

Candela



TULUM

Candela is a collection of 12 exquisitely designed private villas surrounded by the leafy jungle, minutes from the pristine Caribbean beaches of Tulum, Mexico. Envisioned to honor the natural environment, Candela villas are situated around a botanical, garden-style arboretum, immersing residents in a pristine jungle setting. Unlike any other residential offering in the region, Candela presents absolute privacy, intentional luxury and a community built upon holistic wellness, resulting in an effortless living experience meant for enjoying the celebrated lifestyle of Tulum.

TULUM, MEXICO



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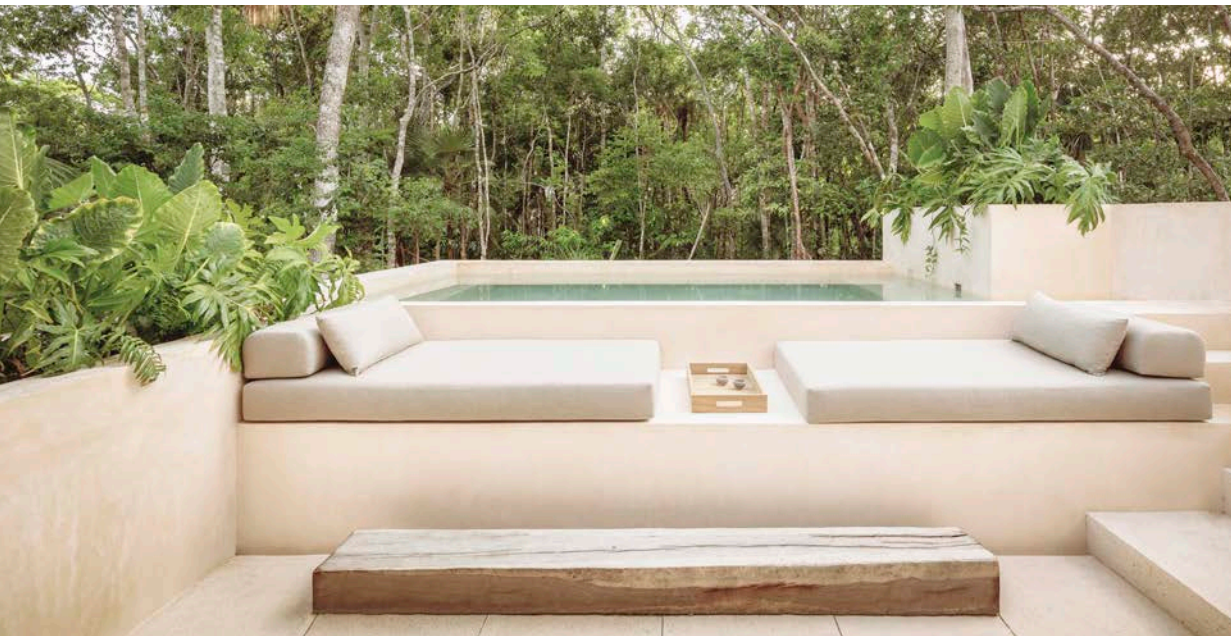


PRIVATE VILLAS

Candela offers 12 private, luxury villas with full and fractional ownership opportunities that cater to the individual needs of each resident, whether looking to share ownership through rotating usage rights or enjoy unrestricted, complete ownership. Surrounded by native trees and minutes from the beach, four and five-bedroom villas are connected by a footpath and situated in a circular formation around a central, botanical garden-style setting.



Thoughtfully Designed Villas



CREATED FOR LIFE IN TULUM

Offering a warm and inviting arrival experience, each villa features open-plan interiors with ample space for gathering and entertaining. Fostering an indoor-outdoor connection, interiors transition seamlessly to the outdoors, with expansive glass doors opening to private terraces on each floor.

Private pools, sundecks and rooftop terraces offer 360° views while providing the ultimate setting for enjoying the quintessential, outdoor-focused lifestyle long celebrated in Tulum.

Open chef's kitchens lead to abundantly lit living and dining spaces, where glass window walls draw the outdoors in, while master suites and guest bedrooms offer privacy and capture vibrant views of the surrounding leafy jungle.

