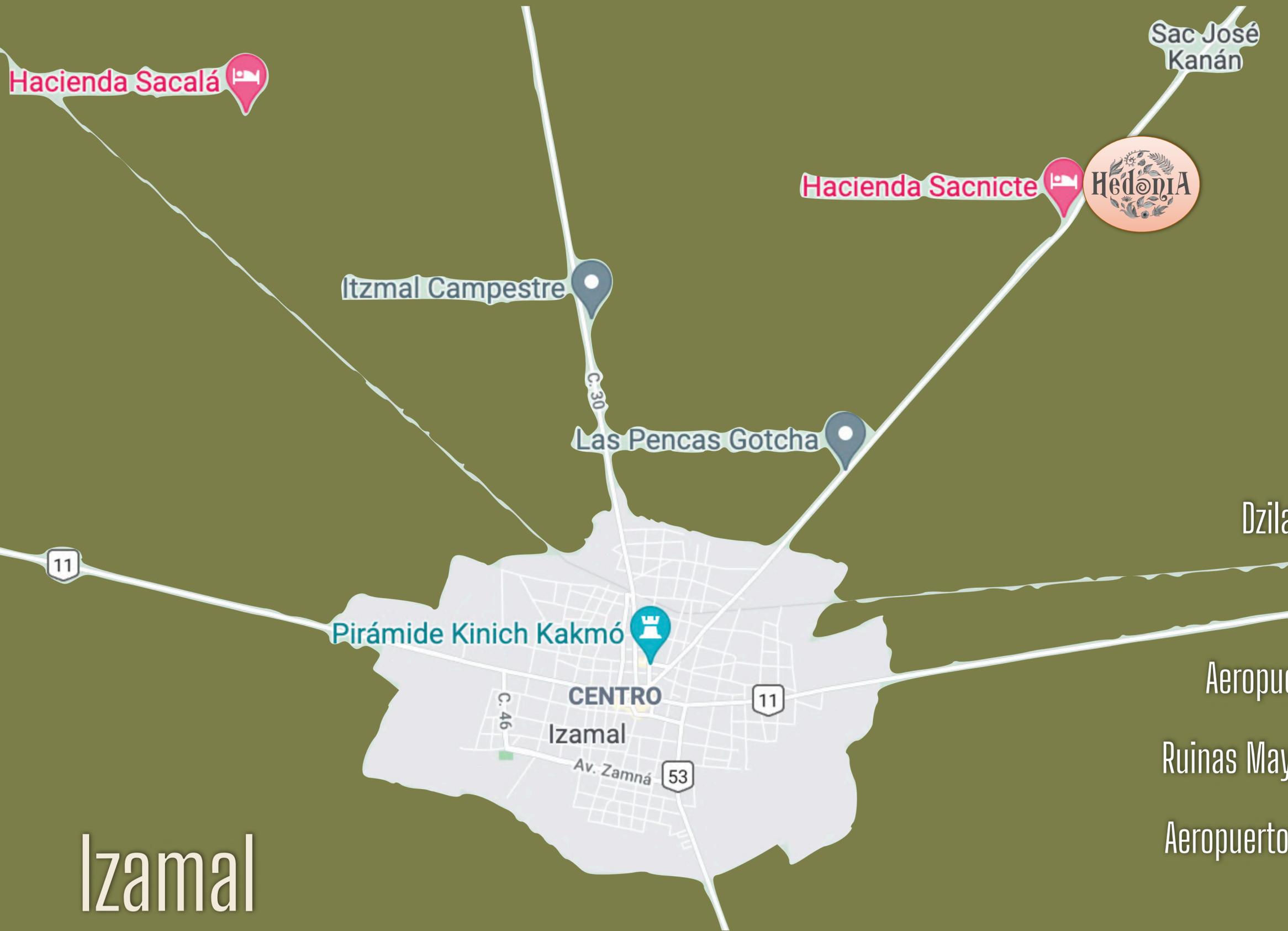




# Hedonia

*Still round the corner, there may wait,  
a new road or a secret gate*

*J.R.R. Tolkien*



# LOCATION

- Izamal Centro | 5 km (3.1 mi) | 5 min
- Dzilam de Bravo (playa) | 50 km (31 mi) | 50 min
- Mérida Centro | 73 km (45 mi) | 60 min
- Aeropuerto Int. de Mérida | 90 km (56 mi) | 1:15 hrs
- Ruinas Mayas de Chichen Itzá | 75 km (47 mi) | 1:15 hrs
- Aeropuerto Int. de Cancún | 265 km (165 mi) | 3:00 hrs



Izamal is in the Mayan Train route, in connection to all touristic attractions of the Yucatan Peninsula. It will reduce the trip to Merida Airport or to Chichen Itza to only 30 min





# WHY IZAMAL?

Stunning Nature

Energetic VORTEX

Safe place

Warm weather all year long

Strategic location

Fast Connection

with Cancun & Merida Airports

Inspiring Magical Village

FOR MORE REASONS

[CLICK HERE](#)











# Hedonia

*Happiness is about knowing where you belong*

*Anonymus*

# Become a Hedonian

Be part of the change we envision

*Life is about finding people your kind of crazy*

# As Hedonia Member

- You can access and enjoy the communal facilities at anytime
- You can buy the right to use a plot where you can create a sustainable space adapted to your needs and budget and aligned with the whole concept.
- You can always sublet your space in co-operation with the Retreat Center
- Friend & Family access for all Hedoné Events around the world.

