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Lote comercial frente al mar, con 25 m de Playa y doble acceso, en venta.

<i>ID: BLTU208-1</i>	<i>Ubicación: Tulum</i>
<i>Zona: Zona Hotelera</i>	<i>Tipo: Terrenos</i>
<i>Terreno: 3,501 m2 / 37,684.76 ft</i>	<i>Terreno 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



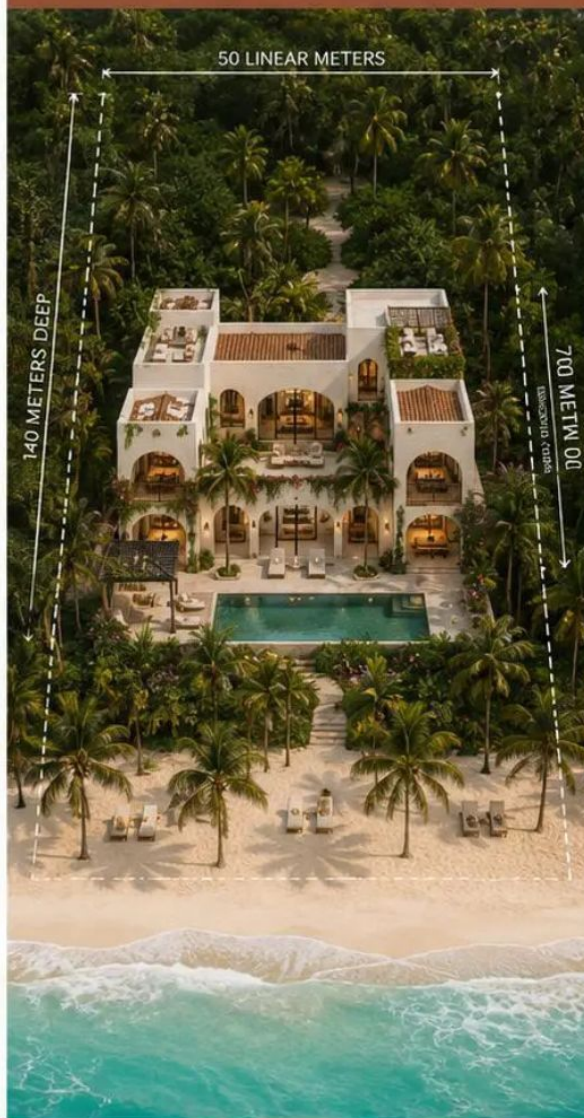
TULUM BEACHFRONT – 50M X 140M LOT

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

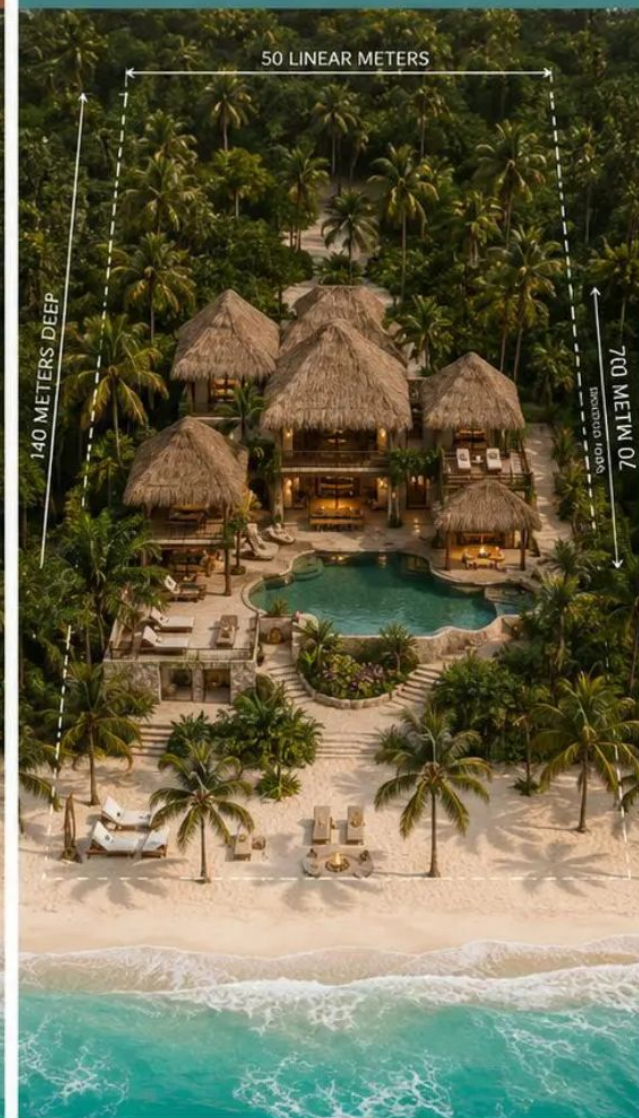
1. CONTEMPORARY



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.