Airy, Open-Plan Great Rooms

Chef-Caliber Kitchens

Italian Kitchen Appliances

Marble Countertops

Local Hand-Crafted Wood Carpentry

Italian Fixtures

Private Outdoor Pool & Sundeck

Rooftop Terrace & Jacuzzi

Towering Window Walls

Three Parking Spaces Per Villa



Tailored Ownership Opportunities



Four-Bedroom Villa Offering

Interior Living 3,553 Sq Ft (330m2)
Exterior Living 2,034 Sq Ft (189m2)
Total Living Area 5,587 Sq Ft (519m2)



GROUND LEVEL



1ST FLOOR



2ND FLOOR



ROOFTOP

Five-Bedroom Villa Offering

Interior Living 3,553 Sq Ft (330m²)
Exterior Living 2,034 Sq Ft (189m²)
Total Living Area 5,587 Sq Ft (519m²)



GROUND LEVEL



1ST FLOOR



2ND FLOOR



ROOFTOP





ARCHITECTURE & INTERIORS

Candela is the result of the extraordinary, environmentally conscious vision of Architects Salvador Macias and Magui Peredo of Estudio Macias Peredo. An homage to Tulum's ancient Mayan culture in both look and feel, villas present a compelling juxtaposition that merges past with present day. It's this rare duality—pyramidal-shaped structures resembling ancient archeological ruins blending in harmony with fresh, contemporary interiors—that creates an authentic, modern living experience that honors the history of Tulum.

A Worthy Centerpiece

LIVING AS ONE WITH NATURE

Celebrated as an integral architectural feature, the surrounding nature filters light through its lush foliage to alter the environment within Candela as the sun moves across the sky each day. This connection—both indoors and outdoors—creates a meaningful environment where villas rise amidst the trees as if mirroring historic vestiges that have been immersed in spectacular natural settings for generations.





ELEGANTLY REFINED INTERIORS

A canvas for individual expression, villa interiors at Candela showcase the contemporary, sophisticated vision by the esteemed designers at Habitación 116. Airy, open spaces showcase meticulous attention to detail, with hand-sculpted features and modern finishes, while locally sourced, organically inspired materials, such as wood and natural stone, are found throughout each space in the expansive villas.

TURNKEY DESIGN OFFERINGS

Villas at Candela may be sold furnished or unfurnished, providing owners the opportunity to bring their own vision to life or to select from one of three esteemed furniture packages from Habitación 116 for a turnkey, curated experience.





AMENITIES & SERVICES

While the most compelling aspect of life at Candela is the pristine natural surroundings, it is the lifestyle in totality that truly makes the community unlike any other offering in Tulum. Rooted in a mission to improve quality of life for residents, even when not present in Tulum, Candela has designed amenities and services to support holistic health, focusing on an integrative approach that nourishes each aspect of one's well-being—physical, emotional, intellectual, environmental, spiritual and social. From thoughtfully designed central spaces to each carefully curated experience, Candela inspires and elevates daily life, both in Tulum as well as around the world.

Fostering a Sense of Community



THE ARBORETUM

Reminiscent of an ancient Mayan settlement, villas surround a central, modern arboretum, a botanical garden-like setting beneath the shade of the jungle trees at the heart of Candela. Designed for intimate gatherings and grand festivities, The Arboretum provides a source of restoration, connection and engagement. Here, slow mornings lead to long, casual afternoons that heat up as the sun sets and the jungle comes alive. Secluded walking paths, communal fire pits, observation zones and casual lounge areas are anchored by El Santuario, a temple-like structure that hosts yoga classes and gatherings, making the destination an integral part of everyday life at Candela.

LA COCINA

La Cocina, a gastrinomical destination, welcomes guests throughout the day, commencing with morning coffee and hand-crafted, artisanal teas made from locally sourced, natural ingredients. Throughout the day, La Cocina provides a central point for organic, spontaneous gatherings. In the evenings, Sobremesa, a special self-activated ritual exclusive to Candela, brings guests together to relax under the starry night's sky.

RESIDENTIAL SERVICES & EXPERIENCES

Candela has developed proprietary services and experiences that are rooted in its mission to improve the wellbeing of those within the community and at Candela. Guests have the opportunity to enjoy personalized, in-villa dining experiences, exclusive spa services with oil blends from nearby gardens, and customizable concierge services to ensure every aspect of your time in Tulum is taken care of.

