



Hedonia



The Garden of earthly delights



Our Community

The Avant - Garde



*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*



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

A romantic painting of a couple in a garden. The woman, on the left, has long dark hair and is wearing a dark dress with a white collar. She is holding a large bouquet of white and pink flowers. The man, on the right, has dark hair and is wearing a dark suit. He is looking at the woman with a smile. They are standing in a garden with large green leaves and flowers in the background. The overall tone is soft and romantic.

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.

MUSEUM OF UP - CYCLING

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.





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

The whole world changes

Michael Franti.

Facilities

Art Studios

Kids Area

Shalas

Music Studio

Pool & Spa

Gym

Multipurpose Dome

Coworking Space

Ceremonial spaces

Gated Community

Artists Residency

Fashion Atelier

Permaculture food forest

Vintage cars Garage

Carpentry

Etc...



The Hacienda



The heart of our Retreat Centre

A 1.100 sqm indoor place for gatherings, education, exhibitions, dancing and romantic encounters for our hedonistic tribe.

Multipurpose
Spaces

Artists Residencies



Shalas

The Hedo Dome



A Sound isolated construction, designed for acoustic optimization.

Place for Love & Plant Medicines Ceremonies, Yoga, Sound Baths, Meditations, Dance, etc..

Mandelbrot inspiration

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

In a shape of a 2ha clitoris, our permaculture food forest may become a world Guinness record for pussy art.



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.



Cinema Studio

We have 2 cinema directors already on board and more to come.

We are planning to produce educative and high impact cinema & multimedia content and it is exactly what we are working for.

Music Studio

A place completely equipped to produce and record high quality music

It will be available for rent, also for specific workshops and for Hedoné Label use

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



Hedoné Label



Hedoné select original music productions that touch the heart and evoke light.

Our music label will print on vinyl, a plastic compound that can be made from recycled plastics.

Saving the ocean one song at a time.

Textil Atelier

Due to our increasing number of events around the world and the growing demand of our particular fashion style, Hedoné will finally have a place to manufacture this products in bigger scale, this activity will empower local woman of the region.

A production focused on:

Lingerie, Kimonos, Headpieces & Wedding dresses







Gallery / Boutique

A window onto the Hedonian creations. Under the sub-brand "Made in Hedonia", different artists and designers will be invited to co-create collections with us.

Headpieces, fashion, art and furniture fair trade made to **empower local women of the area.**





Vintage cars Garage

We will set up a vintage rent a car.

Only art cars and vintage cars, golf cars and tuc tuc are allowed inside Hedonia.

We can repair, refurbish and artyfy old Volkswagens and sell them or rent them to our visitors.

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.

Natural pool created from local limestone and Cenote water.



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





Hedonia

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

J.R.R. Tolkien

WHY IZAMAL?

Stunning Nature

Energetic VORTEX

Safe place

Warm weather all year long

Strategic location

Easy Connection with Cancun & Merida Airports

Inspiring Magical Village

FOR MORE REASONS

[CLICK HERE](#)