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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

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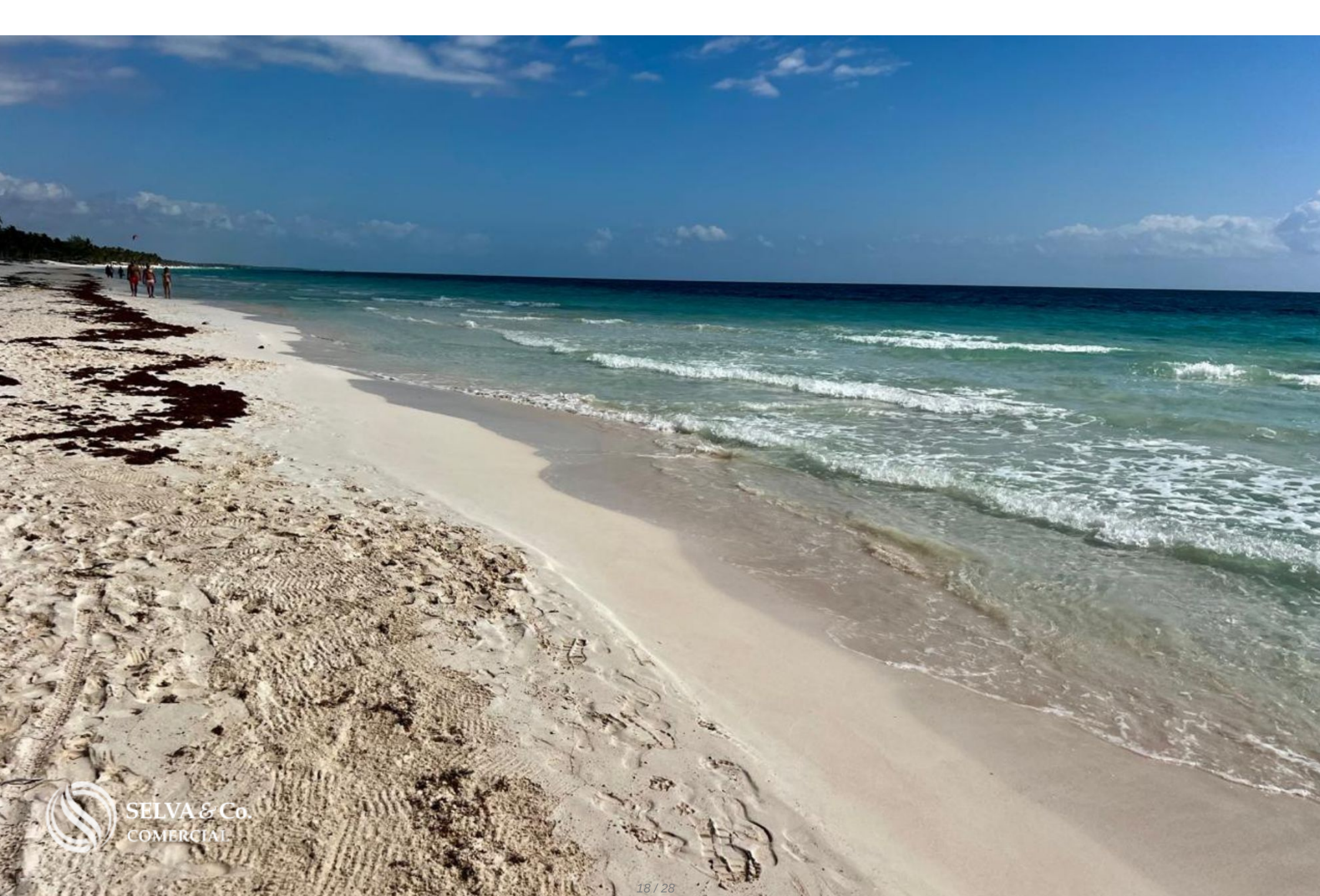




