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**25 metros de
frente de Playa**

25 meters of beachfront

Beachfront single-family residential lot with dual access, for sale

<i>ID: BLTU208-2</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 de
frente de Playa**
25 meters of beachfront



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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



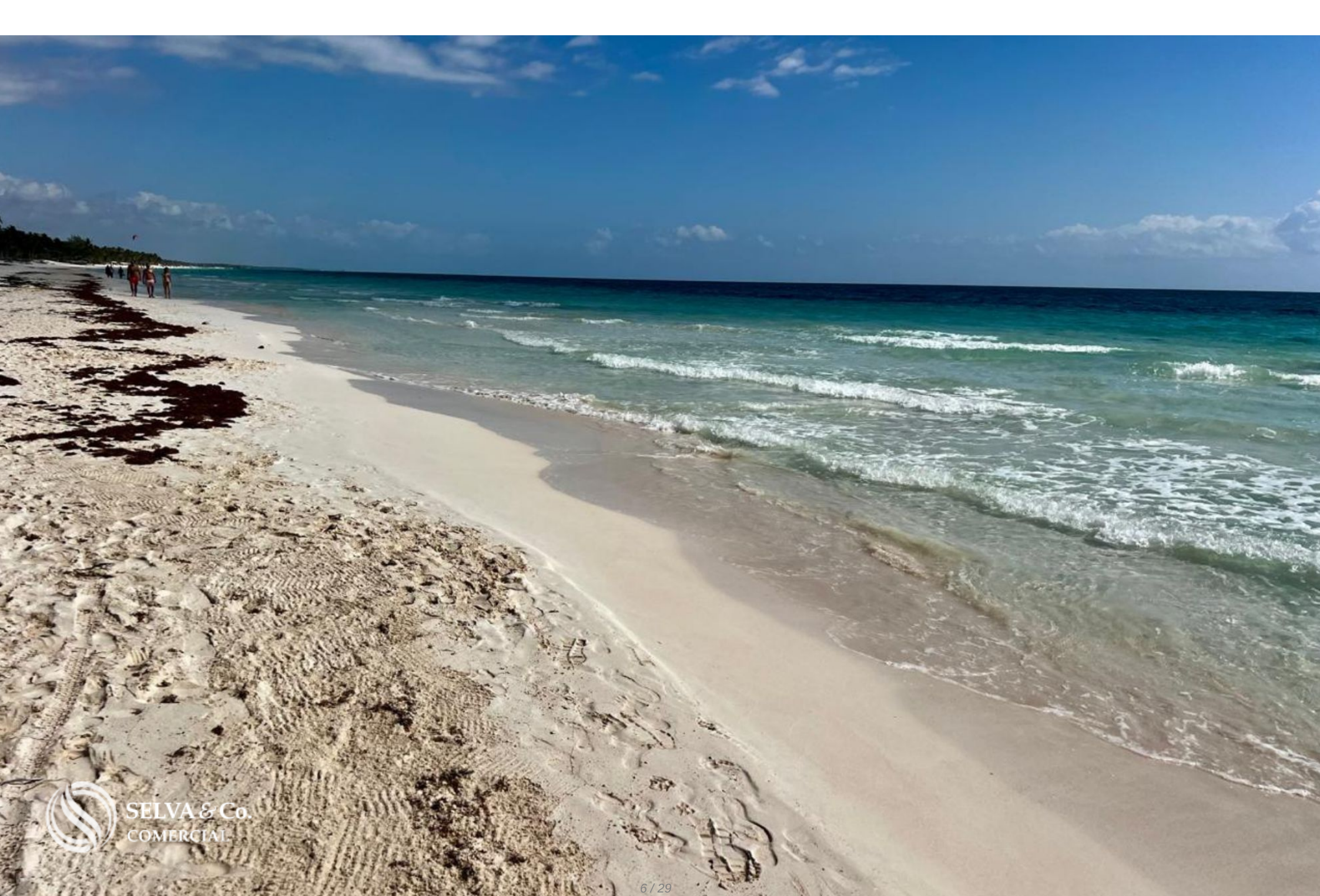
STAFF FACILITIES
& PARKING

RENDERINGS ARE CONCEPTUAL.
FINAL DESIGN MAY VARY.

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 width.

