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Beachfront commercial lot with 25 m of beachfront and dual access, for sale

<i>ID: BLTU208-1</i>	<i>Location: Tulum</i>
<i>Zone: Zona Hotelera</i>	<i>Type: Land</i>
<i>Land: 3,501 m2 / 37,684.76 ft</i>	<i>Land ha: 0.35 ha / 0.87 ac</i>



25 metros



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An aerial photograph of a tropical coastline. A rectangular plot of land is highlighted with a dashed white border. The plot is situated between a dense forest of palm trees and a sandy beach. The ocean is visible in the foreground, with waves breaking onto the shore. The plot is labeled with its area, and the width of the plot is indicated by a yellow line and labeled with its width.

**3501.3
m2**

25 metros



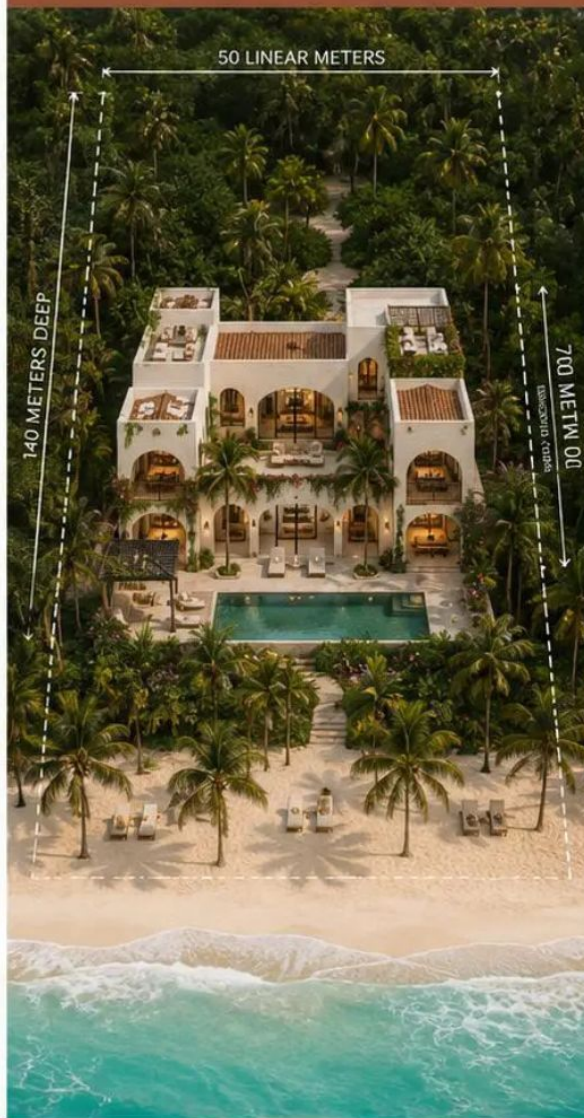
TULUM BEACHFRONT – 50M X 140M LOT

6 BEDROOMS | 6 FULL BATHS | 2 HALF BATHS | POOL | OUTDOOR LIVING

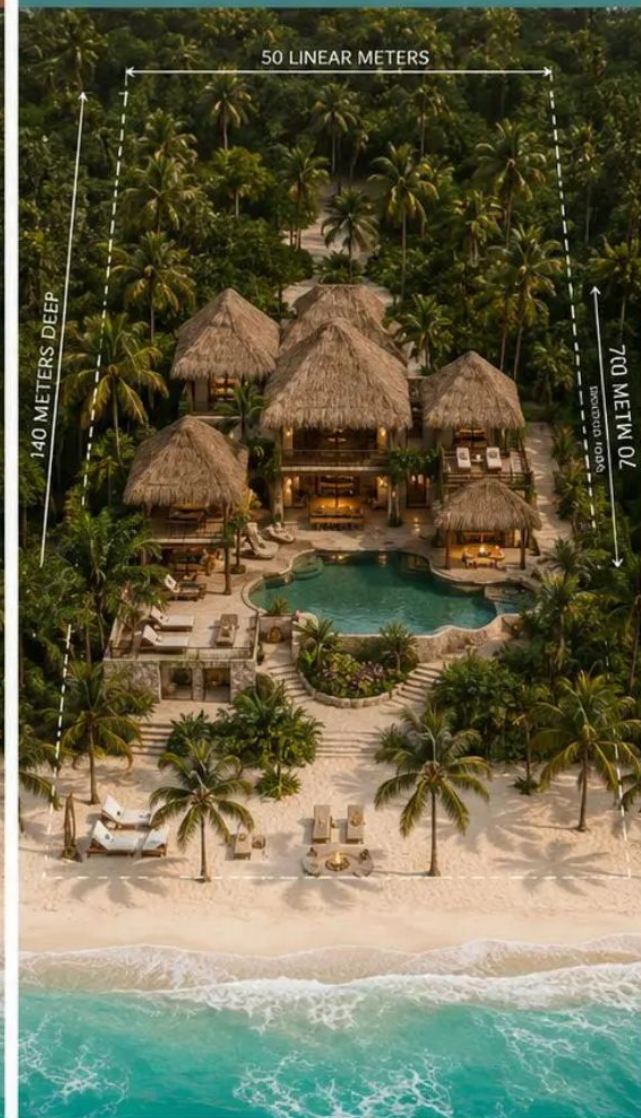
1. CONTEMPORARY



2. MODERN SPANISH



3. MEXICAN BEACH STYLE



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THE PROPERTY IS 140 METERS DEEP.

THE RESIDENCE IS CONCEPTUALLY PLACED IN THE FRONT 70 METERS,
LEAVING THE BACK 70 METERS FOR PRIVACY, GARDENS, OR FUTURE DEVELOPMENT.

6 / 29





SPANISH MODERN BEACH RESIDENCE TULUM, MEXICO

6 BEDROOMS

6 BATHS

2 POWDER BATHS

2 LEVELS

15' (5m) CEILINGS – GROUND FLOOR

14'9" (4.5m) CEILINGS – UPPER FLOOR