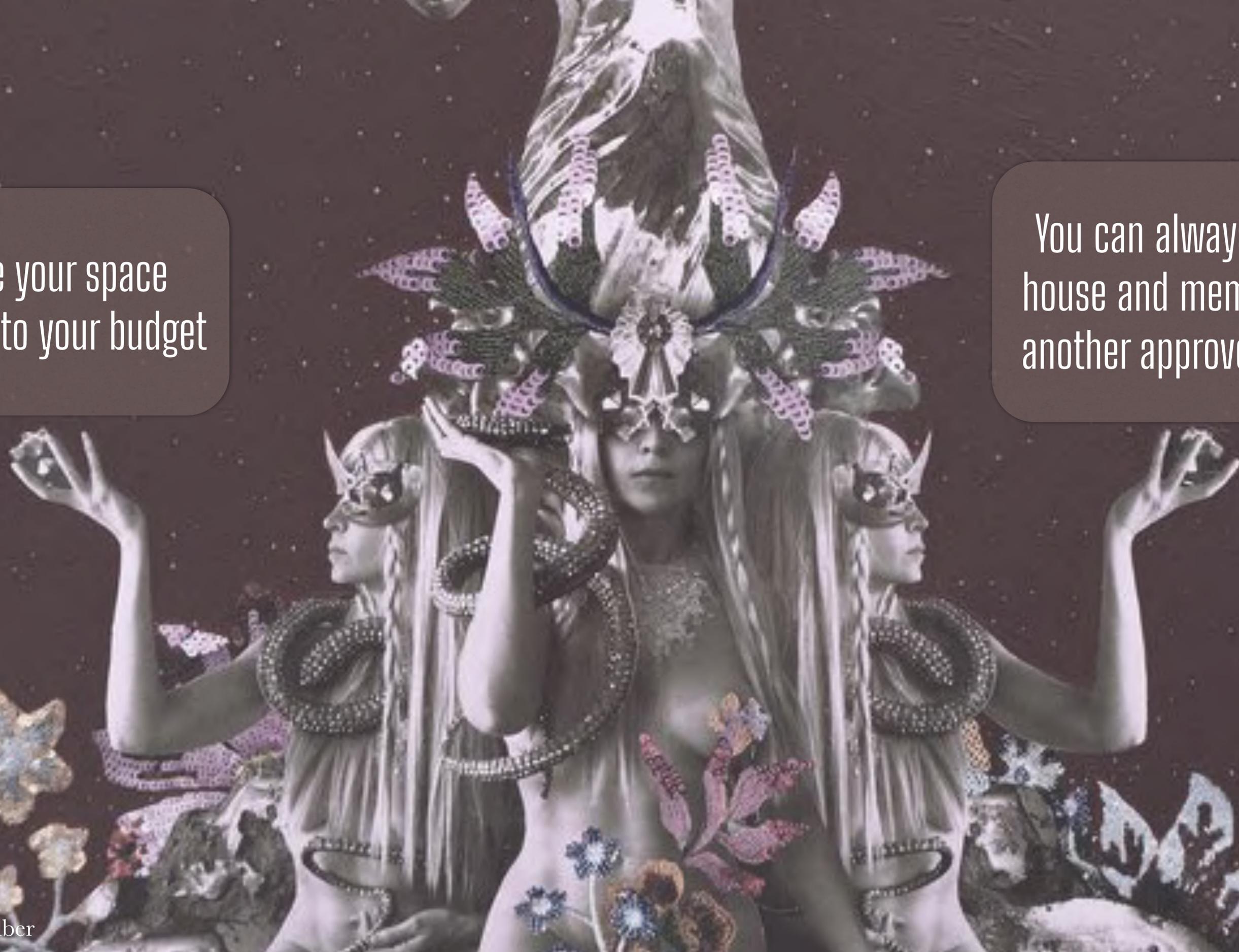


665sqm Lot  
From 55k usd  
Shareable with friends

Personal Membership  
600 usd / year  
Maintenance Fee

Create your space  
adapted to your budget

You can always sell your  
house and membership to  
another approved member



# Building your HOME in Hedonia

- You can choose from having your own, treehouse, dome home, hobbit house, earthship or eco villa.
- Price will depends on your choices of material, design and size.
- For each 665sqm plot you can build max 150sqm floor and up to 2 floors high. Total 300sqm built.
- We are working with a list of selected architects, all of them with big expertise in Bio Construction.
- You can choose one from our selection or find your own, just your design should get approved to make sure we keep the harmony in our Fairy Tale playground.