**3501.3
m2**

25 metros



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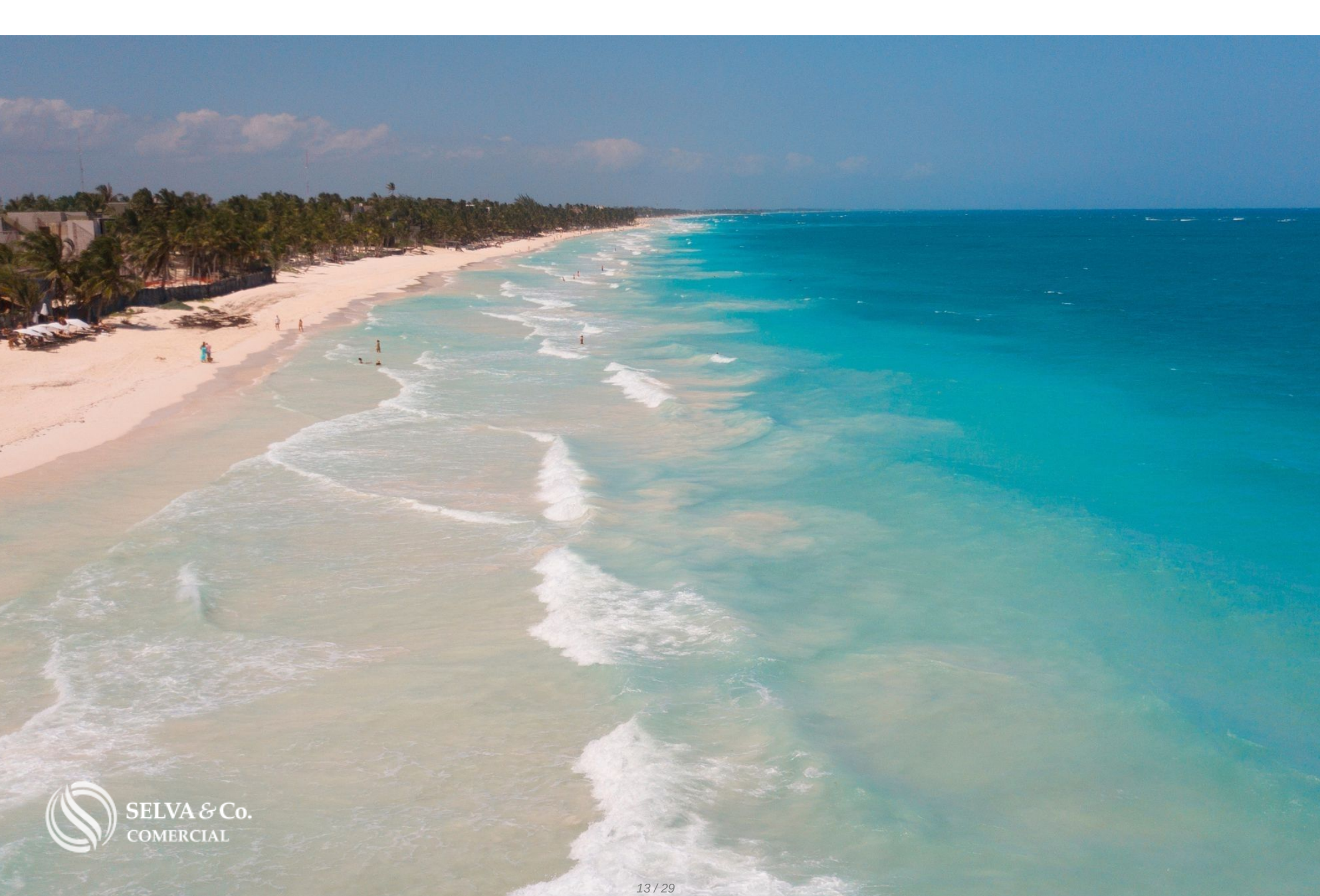
Aeropuerto
Airport

Tulum Centro
Downtown



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TERRENO
LOT









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.

