

Cenote Kaax Jungle Retreat & Hotel

Price: \$4,000,000 USD



Bedrooms: 7

Bathrooms: 7

Rooms: 7

Size: 15,069 sq ft

Lot Size: 830,000 sq ft

Address: Rancho San Martin, Akumal Real Estate, Quintana Roo, 77734

Description

Between Playa del Carmen and Tulum, Cenote Ka'ax stands as one of the Riviera Maya's most exceptional private properties. Set deep within the Mayan jungle, this titled estate combines natural beauty, sustainable infrastructure, and outstanding investment potential—offering a rare opportunity to own a fully developed cenote retreat with operational amenities and expansion options.

A Natural Sanctuary

The heart of the property is a stunning freshwater cenote, surrounded by lush native vegetation and wildlife. Its clear turquoise waters stay between 24–26 °C year-round, creating a natural oasis for swimming, meditation, or quiet reflection. Three handcrafted wooden decks frame the cenote—one at water level for direct access, another built higher with a fire pit for evening gatherings, and a third designed for lounging and scenic views of the jungle canopy. Together, they create a serene environment that perfectly blends nature and design.

Developed and Ready to Operate

The estate is fully developed and ready for operation. It includes seven private guest cabins, each designed for comfort and privacy amid the trees, a restaurant and bar with a commercial kitchen, a souvenir and gift boutique, and a swimming pool surrounded by open green areas. Additional features include a consecrated jungle chapel, ideal for ceremonies and weddings, and a spa area with a traditional temazcal, offering opportunities for wellness retreats. The indoor–outdoor gym provides both open-air and air-conditioned space for fitness and yoga programs. A caretaker's home supports on-site management, and walking trails, grill areas, and landscaped gardens connect each zone of the property.

Flexible Purchase Options

Cenote Ka'ax can be purchased in two configurations. The developed 2-hectare parcel (approximately five acres) includes the cenote and all existing infrastructure and is offered at \$3.2 million USD. The entire 8-hectare property (approximately twenty acres) includes additional surrounding jungle, offering room for further development or conservation, at \$4 million USD. Both options provide immediate functionality and long-term growth potential for investors or private owners.

Infrastructure and Sustainability

The property is equipped with CFE electricity, solar energy, and a private well providing fresh water. Wi-Fi connectivity extends throughout the developed area, and the estate is secured with a gated entrance for privacy and controlled access. This combination of modern infrastructure and eco-conscious systems ensures comfort, reliability, and sustainability year-round.

Investment and Revenue Potential

Beyond its value as a private estate, Cenote Ka'ax offers substantial revenue-generating potential. The existing infrastructure supports daily public access, private events, weddings, retreats, and wellness programs, all within an authentic natural setting. Its location between Playa del Carmen and Tulum ensures consistent tourism traffic while maintaining a peaceful atmosphere that appeals to eco-conscious travelers and investors alike.

A Rare Opportunity

Cenote Ka'ax is one of the few titled properties in the Riviera Maya offering a private cenote, full operational infrastructure, renewable utilities, and expansion potential. With its consecrated chapel, spa, and seven fully equipped cabins, this estate is perfectly suited for an eco-resort, wellness retreat, or private jungle sanctuary. Few properties combine such authenticity, beauty, and functionality—making Cenote Ka'ax a truly extraordinary investment in Mexico's most sought-after region.

FAQ

Is the cenote entirely within the property?

Yes. The cenote is fully within the property boundaries, with private access for swimming, relaxation, or event use.

What types of projects could be developed here?

Cenote Ka'ax is ideal for eco-resort development, luxury retreat spaces, or a private jungle estate, offering ample room for sustainable growth and branding opportunities.

Does the property have infrastructure and utilities?

Yes. The site includes electricity, water systems, and on-site maintenance facilities, along with staff accommodations for year-round operation.

Can the undeveloped land be built on?

Yes. The additional jungle area in the 8-hectare purchase option offers ample buildable space for future cabins, villas, or amenities, subject to local environmental regulations.

What makes Cenote Ka'ax unique compared to other properties?

It's a turnkey private cenote estate with operational facilities, multiple purchase options, and one of the few large tracts of titled land in the Riviera Maya offering both natural beauty and business potential.





