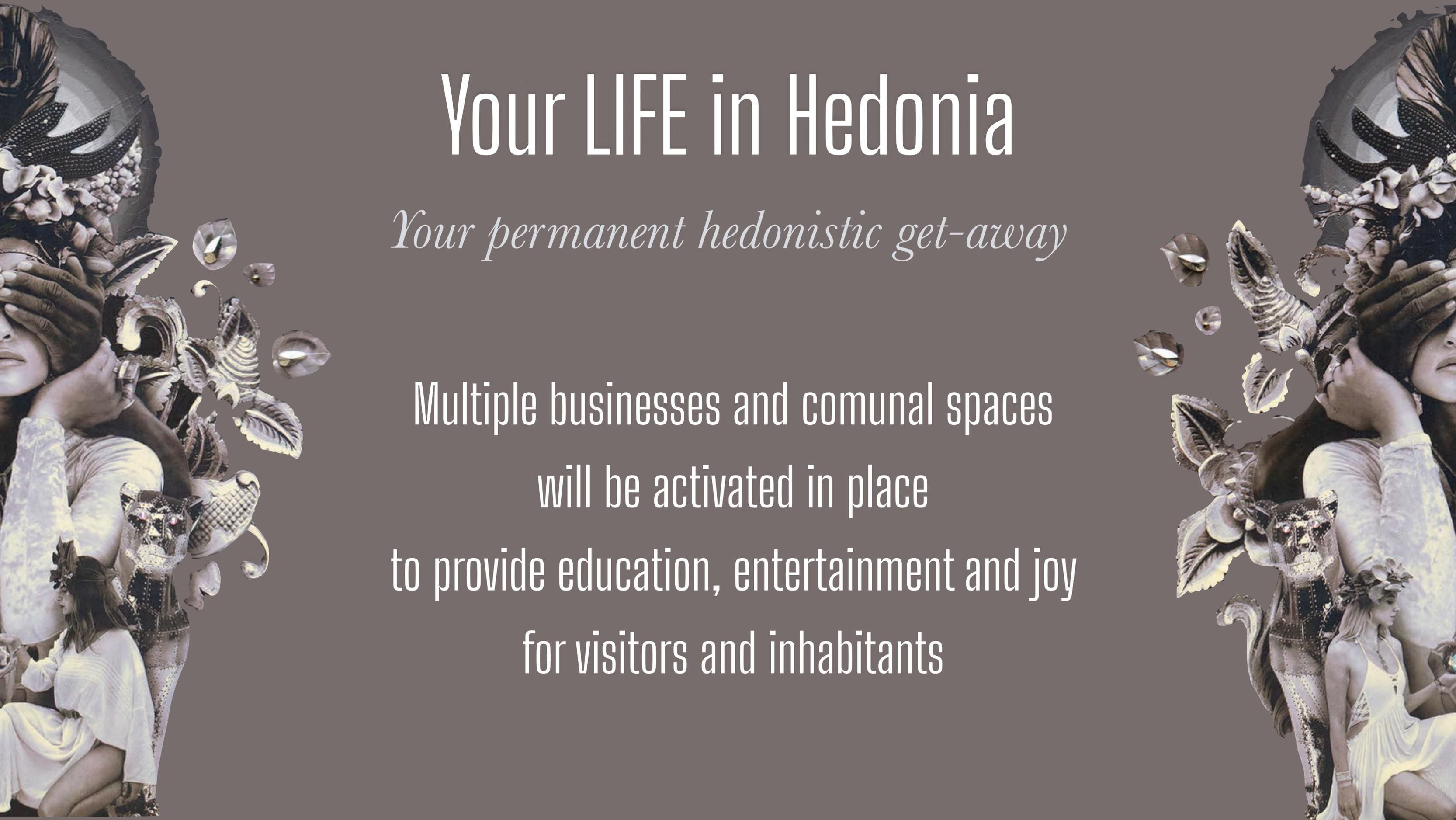
# Return of Investment

In Hedonia **you can sublet your home**, we will manage it for you as additional hotel room. You will always be in control of your availability, we use a shared calendar that can be block anytime online.

Here an example of a 100k building cost + 55k plot price  
2 rooms luxury artistic villa, sublet during 90 nights a year, average price per night 300usd  
30% incomes goes to retreat centre 70% goes to member = 210usd/night

YEAR	1	2	3	4	5	6	7	8	9	10
INVESTMENT	155k	0								
INCOME		90 days 18.900	45 days 9000	45 days 9000						
TOTAL	-155.000	-136.100	-117.200	-98.300	-79.400	-60.500	-41.600	-22.700	-3.800	15.100

High Season in Mexico is from October to April, Approx 180 nights of potential availability per year, we estimate only a 25% annual occupancy in this example