WHERE ARE WE



Izamal Centro | 5 km (3.1 mi) | 5 min

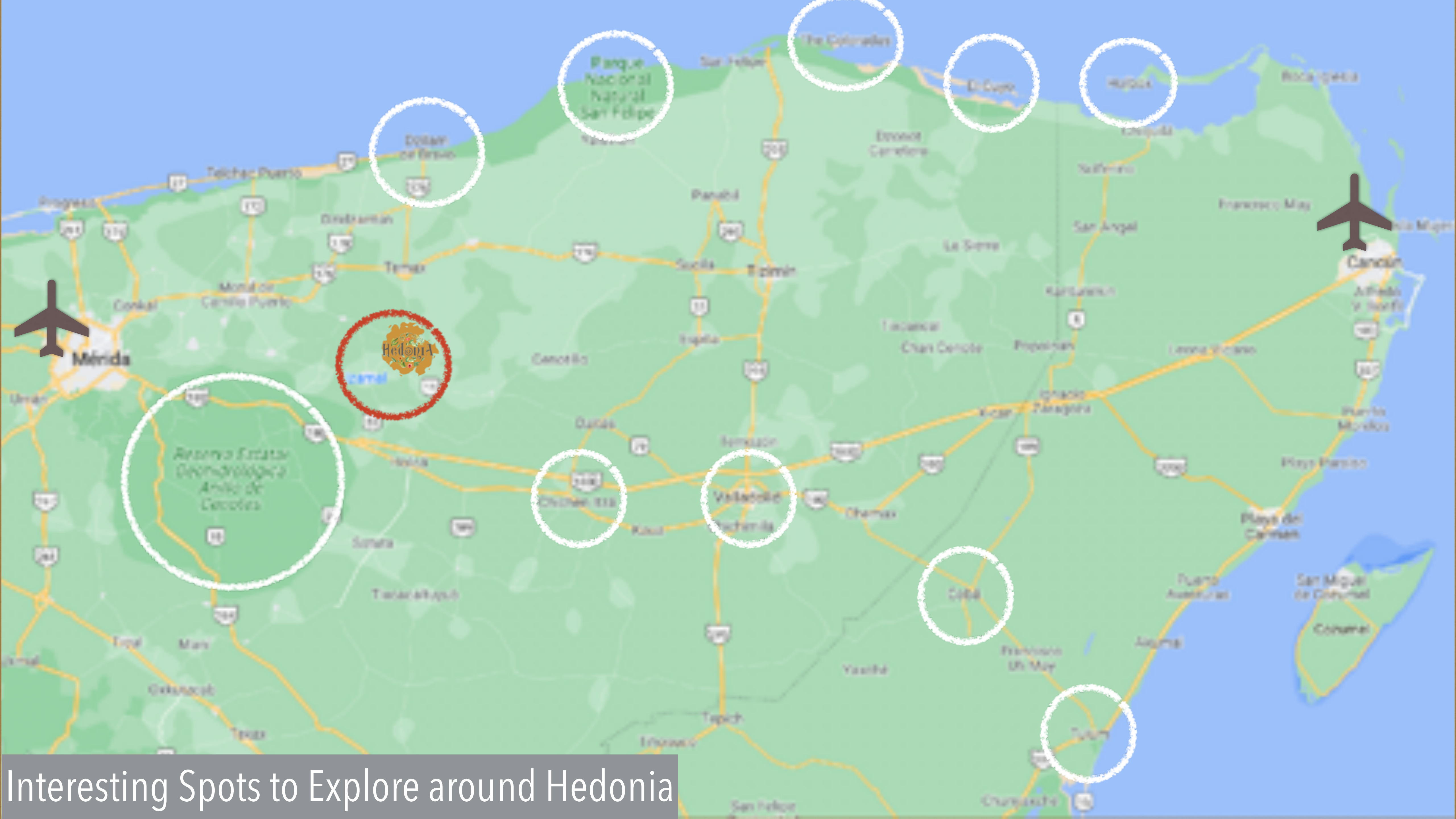
Dzilam de Bravo (playa) | 50 km (31 mi) | 50 min

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



Interesting Spots to Explore around Hedonia

Your HOME in Hedonia

Your permanent hedonistic get-away

145 lots of 665 sqm each with a 25% of max impact
available now for selected applicants



32 Hectares Property



Inspirations



...We welcome the wish to bring in individual designs.

Designs should, however, consider **harmony** with the project and natural environment.

Organic architecture and sustainable **bio-construction** are the base of this wonderland, please be creative and let your inner child play with us in a sustainable way.