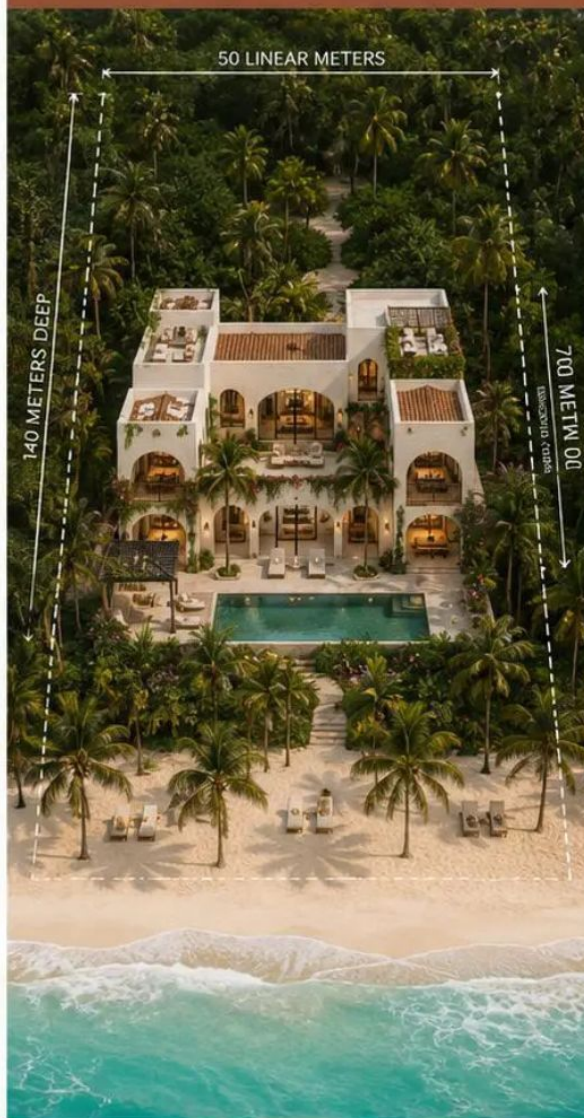
TULUM BEACHFRONT – 50M X 140M LOT

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

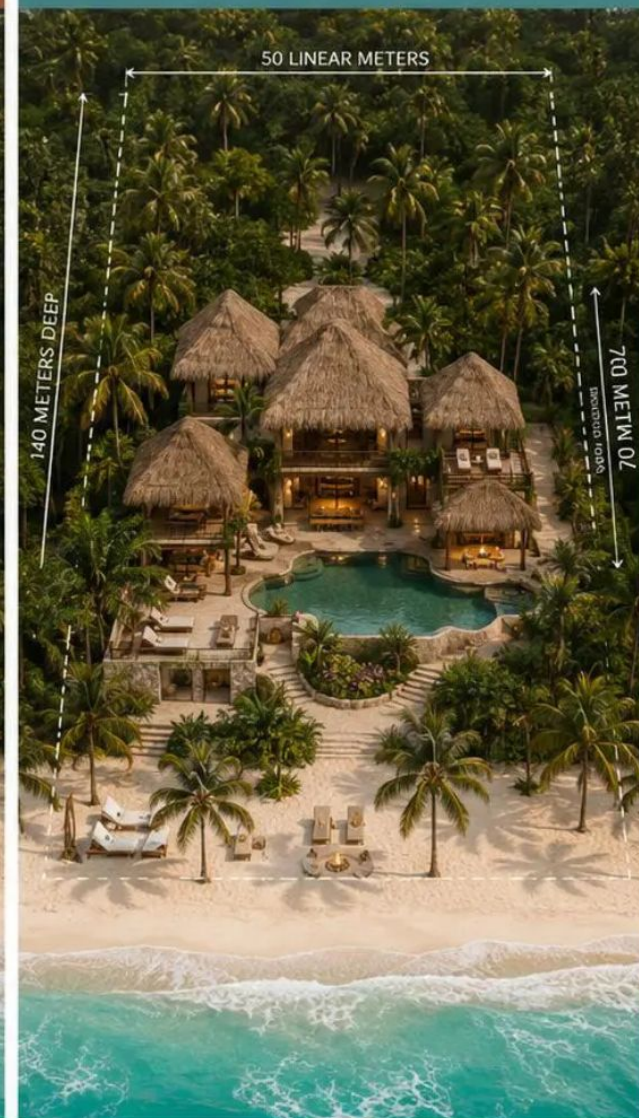
1. CONTEMPORARY



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.

19 / 29



Tulum Centro

Downtown





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

Zona hotelera - *Hotel zone*



Description

BLTU208-2

Beachfront single-family residential lot with dual access, for sale

Build a private beachfront residence in one of Tulum's most exclusive locations. This 3,500 m² property combines 25 linear meters of Caribbean beachfront with 25 linear meters of frontage along the Hotel Zone, offering privacy, space, and exceptional access to create a truly unique home by the sea.

FEATURES

Total area: 3,501.3 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.

A SPACE TO DESIGN YOUR PRIVATE RESIDENCE

The property's dimensions and configuration allow for the development of a private residence with expansive gardens, a swimming pool, social areas, a guest house, private spa, and all the spaces needed to enjoy an exceptional beachfront lifestyle.