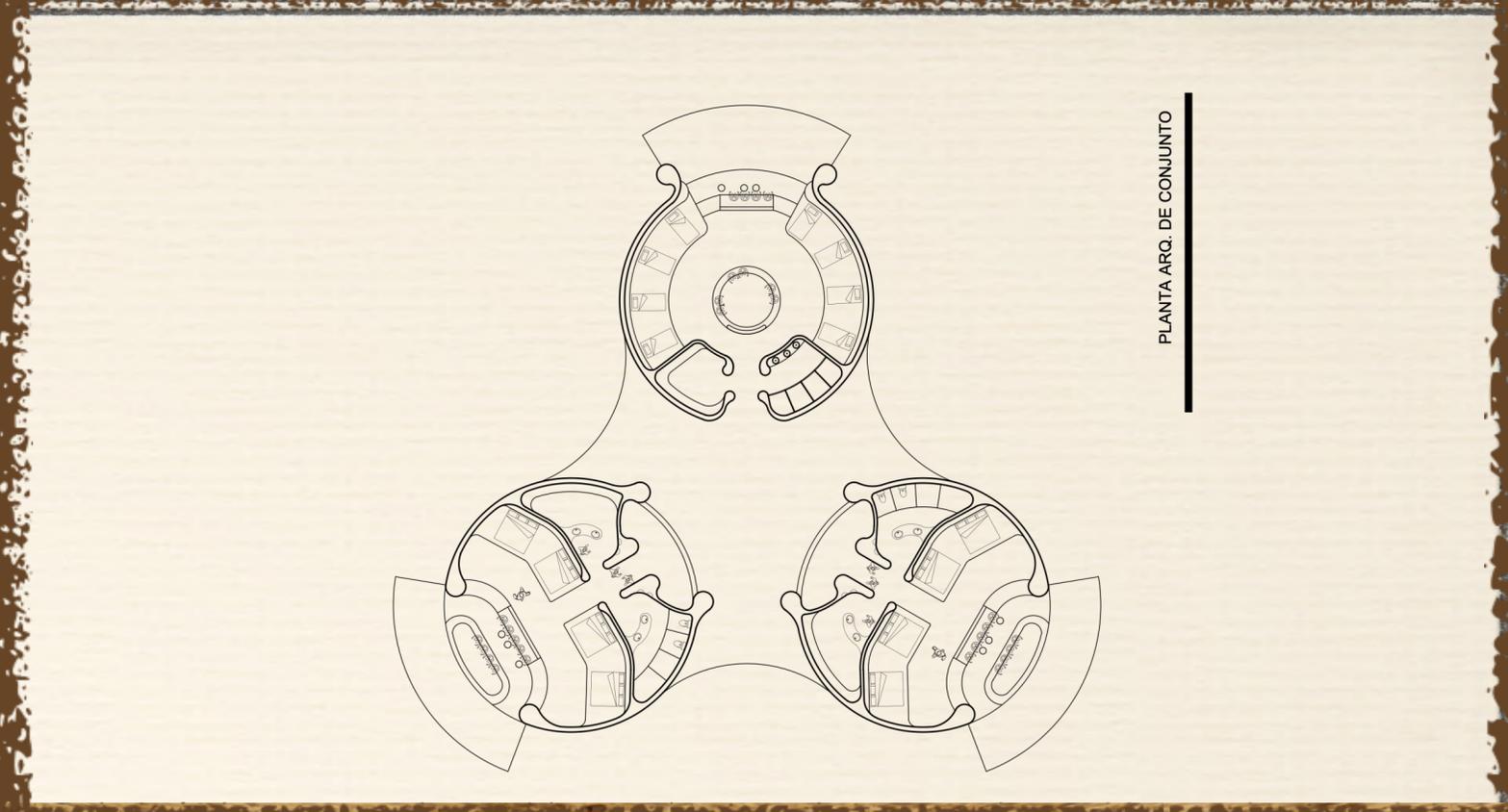
# Your LIFE in Hedonia

*Your permanent hedonistic get-away*

Multiple businesses and comunal spaces  
will be activated in place  
to provide education, entertainment and joy  
for visitors and inhabitants

# Multipurpose Spaces

## Artists Residencies



PLANTA ARQ. DE CONJUNTO

Shalas

# Main Kitchen

A VEGAN kitchen designed to serve banquets up to 500 people. We will be ready to celebrate the most epic Weddings, Conventions, Festivals and Retreats.

# Permaculture Garden

As very important element of our circular economy,  
we will grow food from our own compost,  
free of pesticides and genetic modified seeds



## Textil Manufacture

A window onto the Hedonian creations. Under the sub-brand “Made in Hedonia”, What means: Fair trade made to **empower local women of the area.**

Different artists and designers will be invited to co-create collections with us.





## Art Ateliers

Studios ready to work with wood, metal and paint. Specially designed to manufacture large art pieces and up-cycling design furniture.

Visual artists from our community around the world will be invited to come and create while staying at our art residences.



