

Multi-Use: 3 Cenotes + Guest House on 2.5 Acres

Price: \$850,000 USD



Size: 107,639 sq ft

Address: Rancho San Martin, Akumal Real Estate, Quintana Roo, 77762

Description

Hidden within the lush jungle of Rancho San Martín, this one-of-a-kind property spans 2.5 acres (a full hectare), approximately 107,639 square feet or 10,000 square meters, and offers a feature rarely found on any private parcel in the Riviera Maya: three natural cenotes located entirely within the boundaries of the land. This is not simply a home site. It is a living landscape shaped by water, stone, and centuries of quiet preservation.

Each cenote has its own character. One opens into a dramatic cavern where filtered daylight reflects off limestone walls and clear water, creating a serene space ideal for swimming, reflection, or hosting intimate gatherings. The remaining two cenotes feel more exploratory and secluded, offering peaceful corners that invite discovery and a deeper connection to the surrounding environment. Having multiple cenotes on a single private property places this offering in an exceptionally rare category.

The property sits approximately 1.7 kilometers from the entrance of the gated Rancho San Martín community, providing seclusion and security while remaining highly accessible. The beaches, shops, and restaurants of Akumal are about a 15-minute drive away, with Puerto Aventuras and Xpu-Ha just to the north. Tulum and Playa del Carmen are also within comfortable driving distance, making this location ideal for both full-time living and extended stays.

Existing structures are thoughtfully positioned to complement the natural setting. The main residence includes four bedrooms, while a separate one-bedroom guest house offers privacy for visitors or caretakers. A spacious palapa anchors the property and serves as a flexible gathering space for open-air dining, yoga, workshops, or wellness retreats. City power is already connected, supported by a solar backup system that adds reliability and efficiency.

With its generous land size and unique geological features, the property allows for future development without compromising its sense of tranquility. Additional guest accommodations, wellness facilities, or creative spaces can be added with care, making this an excellent option for a private compound or a low-density retreat concept centered around nature and wellbeing.

Days here unfold naturally. Jungle sounds replace traffic, cenote swims replace crowded beaches, and evenings gather softly under the palapa as the sky darkens. This is a setting designed for those who value privacy, authenticity, and a deeper relationship with the land.

What makes this property different from other land offerings in the area?

The defining feature is the presence of three private cenotes fully contained within the property. Very few privately owned parcels in the Riviera Maya include even one cenote, making this an exceptionally rare opportunity.

How large is the property and what can be built on it?

The land measures approximately 107,639 square feet or 10,000 square meters. In addition to the existing main home, guest house, and palapa, there is ample space for additional guest suites, wellness areas, or retreat facilities, subject to local regulations.

Is the location suitable for full-time living or only for retreats?

The property works well for both. It has city electricity with solar backup, easy road access, and proximity to Akumal and nearby towns, making it comfortable for full-time residence while also being ideal for hosting guests or programs.

How far is the property from beaches and amenities?

Akumal's beaches, restaurants, and services are about 15 minutes away by car. Puerto Aventuras, Xpu-Ha, Tulum, and Playa del Carmen are all within reasonable driving distance for dining, shopping, and cultural experiences.