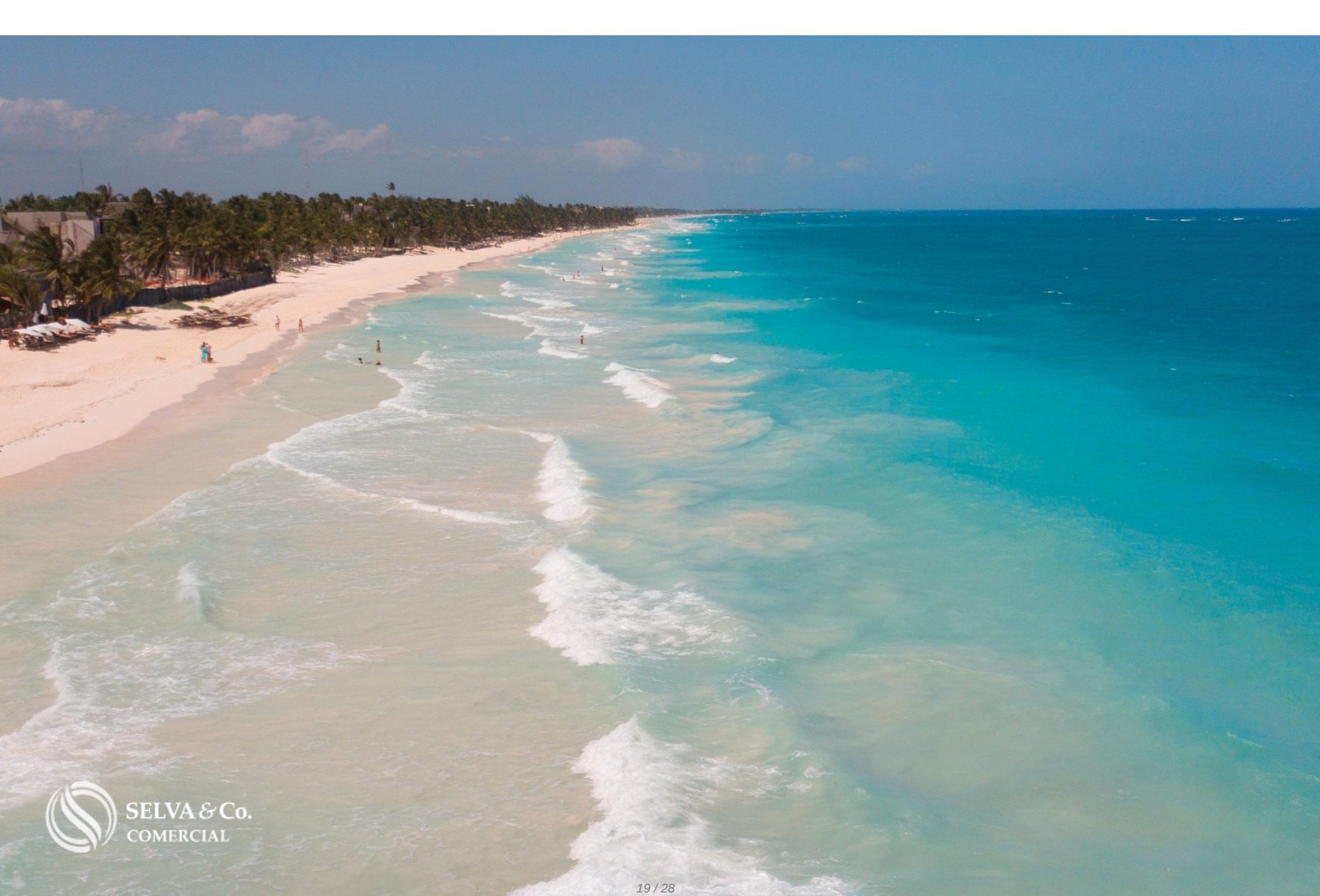


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Tulum Centro

Downtown





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

Zona hotelera - *Hotel zone*



Descripción

BLTU208-1

Lote comercial frente al mar, con 25 m de Playa y doble acceso, en venta.

Terreno comercial frente al mar ubicado en la exclusiva Zona Hotelera de Tulum, con 25 metros lineales de playa caribeña y 25 metros lineales de frente sobre la carretera de la Zona Hotelera.

Su doble acceso y excelente ubicación permiten desarrollar un proyecto residencial, hotelero o comercial en una de las zonas más reconocidas del Caribe Mexicano.

CARACTERÍSTICAS DEL TERRENO

Superficie total: 3501.3 m²

25 metros lineales de frente al Mar Caribe

25 metros lineales de frente a la carretera de la Zona Hotelera

Doble acceso al terreno

Playa de arena blanca

Sin costa rocosa

OPCIONES DE COMPRA

Propiedad completa: 7,002.60 m² (con 50 metros lineales frente al mar)

Dos terrenos independientes: Aproximadamente de 3,500 m² cada uno (con 25 metros lineales frente al mar)

Importante: Los propietarios prefieren vender ambas fracciones al mismo tiempo, ya sea a un solo comprador o a dos compradores que cierren la operación simultáneamente.

DOBLE FRENTE CON MÚLTIPLES POSIBILIDADES

Su doble frente permite destinar el frente de playa para un proyecto residencial o

turístico y aprovechar el frente sobre la avenida para estacionamiento, acceso principal, áreas de servicio o espacios comerciales, siempre conforme a la normatividad aplicable.

UBICACIÓN

Terreno comercial frente al mar en venta en la Zona Hotelera de Tulum, Quintana Roo, México.