## Vintage Garage

Our own “very special”  
vintage rent a car & garage.  
We will repair, refurbish and  
artyfy old Volkswagens and  
sell/rent them to our visitors  
and inhabitants.

# Music Studio

A place completely equipped to produce and record high quality music  
It will be available for rent.

We anticipate musicians to receive a lot of inspiration during their stays at Hedonia



A young girl with a flower crown is sitting on the ground, playing a pink acoustic guitar. She is wearing a green dress and has a joyful expression. The background is a soft-focus outdoor setting with trees and foliage.

## Kinder Garden

Hedonia is a family friendly space, with areas designed to educate and entertain the new generation of ethical hedonists.

**Waldorf** educators will take care of this field, based on the educational philosophy of Rudolf Steiner, the founder of Anthroposophy.

Waldorf pedagogy strives to develop pupils' intellectual, artistic, and practical skills in an integrated and holistic manner. The cultivation of pupils' imagination and creativity is a central focus.”

## Library & workshop space

A wide selection of classics and modern narrative focus on philosophy, spirituality, shamanism and art.

In order to allow our library to grow, an exchange program is put in place. For every book you borrow, two books should be added from your collection. This will allow all members to contribute to the shared knowledge of the community in an exponential fashion



A woman in a white uniform is massaging a man lying on a lounge chair. The man is wearing a blue swimsuit. They are outdoors, near a swimming pool, with a thatched roof structure and trees in the background. The scene is set in a lush, natural environment.

## Spa & Healing area

After long days of creative work, learning, exercise, love making, and dance, nothing is better than a spa session to relax our bodies and minds:

Massage, Temazcal and Healing therapies based on geotherapy will be available.



# Hedonia

*When many little people in many little places do many little things*

*The whole world changes*

*Michael Franti.*



# Concept



A Museum of Bio - Construction

**Our intention is to inspire the world to reconsider the concept of waste and learn about sustainable materials, recycling and upcycling.**

**By creating bio-art pieces in the shape of homes, furniture, installations, fashion and vehicles.**

**‘We urgently need to address carbon emissions from buildings and construction, in 2019, the United Nations Environment Programme reported that the construction industry accounted for 38% of all global emissions.’**

**Rather than being evident of a decline, this figure marked the highest ever level since records began. In short, buildings are energy heavy, and the industry has a job on its hands figuring out how to navigate this potential tragedy. Furthermore, according to the International Energy Agency, building emissions needs to fall by 50% in order to reach net-zero by 2030.**

**We believe in the power of art to catch the attention of the humanity.  
By creating truly artistic pieces that contain information about material,  
the education will be as effective as enjoyable.**

**We expect architects and builders from around the world to stay with us and learn everything about bio-construction in our educational center inspired by Michael Reynolds.**

# Inspirations



Hedonia will  
up-cycle ART  
in four major  
subcategories:  
Architecture,  
Furniture,  
Fashion and Art  
Installations.



Representing all possible  
examples of  
Bio - construction.  
The aesthetics we abide by  
will **inspire future**  
generations to recreate  
our sustainable vision  
around the globe.

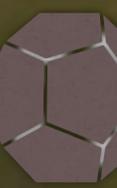
# Relation with nature

The love and respect we hold for mother earth is not only reflected in our design but also in our infrastructure.

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## Renewable Energy

To minimize the carbon footprint; Solar panels will be our main source of energy.