EXCEPTIONAL PROPERTY & RENTAL MANAGEMENT

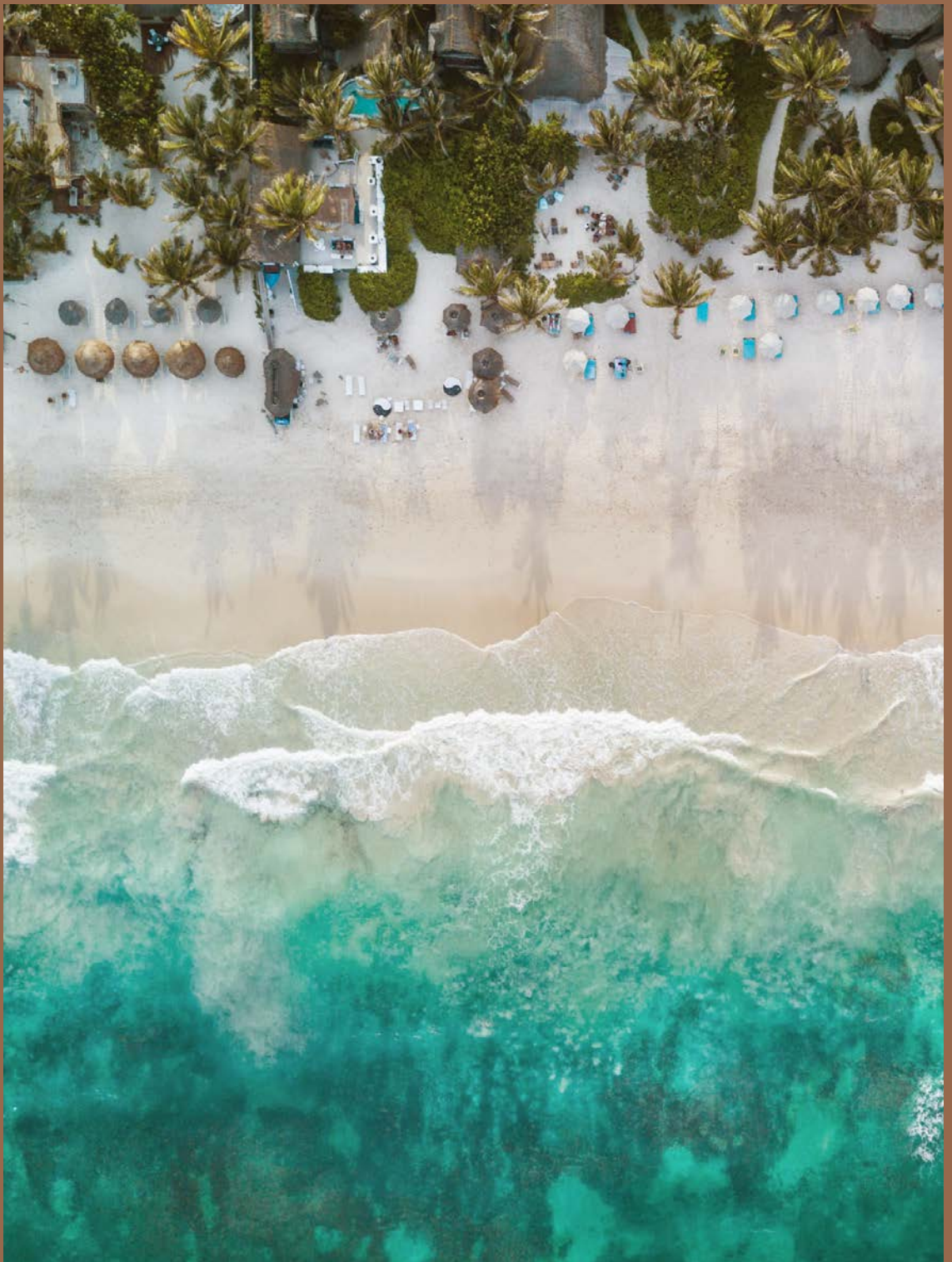
Residential services at Candela are designed to offer an effortless, turnkey living experience so residents may focus on the beauty of life in Tulum while maximizing their return on investment when out of town. Candela has engaged Maya Luxe, the leading luxury villa rental company in Riviera Maya, to provide property and villa rental management services. The Maya Luxe team holds key partnerships in the luxury segment and has crafted exceptional vacations for more than a decade. Owners will enjoy 24/7 on-site security and access to home maintenance, housekeeping and laundry services on an à la carte basis.