MAIN KITCHEN, LIVING & DINING – OPEN PLAN

SERVICE KITCHEN

OFFICE

LOT SIZE: 50m (BEACH FRONT) x 140m (DEPTH)

HOUSE FOOTPRINT: 30m x 30m (900 m²)

FRONT 50% OF LOT (70m DEPTH) – MAIN HOUSE, POOL

BACK 50% OF LOT (70m DEPTH) –

GUEST QUARTERS, PARKING, STORAGE, LANDSCAPING

TOTAL INTERIOR AREA (APPROX): 630–680 m²

(6,780 – 7,320 sq ft)

EXTERIOR COVERED AREA (APPROX):

250–300 m² (2,690 – 3,230 sq ft)



BACK 50% OF LOT (70m DEPTH)

FRONT 50% OF LOT (70m DEPTH)

1 GUEST QUARTERS (2 BEDROOMS, 2 BATHS)

2 CARPORT / PARKING

3 STORAGE / BODEGA (100 m²)

4 MAIN HOUSE (30m x 30m FOOTPRINT)

5 ENTRY DRIVEWAY FROM WEST

DESIGN HIGHLIGHTS

- Large central dome integrated into the architecture
- Only three main arches on ocean side
- 15' ceiling heights on ground floor, 14'9" on upper floor



GUEST QUARTERS



CARPORT / PARKING



STORAGE / BODEGA (100 m²)

- Two upper level bedrooms with private plunge pools and pergolas
- Organic pool design that blends with the jungle and beach
- Ultimate privacy with main residence in front and ancillary buildings in back

TULUM BEACHFRONT ESTATE

50M X 140M LOT – MEXICAN BEACH STYLE

6 BEDROOMS | 6 FULL BATHS
2 HALF BATHS | POOL | OUTDOOR LIVING

FRONT 50 X 70 METERS
(BUILDABLE AREA)
House, gardens, pool and outdoor living on the front half of the lot.

BACK 50 X 70 METERS
(PRIVATE JUNGLE AREA)
Lush tropical vegetation for privacy.
Includes access road, parking area and utility / staff building.