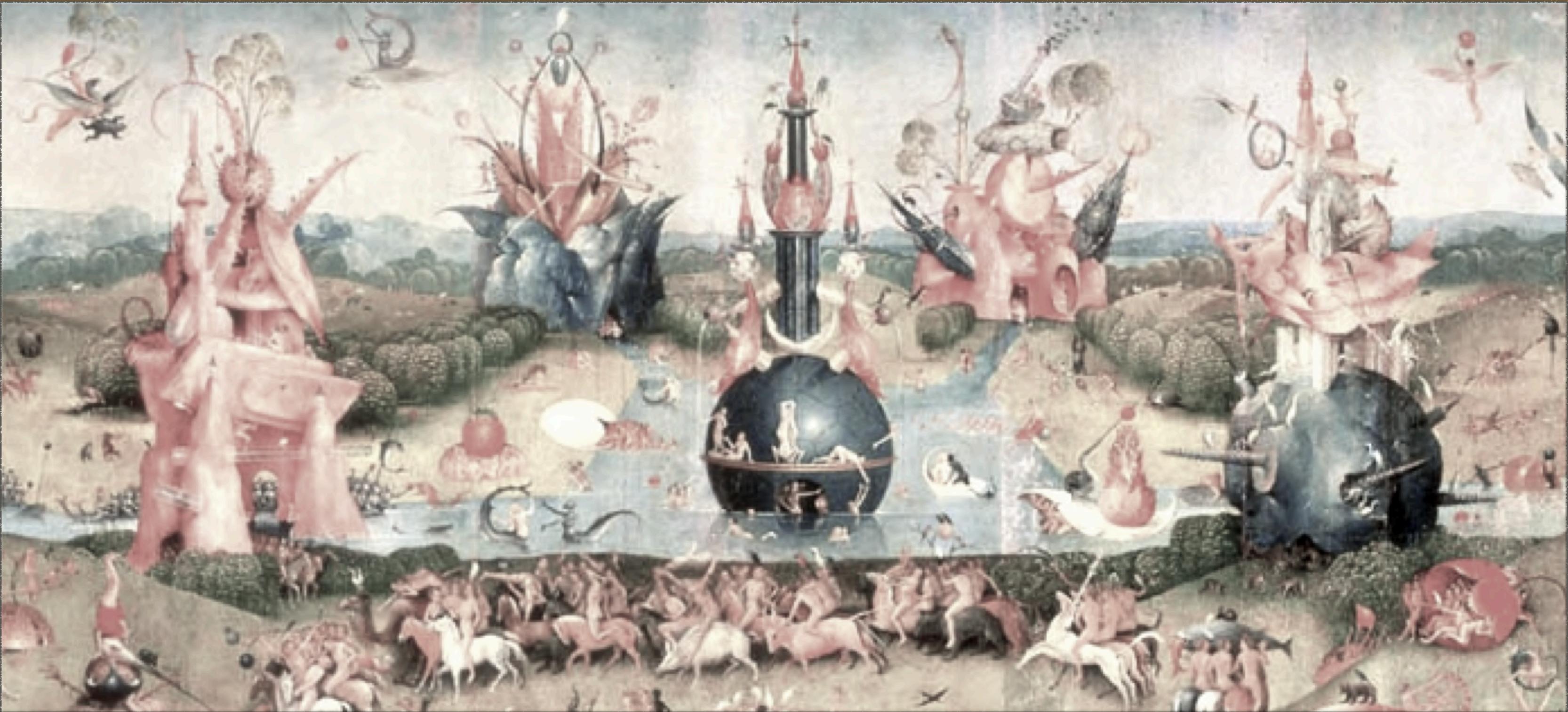


# Water treatment system

## BIO - DIGESTER

Landscaping composed of healthy flowers and plants typical of the region, contributing to the creation of a harmonious environment; Decomposition of gases, such as methane and carbon, binding it in the structure of the plants; Operation without machinery that needs maintenance or energy expenditure.





# ETHICAL HEDONISTIC SCHOOL OF ARTS

*Education is the passport to the future, for tomorrow belongs to those who prepare for it today. Malcolm X*

# University of Pleasure

Religions and conservative education limited us to explore the potential of personal pleasure, what we believe lasts in long term genuine happiness.

We propose **superior education** programs on this field to generate more **Masters** with the mission to elevate the **love vibration** in the world.

We believe it is not only **healthy** for us as individuals, but it also increases the **creativity** and productivity in our society.



*The future belong to those who believe  
in the beauty of their dreams*



Art by: kayla silber



*Let's dream together*

*Applications open at*

*Hedonia.world*



Hedonia