

Santuario 3 Cenotes Land

Price: \$850,000 USD



Size: 107,639 sq ft

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

Description

An Unmatched Offering: Three Private Cenotes on 2.5 Acres

Discover a rare sanctuary where nature, serenity, and authenticity come together in extraordinary harmony. Tucked 1.7 km inside the peaceful community of Rancho San Martín, this hidden retreat has become a destination for those seeking privacy, calm, and a lifestyle immersed in the natural world.

Positioned in the heart of the Riviera Maya, the estate lies just 15 minutes from the beaches and restaurants of Akumal, renowned for crystal waters and the iconic experience of swimming with sea turtles. Puerto Aventuras and the stunning shores of Xpu-Ha are a short drive north, while Tulum and Playa del Carmen remain conveniently accessible, offering both adventure and refined conveniences.

Set on 2.5 acres (10,000 m²), the property features a four-bedroom main residence, a one-bedroom guest house, and an expansive palapa designed for dining, gatherings, yoga, or creative retreats. City electricity paired with backup solar ensures comfort, stability, and sustainable living.

At the heart of this extraordinary estate lie its three private cenote caves, an exceedingly rare natural treasure.

The primary cenote, a sacred cavern with crystal-clear water and naturally illuminated chambers, offers a transportive atmosphere found in only the most exclusive properties. Enjoy the luxury of cooling off in your own subterranean oasis, meditating in total stillness, or sharing this otherworldly space with guests. The additional cenotes further enrich the landscape, providing opportunities for exploration, relaxation, and connection with the region's ancient geology.

Life at Santuario unfolds at an unhurried pace: mornings start with birdsong drifting through the jungle canopy, afternoons invite a refreshing dip in the cenote, and evenings are spent gathered under the palapa as the sky fills with stars untouched by city lights. It is a lifestyle rooted in nature, creativity, and quiet luxury, offering a sense of grounding that is increasingly rare.

Whether you envision a family compound, a private eco-living haven, or a boutique wellness or retreat destination, this property provides privacy, natural wonder, and the creative potential to bring an exceptional vision to life.

This one won't last long, please inquire with questions or request a private or group tour today.