50 METERS
LOT WIDTH

140 METERS
LOT DEPTH

BACK OF PROPERTY (PRIVATE AREA)



TULUM BEACHFRONT ESTATE
50M X 140M LOT – CONTEMPORARY STYLE

6 BEDROOMS | 6 FULL BATHS
2 HALF BATHS | POOL | OUTDOOR LIVING

FRONT 50 X 70 METERS
(BUILDABLE AREA)
House, gardens, pool and
outdoor living on the
front half of the lot.

BACK 50 X 70 METERS
(PRIVATE JUNGLE AREA)
Lush tropical vegetation
for privacy.
Includes access road,
parking area and
utility / staff building.

50 METERS
LOT WIDTH

140 METERS
LOT DEPTH

BACK OF PROPERTY (PRIVATE AREA)



ACCESS ROAD & PARKING AREA



STAFF / GUEST HOUSE



OUTDOOR KITCHEN & GATHERING AREA



NOTE: RENDERINGS ARE CONCEPTUAL. FINAL DESIGN MAY VARY.



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Aeropuerto
Airport

Tulum Centro
Downtown



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TERRENO
LOT

TULUM BEACHFRONT ESTATE

TWO RESIDENCES – SPANISH MODERN STYLE

TWO LOTS: 25M X 140M EACH

EACH HOME OFFERS:

6 BEDROOMS
6 FULL BATHS
2 HALF BATHS
POOL
OUTDOOR LIVING

FRONT 25 X 70 METERS (BUILDABLE AREA)

House, gardens, pool and outdoor living on the front portion of the lot.

BACK 45 X 70 METERS (PRIVATE JUNGLE AREA)

Lush tropical vegetation for privacy.
Includes access road, parking area and utility / staff building.