ARCHITECTURAL VISION

The conceptual images showcase an inspirational proposal for a contemporary beachfront residence, along with an alternative configuration featuring two independent villas.

These images are for illustrative purposes only and do not represent an approved construction or executive project.

LOCATION

Beachfront residential land for sale in the Tulum Hotel Zone, Quintana Roo, Mexico.

1 km south of Scorpis 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

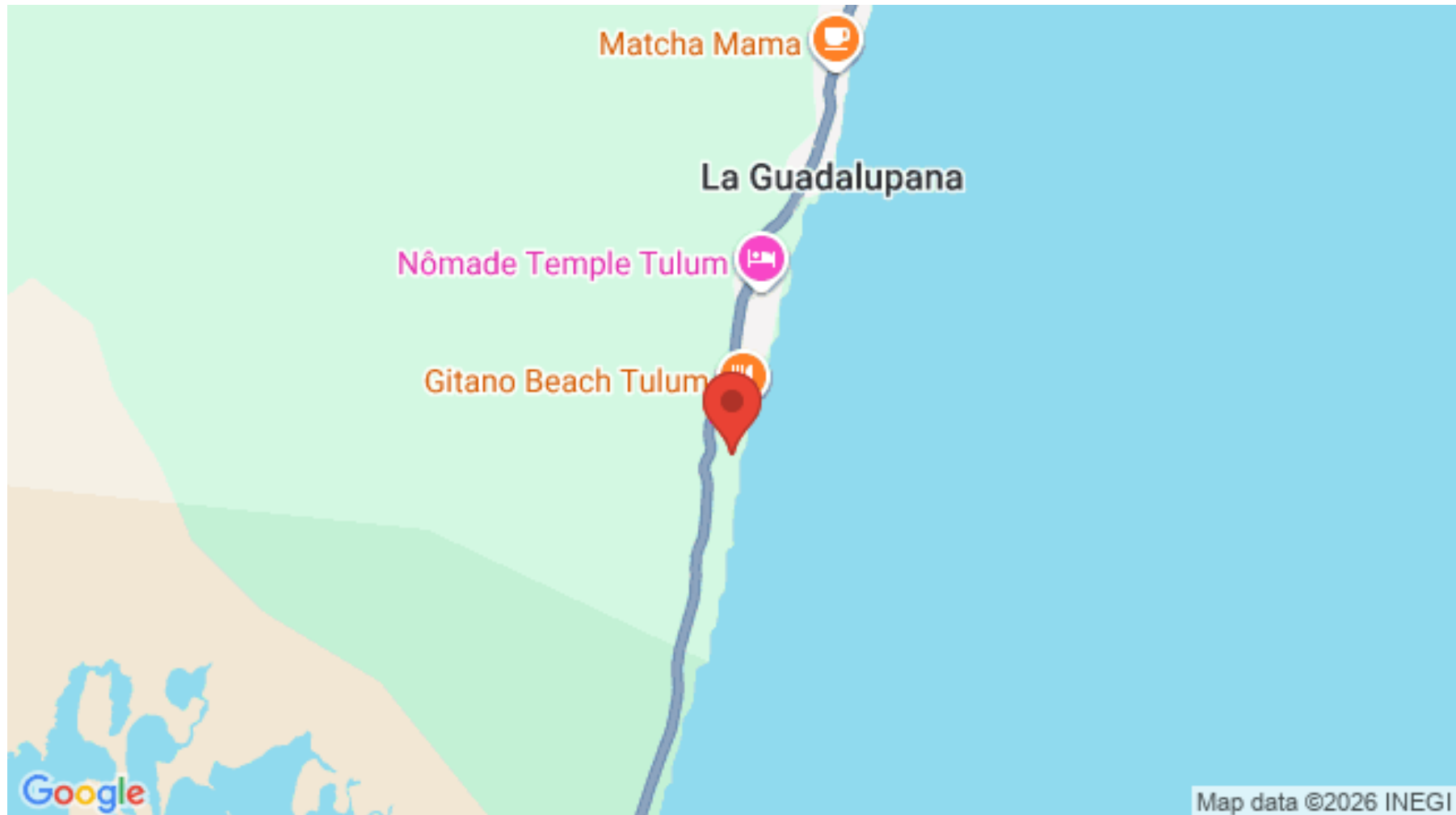
The official price of this property is \$2,950,000 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

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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MX 984 803 2058 / US 805 308 2900

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