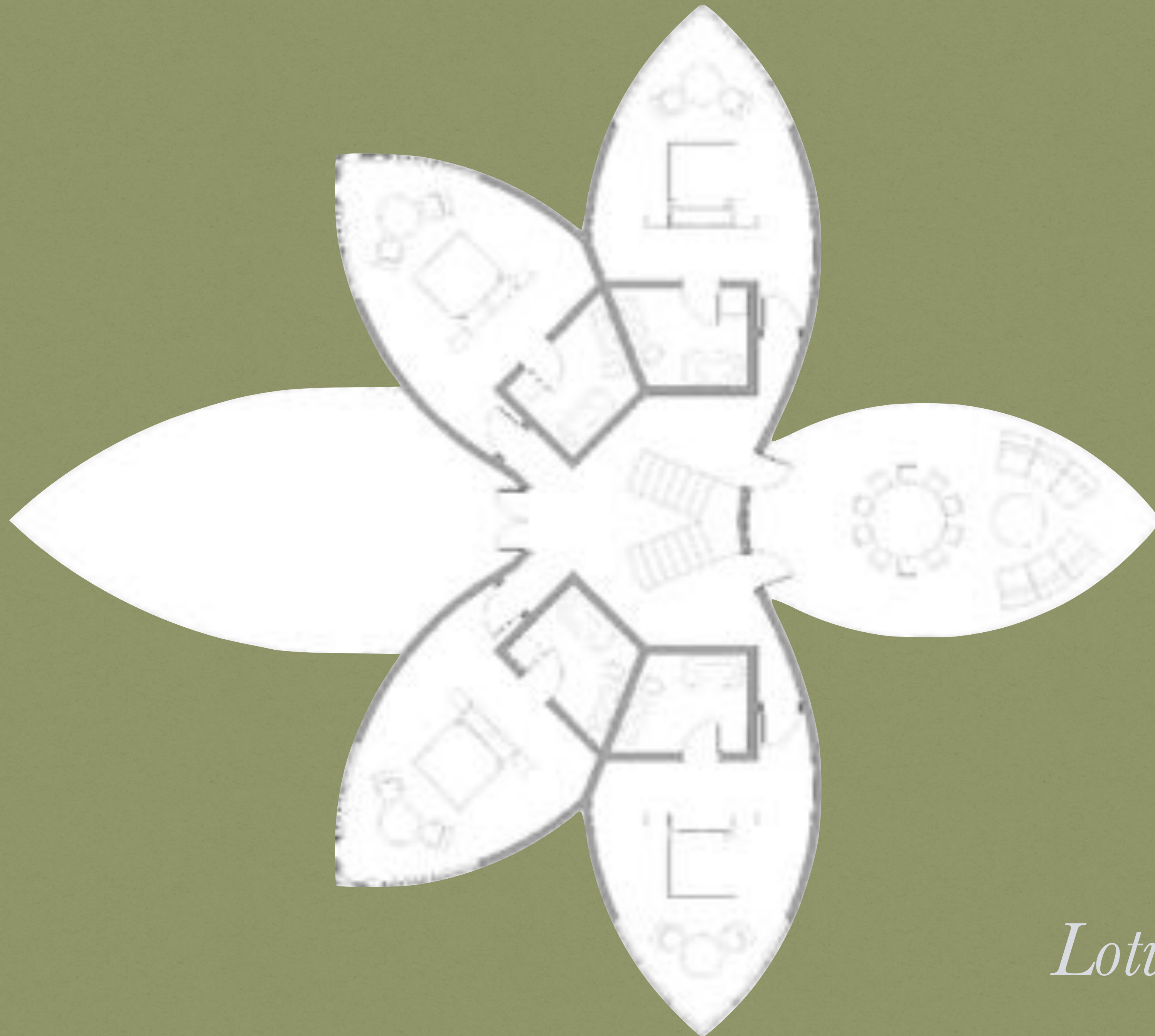
For inspiration please look at:

Antoni Gaudi, Javier Senosiain and Memo Siliceo

Some suggested home designs...