140 METERS
LOT DEPTH

25 METERS
LOT WIDTH

25 METERS
LOT WIDTH

ACCESS ROAD &
PARKING AREA

STAFF / GUEST
BUILDING

EMPLOYEE
GATHERING AREA



ACCESS ROAD & PARKING AREA



STAFF / GUEST BUILDING



EMPLOYEE GATHERING AREA



BRIC COPULA COURTYARD



OUTDOOR LIVING & POOL AREA



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DIRECT
BEACH ACCESS



LUSH TROPICAL
GARDENS



BRIC COPULA
COURTYARD



OUTDOOR LIVING
& DINING



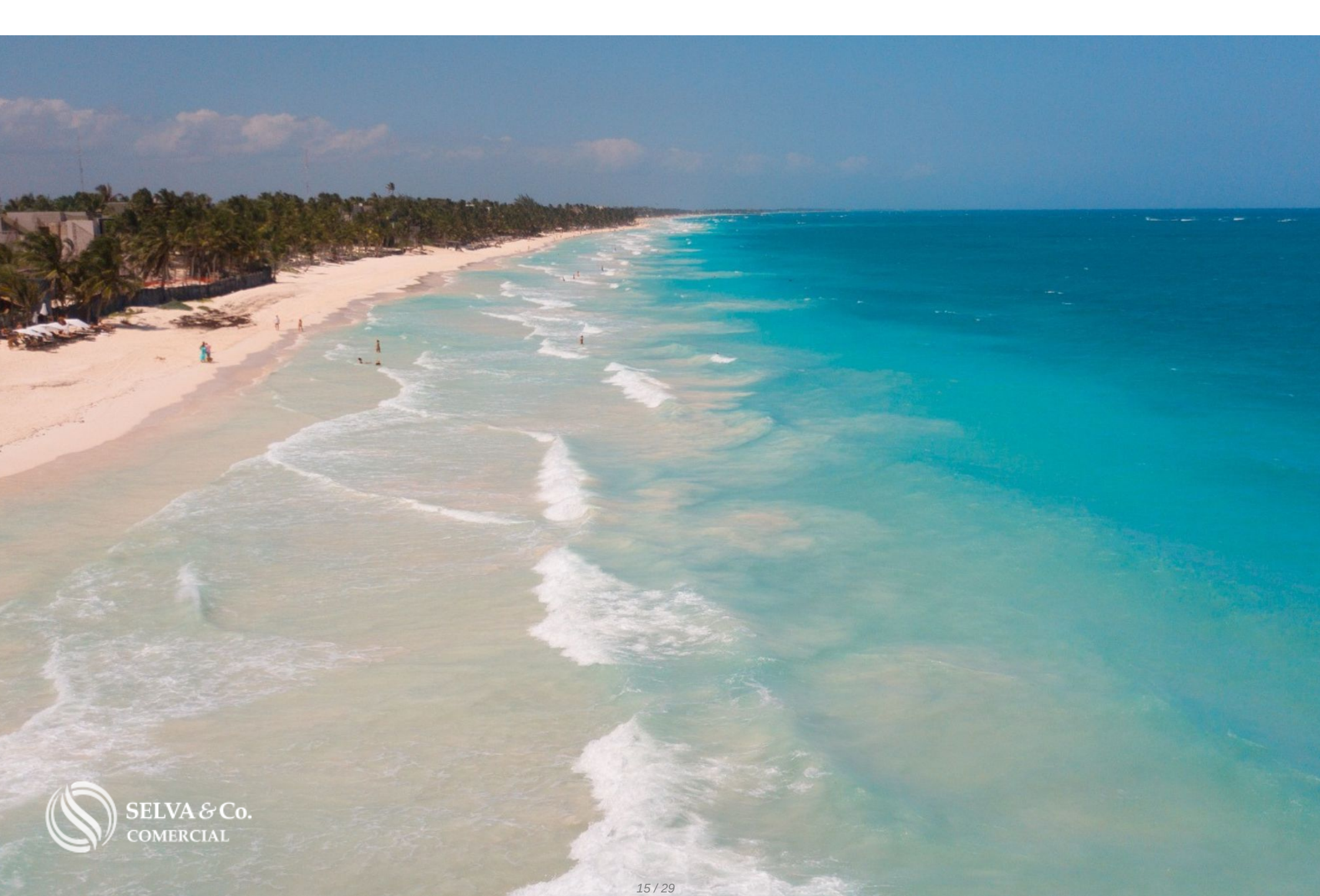
PRIVATE &
SECURE



STAFF FACILITIES
& PARKING

RENDERINGS ARE CONCEPTUAL.
FINAL DESIGN MAY VARY.