1 km al sur de Scorpions Beach

Ubicado al norte del Arco de Sian Ka'an

35 minutos del Centro de Tulum

60 minutos del Aeropuerto Internacional de Tulum

ESTATUS DE LA PROPIEDAD

Título de propiedad, documentación completa y certeza legal.

ACLARACIÓN

Esta propiedad se publica en colaboración con el agente exclusivo; no aplica comisión compartida con otros asesores o agencias.

PRECIO OFICIAL

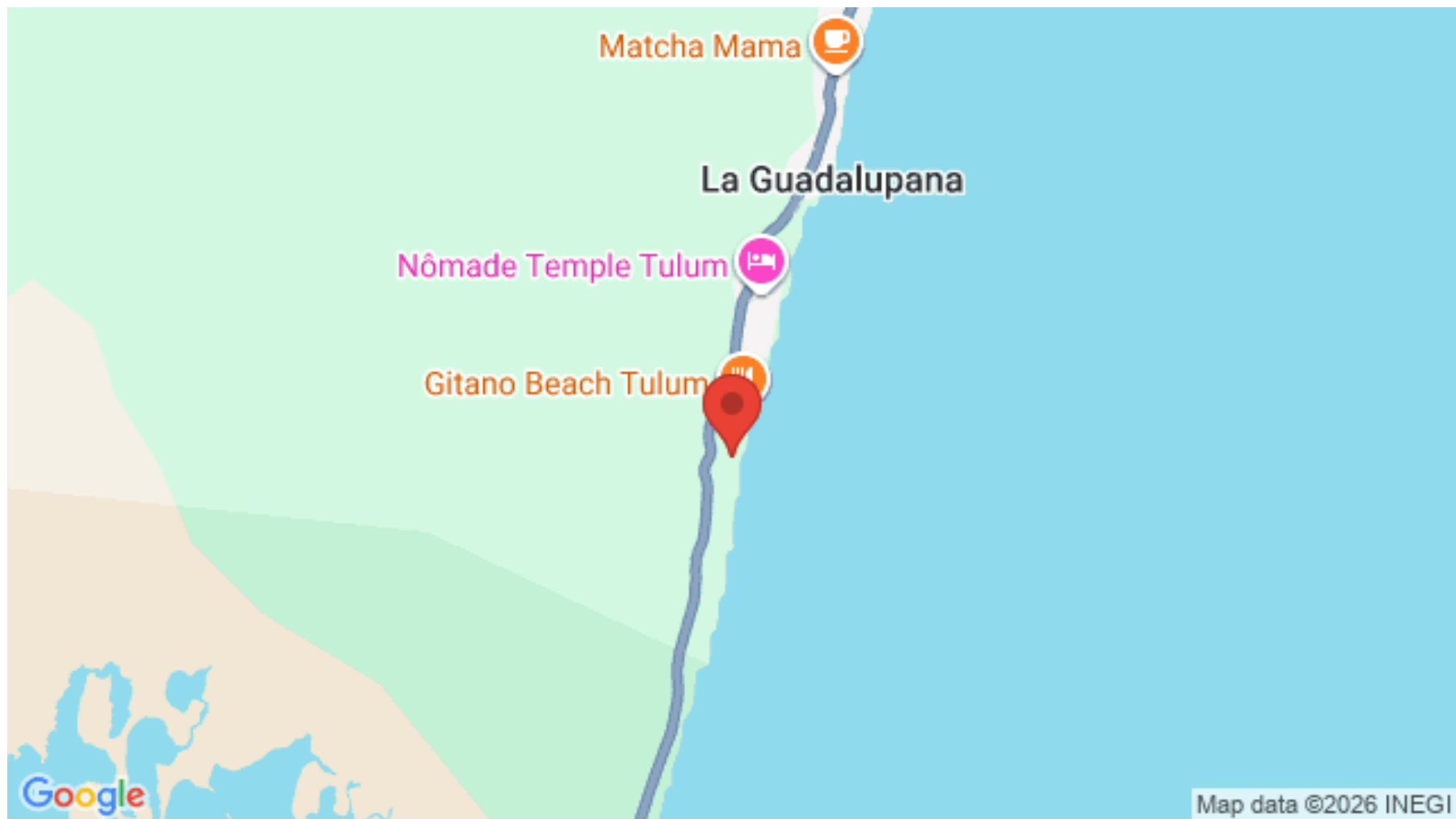
El precio oficial de esta propiedad es de \$2,950,000 US dólares, el precio en pesos es una referencia. Para la compra se usará el tipo de cambio del día.

Las imágenes presentadas son ilustrativas, pueden variar al producto final en características y ubicación.

Precios sujetos a cambio sin previo aviso. Contáctanos para enviarte la lista de precios e información actualizada.

Agenda tu cita para visitar la zona o llámanos para resolver tus dudas.

Ubicación





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