EXCLUSIVE PARTNERSHIP WITH NEST TULUM

Candela has partnered with NEST, one of the best boutique hotels in Tulum, famous for unsurpassed hospitality and an intimate oceanfront setting. Owners are granted exclusive rates on food and beverage items with no minimums at the remarkable beach club and award-winning restaurant, which was recognized by Travel + Leisure as one of the five best in Riviera Maya. A magical setting steps from the Caribbean shores, NEST Tulum showcases a blend of modern and traditional Mexican cuisine and unique spirits, all locally sourced with sustainable ingredients.

THIRDDHOME PARTNERSHIP

Established to unlock access to properties around the world, Candela has partnered with THIRDDHOME—a global, luxury home exchange club—to provide owners the opportunity to swap time in their Candela villa for luxury homes world-wide. From a castle in Italy to a château in France, owning at Candela brings a world of travel possibilities to the table, as well as a sense of freedom, exploration and adventure that has no limits.





LOCATION

Situated along the pristine Caribbean coast in Mexico's Yucatán Peninsula, Tulum is a picturesque haven for travelers, offering white-sand, palm-fringed beaches that meet lush, pristine jungle habitats. Daily flights from around the world to the nearby Cancun International Airport attract an international audience that seeks the enviable, tropical climate of Tulum, with an average annual temperature of 79°F (26°C) and average annual sea temperature of 82°F (28°C). Nestled within the leafy jungle, Candela provides unmatched privacy and exclusivity while located just minutes from the turquoise waters of the famed Caribbean coastline.

Exploration Abounds in Tulum

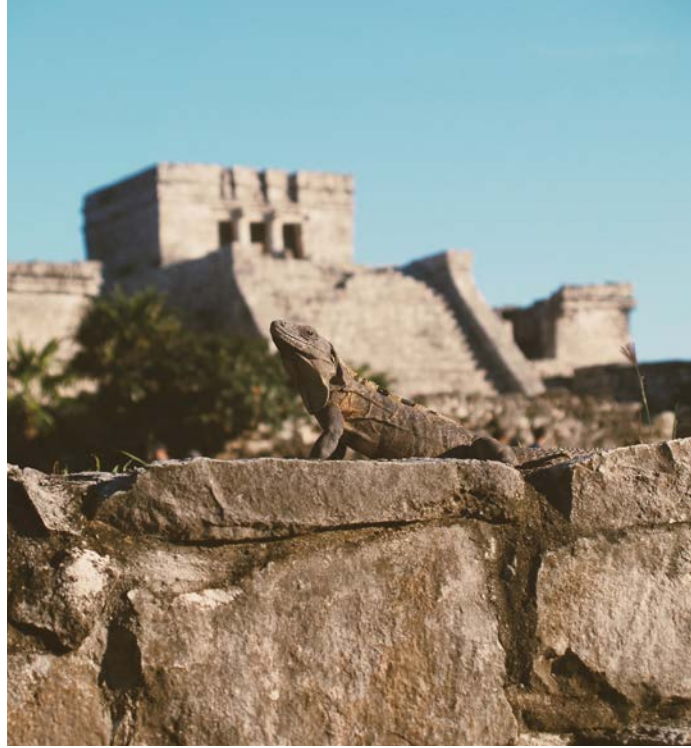


SEA TO SHORE ADVENTURES

Candela is situated just north of the Sian Ka'an biosphere, a UNESCO World Heritage Site, which boasts one million acres of pure, untouched nature that stretches as far as the eye can see. The enchanting natural beauty continues just east of Candela with ancient ruins that overlook the sea and captivating lagoons and cenotes that reveal underground crystal-clear waters, long considered sacred by the Mayan people. Yet, the most popular nature-driven adventures include the warm Caribbean waters of Tulum, ideal for snorkeling or diving the world's second-largest barrier reef.

UNRIVALED EXPERIENCES AWAIT

Sun-soaked days meet lively nights in Tulum, blending wellness and respite with celebration and engagement. Through world-class, chef-driven activations, live music and festive, wellness-focused rituals, Tulum embraces a distinctive spirit all its own. Candela places owners just minutes from the newly constructed and soon-to-be-opened beach road, Av. Kukulcán, which connects Downtown Tulum to the beach and provides direct access as well as the opportunity to retreat as one pleases.