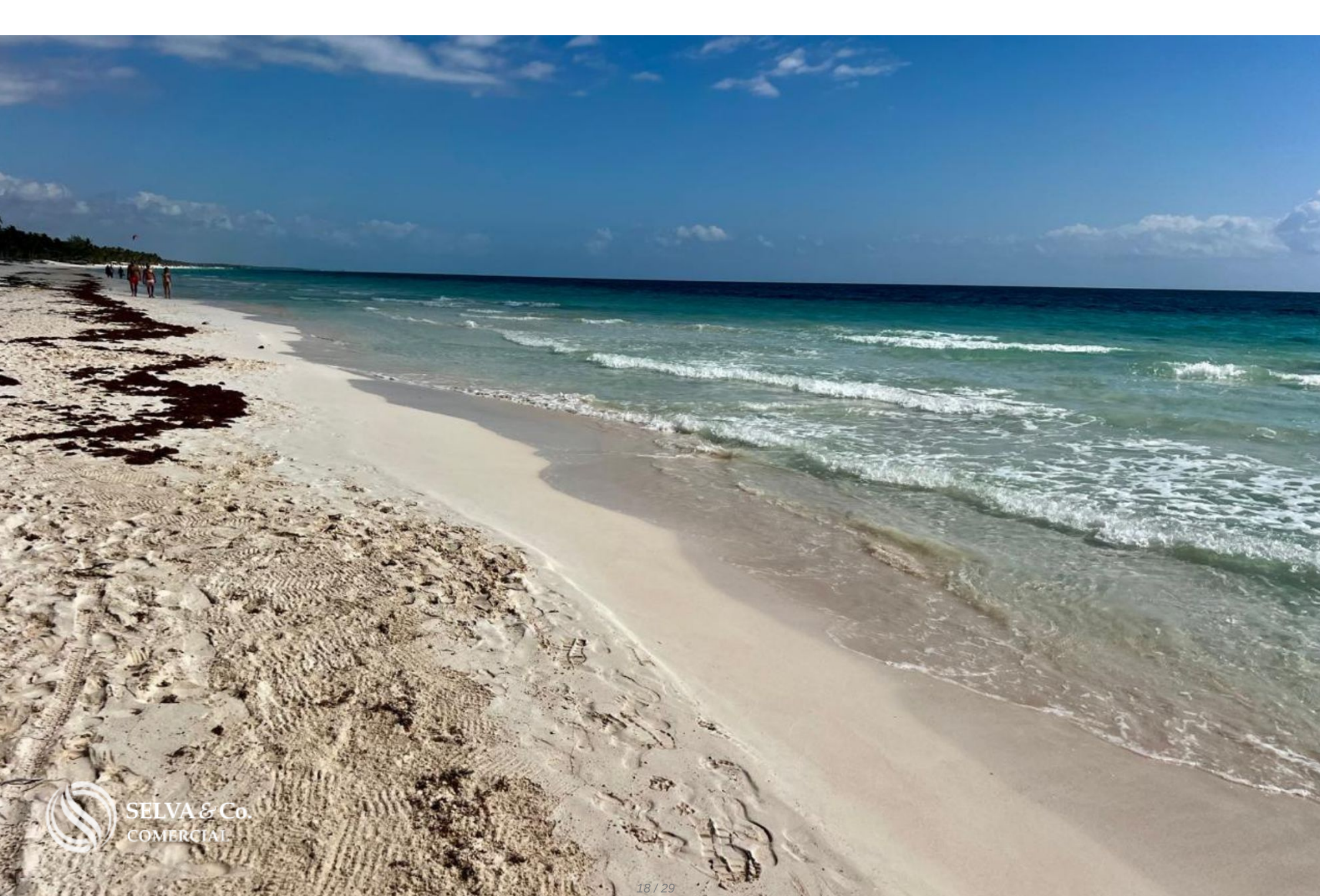




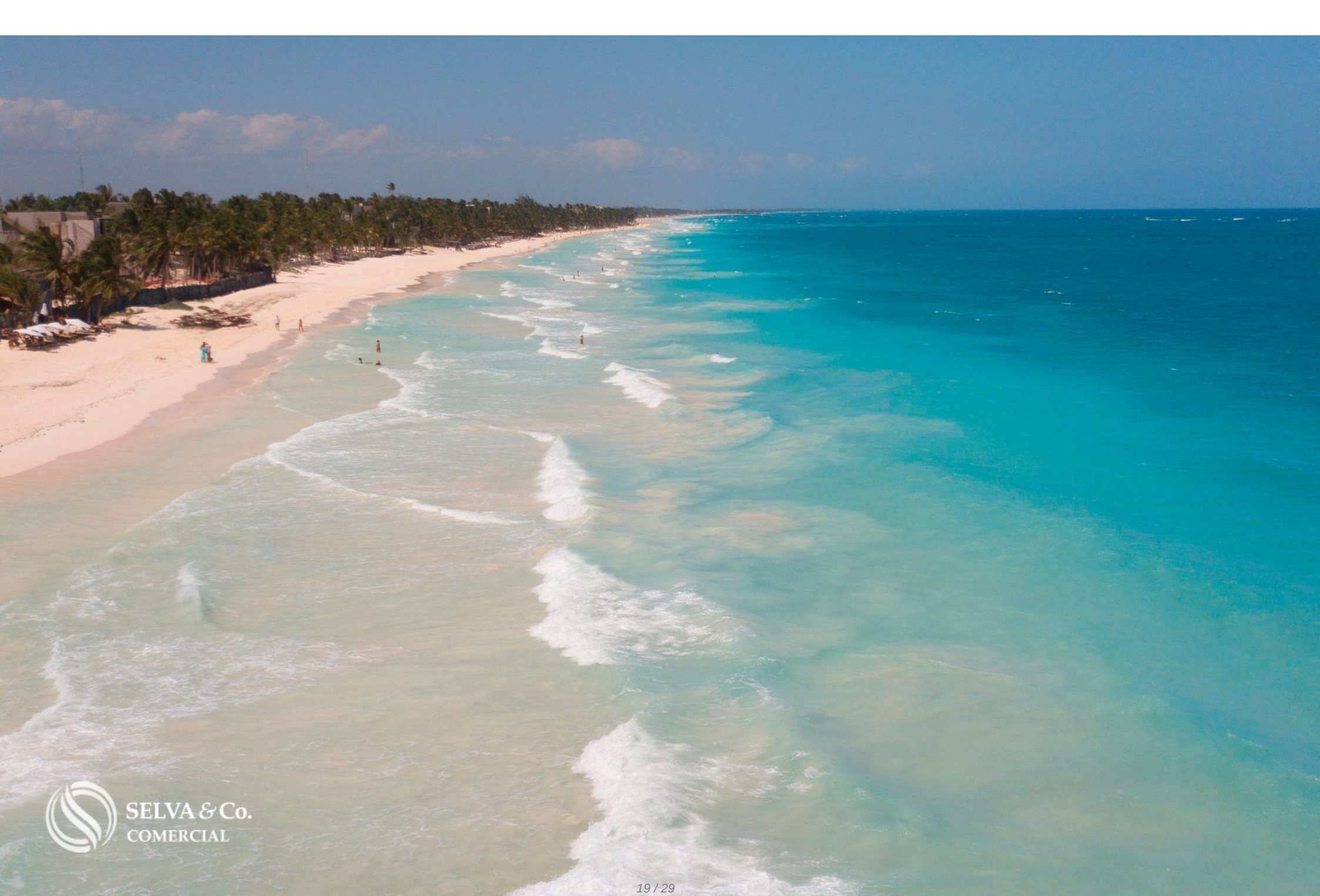


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Tulum Centro

Downtown





***Zona Arqueologica de Tulum
Tulum Archaeological Site***

Zona hotelera - *Hotel zone*



Description

BLTU208-1

Beachfront commercial lot with 25 m of beachfront and dual access, for sale

Beachfront commercial macro lot located in the exclusive Tulum Hotel Zone, featuring 25 linear meters of Caribbean beachfront and 25 linear meters of frontage along the Hotel Zone road.

Its dual access and prime location offer the opportunity to develop a residential, hospitality, or commercial project in one of the most renowned destinations in the Mexican Caribbean.

PROPERTY FEATURES

Total area: 3501.3 m²

25 linear meters of Caribbean beachfront

25 linear meters of Hotel Zone road frontage

Dual access to the property

White-sand beach

No rocky shoreline

Property subdivided into two equal lots

PURCHASE OPTIONS

Entire property: 7,002.60 m², with 50 linear meters of beachfront

Two independent lots: Approximately 3,500 m² each, with 25 linear meters of beachfront per lot

Important: The owners prefer to sell both parcels simultaneously, either to a single buyer or to two buyers who complete the transactions at the same time.

DUAL FRONTAGE WITH MULTIPLE POSSIBILITIES

The property's dual frontage allows the beachfront side to be dedicated to a

residential or hospitality project, while the road frontage can be utilized for parking, the main entrance, service areas, or commercial spaces, always subject to applicable regulations.

LOCATION

Commercial beachfront land for sale in the Tulum Hotel Zone, Quintana Roo, Mexico.

1 km south of Scorpions Beach

Located north of the Sian Ka'an Arch

35 minutes from Downtown Tulum

60 minutes from Tulum International Airport

PROPERTY STATUS

Clear title, complete documentation, and legal certainty.

DISCLAIMER

This property is listed in collaboration with the exclusive agent; no co-brokerage commission is offered to other agents or agencies.

