

# Grand Cenote Jungle Resort

**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, this private cenote property offers one of the Riviera Maya's rarest ownership opportunities. Set deep within the Mayan jungle, the titled property combines natural beauty, sustainable infrastructure, and strong investment potential, creating a fully developed retreat with operational amenities and room for future growth.

### A Natural Setting

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 setting for swimming, meditation, and 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 peaceful environment that blends nature, comfort, and thoughtful design.

### Developed and Ready to Operate

The property is fully developed and ready for operation. It includes seven private guest cabins, each designed for comfort and privacy among the trees, along with 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, creating 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, while walking trails, grill areas, and landscaped gardens connect each zone of the property.

### Flexible Purchase Options

The property 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 full 8-hectare property, approximately twenty acres, includes additional surrounding jungle, offering room for further development, conservation, or expanded hospitality use, at \$4 million USD.

Both options provide immediate functionality and long-term growth potential for investors, hospitality operators, 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 gated entrance supports privacy and controlled access. This combination of modern infrastructure and eco-conscious systems helps provide comfort, reliability, and year-round usability.

## **Investment and Revenue Potential**

Beyond its value as a private retreat, the property 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 provides access to consistent tourism demand while maintaining the privacy and atmosphere that appeal to eco-conscious travelers, wellness guests, and investors.

## **A Rare Opportunity**

This 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 area, seven guest cabins, restaurant, pool, and surrounding jungle, the property is well suited for an eco-resort, wellness retreat, private hospitality concept, or family compound.

Few properties in the region combine this level of natural beauty, existing infrastructure, and future flexibility, making it a truly exceptional opportunity in one of Mexico's most desirable coastal regions.

## **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?**

Grand Cenote 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 Grand Cenote 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.





















