

MVO 4 Bedroom Hacienda

Price: \$1,490,000 USD



Bedrooms: 4

Bathrooms: 3.5

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 main residence offers three bedrooms and three and a half 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 one-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.

Supporting structures throughout the property add both functionality and versatility. These include staff quarters, multiple storage bodegas, a woodworking shop, and a dedicated wellness area with a gym and yoga studio. At the center of the compound, a two-level covered pavilion has been designed for gatherings and events, featuring a full kitchen, a half bathroom, and a double 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 a fully equipped 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 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 event pavilion 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.

