OFFICIAL PRICE

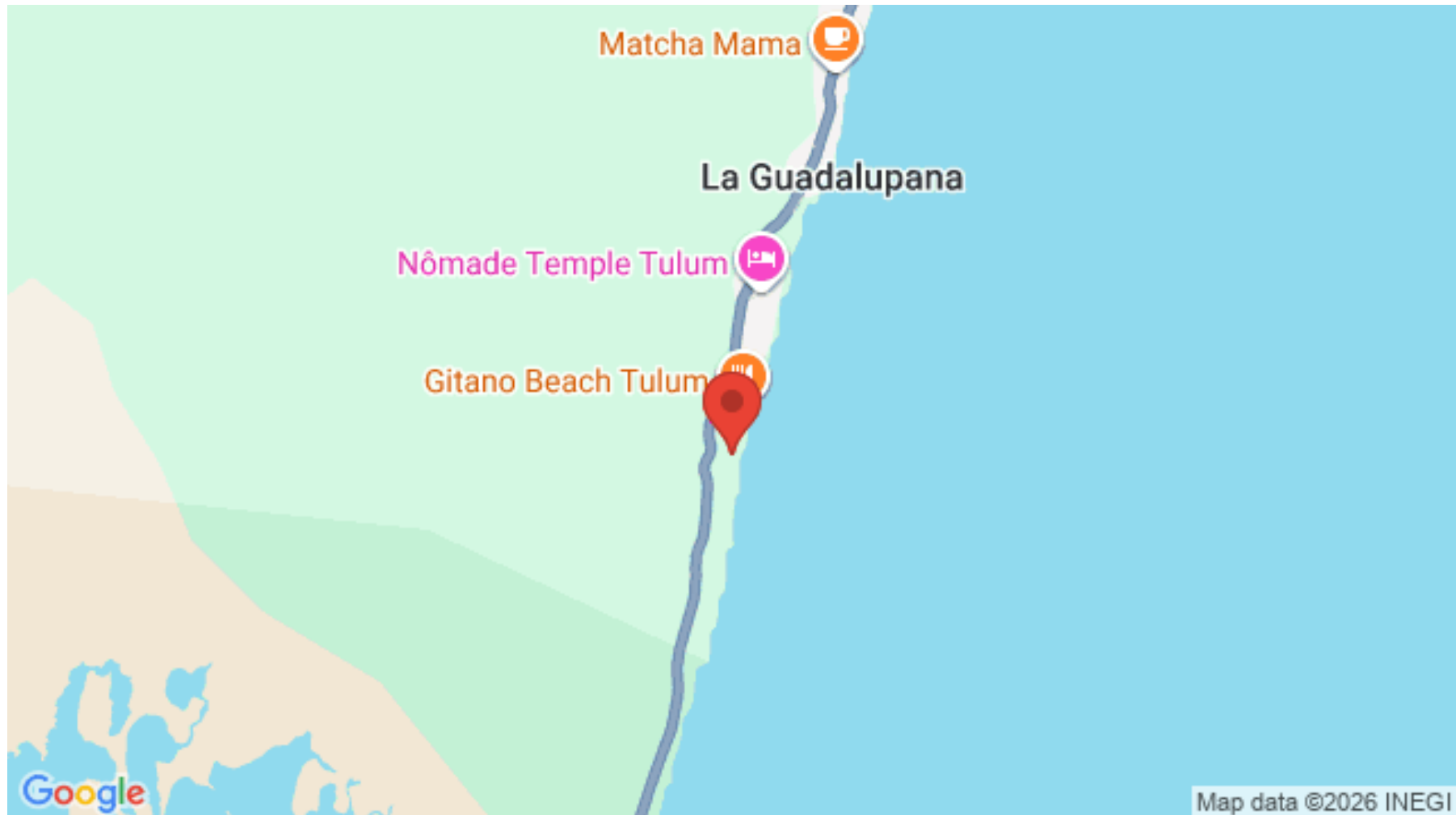
The official price of this property is \$2,950,000 US dollars, prices in Pesos are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images presented are for illustrative purposes and may differ from the final product in features and location.

Prices are subject to change without notice. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.

Location





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