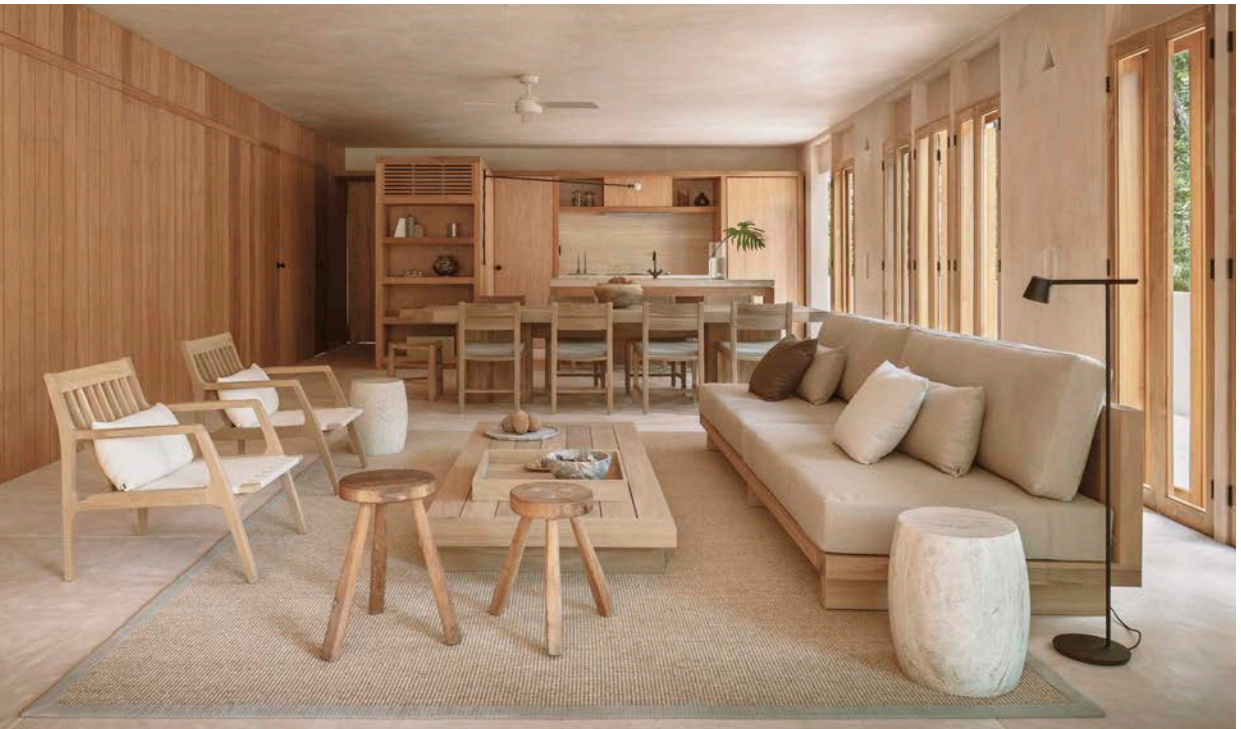
SUSTAINABILITY

Candela sits within a new area earmarked by the Mexican government for high-end, low-density development, ensuring privacy and views will be preserved for generations to come. Encompassing 2.5 acres of land with more than 70% being preserved, Candela sets a new standard for forward-thinking, environmentally sensitive, resource-efficient residential design in Tulum. From the initial concept of the master-plan to developing permaculture guidelines, Candela has gone to great lengths to protect its precious surroundings.

Constructing a Sustainable Community

IMPLEMENTING ENVIRONMENTAL INITIATIVES

Candela was inspired by ancient Mayan culture, with villas rising up vertically through its natural surroundings in a pyramidal formation in order to minimize the jungle footprint. With low-density at the core of the community's plan, each of the 12 private villas will come to life under strict building and construction practices, including utilizing eco-friendly building materials, setting limits for the acceptable distance of freighted materials, and designing efficient uses of walls and windows to naturally lower indoor temperatures and minimize energy consumption. Environmental initiatives have also been implemented, from installing water treatment facilities to creating strict waste management protocols.