Gemini

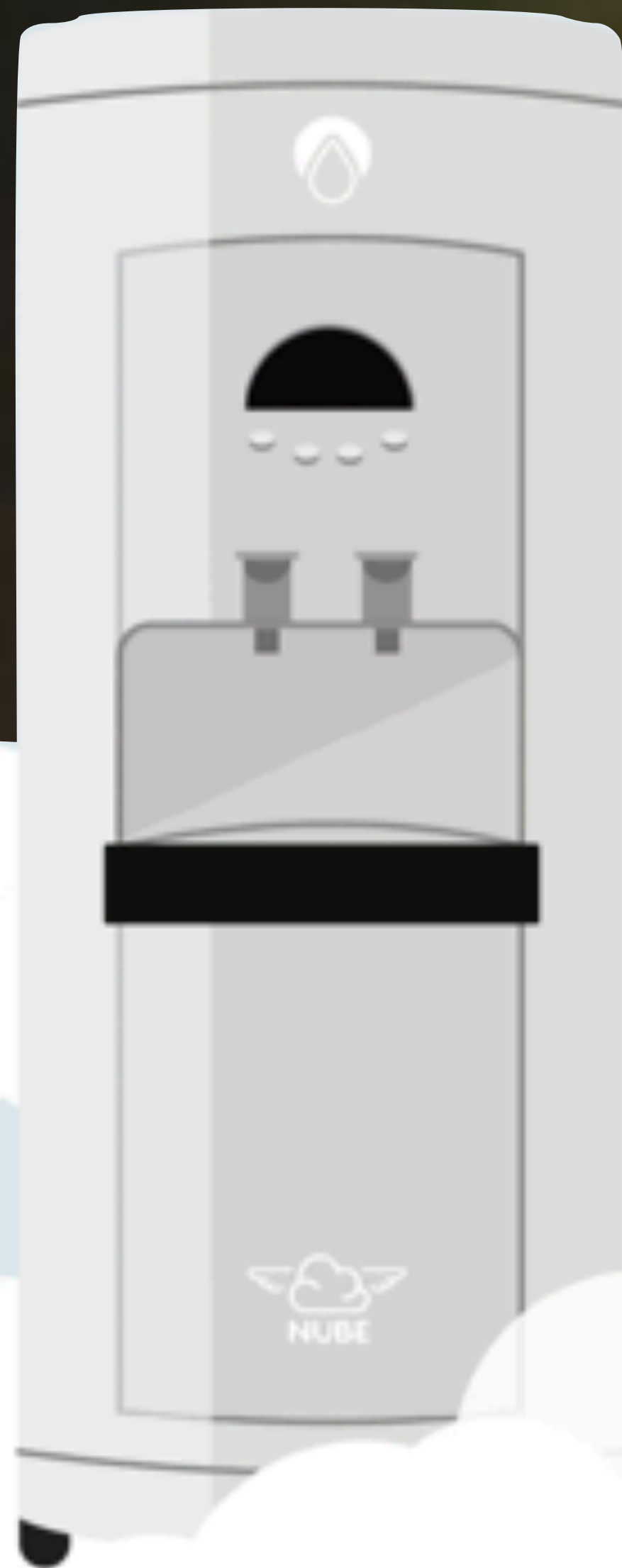


Lotus



Fibonacci

Drinking water system



NUBE

Is a water generator that transforms the air from the environment into 100% pure, alkaline, ionized and mineralized water, free of chlorine, fluoride and other contaminants without a water source, just air and electric power.

NUBE has 3 main features :

- Produces 100% pure water
- Dehumidifies the surrounding environment
- Filter tap water with the best water system

With **NUBE**

- You obtain **high quality water** based on the Official Standards
- Avoids overexploitation of water aquifers
- Avoids diseases caused by contaminated water
- Avoids the use of PET based bottles
- Avoids water waste
- Insures water supply in case of natural disasters

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.





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 title your plot as private property under your name.
- 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.



145 units x 665 SQM PLOTS

Price range

55k to 100k USD

Personal Membership

600 usd / year

PRICE RANGE

	Quantity	Price
Kick start	5	20000 USD
TIER 1	10 (or end of February 2022)	25000 USD
TIER 2	10 (or end of March 2022)	30000 USD
TIER 3	10 (or end of April 2022)	40000 USD
TIER 4	10 (or end of May 2022)	45000 USD
TIER 5	10 (or end of June 2022)	50000 USD
TIER 6	20	55000 USD
TIER 7	20	55000 USD
TIER 8	20	60000 USD
TIER 9	20	70000 USD
TIER 10	50	80000 USD



Create your space adapted to
your budget

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

Building your HOME in Hedonia

- You can choose from having your own treehouse, dome, hobbit house or eco villa.
- Price will depends on your choices of material, design and size.
- For each 665sqm parcel you can build max 150sqm floor and up to 2 floors high. Maximum 300sqm built.
- We are working with 5 Different Developers, all of them with big expertise in Bio Construction.
- Average construction price for a high end result is 1200\$ USD /m
- You can choose one of them or find your own, your design should get approved to make sure the whole community remain monumental.

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 120k building cost and 55k plot price, 2 rooms villa,
sublet during 65 nights a year for average price per night 300usd
30% incomes goes to retreat centre 70% goes to member

YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14
INVEST MENT	175k	0												
INCOM E		65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650	65 days 13.650
TOTAL	-175000	-161350	-147700	-134050	-120400	-106750	-93100	-79450	-65800	-52120	-38470	-24820	-11170	2.480

High Season in Mexico is from October to April

Approx 180 nights of potential availability per year, we estimate only a 36% occupancy during high season in this example



Hedonia

NFT INVESTMENT

CASTING COLLECTION : Get a personal interview to access the community
Start at \$200usd x 3000 units.

WHITELIST COLLECTION : Golden Ticket to Blumenfest, 3 days festival once a year.
Start at \$1000usd x 1000 units.

WHITELIST CONFORT : G. Ticket to Blumenfest, 3 days festival + 2 pax accommodation in site
Start at \$5000usd x 100 units.

HEDOLAND COLLECTION: Private property of a 665sqm plot in Hedonia.
Start at \$55.000USD x 145 units.

Blumenfest festival will be happening in Hedonia once a year to celebrate the earth day

Hedonia.world