Hacienda MVO 5 Bedroom Villa

Price: $1,490,000 USD



Bedrooms: 5

Bathrooms: 6.5

Size: 8,154 sq ft

Lot Size: 53,819 sq ft

Address: Rancho Santa Teresita, Akumal Real Estate, Quintana Roo, 77776

Description

Hacienda MVO presents a rare opportunity to acquire a fully realized jungle compound in Akumal, set on approximately 5,000 square meters, or 53,820 square feet, of private land just minutes from Xpu-Ha Beach. The property has been developed as a multi-functional residence that supports private living, hospitality use, and long-term expansion, all within a setting defined by mature vegetation and complete privacy.

The compound includes a total of 5 bedrooms and 6.5 bathrooms, with the flexibility to create a 6th bedroom within the existing gym space. The layout has been designed to balance independent living areas with shared gathering spaces, making it well-suited for both personal use and income-generating opportunities.

The main residence offers 3 bedrooms and 3.5 bathrooms, designed with an emphasis on natural materials and open living. Stone finishes, hardwood elements, and floor-to-ceiling glass create a strong connection to the surrounding landscape while maintaining comfort for everyday use. The layout flows directly into outdoor areas, allowing for seamless transitions between interior spaces and the pool terrace.

A separate 1-bedroom guest house provides an independent living environment, complete with its own plunge pool and outdoor lounge area. This configuration allows for immediate rental use or flexible accommodation for guests while preserving privacy for the main residence. In addition, a private studio with a full bathroom offers further accommodation for staff or long-term stays.

Supporting structures throughout the property add both functionality and versatility. These include dedicated staff areas, multiple storage bodegas, a woodworking shop, and a wellness space with a gym and yoga studio. At the center of the compound, a 2-level covered pavilion has been designed for gatherings and events, featuring a full bathroom and outdoor shower. This space is well-suited for private events, group stays, or retreat-style use.

Outdoor living is a defining feature of the property. The main pool has been thoughtfully designed with separate zones for lap swimming, lounging, and deeper recreational use, complemented by a waterfall feature. Surrounding the pool, multiple outdoor spaces include an exterior kitchen, open-air dining areas, spa-oriented features, and curated landscape elements such as water features, a koi pond, and sculptural focal points integrated into the grounds.

The property is equipped with a comprehensive infrastructure system that supports both comfort and operational reliability. Dual fuel backup generators, solar panels, and advanced water systems with reverse osmosis and softening ensure consistent performance, making the property well suited for full-time living, remote ownership, or rental use.

The lot spans approximately 100 meters by 50 meters, or 328 feet by 164 feet, offering substantial room for future development. Infrastructure is already in place to support additional guest casitas or rental suites,

making the property well positioned for buyers seeking to expand its income potential. The existing layout and operational performance demonstrate strong rental demand, while the scale of the land allows for further growth without compromising privacy.

Positioned within easy reach of Akumal and Puerto Aventuras, the property benefits from access to marinas, restaurants, beach clubs, and essential services, while maintaining a quiet and secluded setting away from high-density areas. This balance continues to attract both lifestyle buyers and investors looking for long-term value in the region.

FAQ

Can the property be expanded with additional units or structures?

Yes. The 5,000 m², or 53,820 sq ft, lot provides ample space for expansion. Existing infrastructure supports the addition of guest casitas or rental suites, making it suitable for further development.

Is the guest house fully independent from the main residence?

The guest house is designed as a separate living space with its own plunge pool and outdoor area, allowing it to function independently for guests or rental use while maintaining privacy for the main home.

What type of use is the property best suited for?

The layout supports multiple uses, including a private family compound, a boutique hospitality concept, or a short-term rental property. The central palapa also makes it suitable for retreats and private gatherings.

How close is the property to the beach and nearby services?

Xpu-Ha Beach is less than a 10-minute drive away. The property is also conveniently located near Akumal and Puerto Aventuras, where you will find dining, shopping, marinas, and everyday services.





























































