UTILIZING PERMACULTURE PRACTICES

Candela will oversee permaculture practices, including organic gardens and composting exercises, to influence a more regenerative, self-sufficient community system. Owners and guests will enjoy the benefits of these integrated, inclusive actions through access to locally grown, organic foods and beverages, all hand-crafted with natural ingredients and herbs from the surrounding lands.

ESTABLISHING MEANINGFUL PARTNERSHIPS

Candela supports local communities through developing economic and social partnerships. No detail is without purpose at Candela, ranging from sourcing locally made, biodegradable products crafted by local families to offering opportunities for guests to experience Tulum in a more authentic, culturally supportive way that is not often accomplished when establishing tourism programs.





TEAM

Candela is the result of visionary teams coming together to collaborate and create. It's a case study in developing a truly meaningful community, with each detail representing a thoughtful, purposeful decision. While each team is an industry-leader in their own respective fields, Candela showcases what can be achieved through following one singular vision.

Inspired by a Visionary Team

DEVELOPER Coba Capital & West Gardens

Coba Capital and West Gardens, two Mexico-based real estate and investment firms, have partnered for Candela Tulum. Together, the firms deliver quality residential solutions through more than 15 years of combined experience developing communities in Mexico City, Puebla, Tlaxcala and Quintana Roo. Utilizing a rigorous investment and risk-management framework, Coba Capital and West Gardens source, acquire, entitle, develop and commercialize projects with the goal of setting a new standard for forward-thinking, sustainable construction. A distinctive union of experience and vision, the joint venture is characterized by a commitment to compelling design, ensuring each project honors its locality while also presenting a global influence—an approach that transcends the typical development model to drive increased demand and long-standing value. Communities developed by West Gardens include:

- Vertiz Narvarte (Ciudad de México)
- El Carmen (Puebla)
- San Manuel (Puebla)
- Parque Industrial Maravillas (Tlaxcala)
- El Cristo (Puebla)
- San José Mayorazgo (Puebla)
- Lomas del Valle (Puebla)
- Estrellas del Sur (Puebla)
- Campestre del Valle (Puebla)
- Centro Comercial Los Dorados (Puebla)
- Plaza Europa (Puebla)
- Parque funerario Valle de los Ángeles (Puebla)
- Santa Monica (Puebla)
- Parque Industrial Teolochocho (Tlaxcala)
- Zona Comercial Casiopea (Puebla)
- Candela Tulum (Quintana Roo)
- Candela Valladolid (Yucatan)

ARCHITECT Estudio Macias Peredo

Salvador Macias and Magui Peredo are leaders in sustainable architecture, a practice they consider fundamental to the future of Mexico's rural and urban communities. They have designed some of the country's most celebrated projects, garnering multiple national and international awards along the way. Their work is reconciled with local traditions and blends the use of local materials in a creative, contemporary approach.

INTERIOR DESIGN

Habitación 116

Habitación 116 is an architecture and interior design studio as well as a decor shop that offers a completely custom experience for each client. At Candela, the firm has redefined elegance through simplicity. With a focus on hand-made and natural materials, they crafted luxurious yet relaxed spaces and carefully curated furnishing selections for homeowners.

GENERAL CONTRACTOR

Tulum Homes

A highly skilled and experienced contractor with over 12 years of successful projects along the Mayan Riviera, Tulum Homes is proficient in managing diverse construction ventures from inception to completion to ensure quality craftsmanship, timely delivery and client satisfaction. Tulum Homes has a diverse portfolio that includes large-scale developments, residential properties and commercial establishments, including:

- Waye Tulum (Ongoing)
- Bosque Tulum (Ongoing)
- Awa Playacar
- Manyara Puerto Vallarta
- Aria Playacar
- Serena Puerto Vallarta
- Isla Cuale Puerto Vallarta
- Aguacate Puerto Vallarta
- Palomar (Residential)

PROPERTY & VILLA RENTAL MANAGEMENT

Maya Luxe

Maya Luxe is Riviera Maya's leading luxury villa rental company, serving owners for more than ten years. Maya Luxe crafts exceptional vacations for its guests, which translates to filled rental calendars and a maximum return on investment for villa owners. In addition to its extensive marketing initiatives and key partnerships in the luxury segment, Maya Luxe provides a turnkey solution for villa owners through property management, concierge service, legal services and overall transparency in property administration.