PROPERTY DETAILS







Casa Tankah 8 Bedroom Villa

Tankah Bay, Tulum

$1,550,000 USD

Bedrooms	Bathrooms	Interior	Land	HOA
8	8	700 m² / 7,534 ft²	1,000 m² / 10,763 ft²	$250 USD/Month

AT A GLANCE

Highlights

Beach Club Access · Gardens · Grill Area · Private Gardens · Private Pool

THE DETAILS

The property

A short walk from the Caribbean shoreline, this second-row property combines direct beach access with a flexible layout designed for both personal use and income generation. Surrounded by mature tropical landscaping, the setting feels private and established, while still placing you within one of the Riviera Maya's most desirable coastal areas.

The property sits on approximately 10,764 ft² (1,000 m²) of land, with a total built area of 7,535 ft² (700 m²). The outdoor spaces are thoughtfully arranged around a central garden, where a full-size swimming pool and shaded palapa create a natural gathering point for guests and residents.

Inside, the main structure is divided into three independent residences, each with its own character and functionality. The ground-floor two-bedroom apartment features an open kitchen and living area, with both bedrooms offering en suite bathrooms. Large openings lead directly to the garden, allowing for easy access to the pool and outdoor lounge areas.

Above, a second two-bedroom residence follows a similar layout but introduces elevated views. Its private terrace includes a plunge pool and partial ocean views, offering a more elevated living experience with added privacy.

The third residence spans two levels and includes three bedrooms. The ground level is designed for everyday living, with an open kitchen, living area, and a bedroom accompanied by a full and half bathroom. Upstairs, two additional bedrooms each include en suite bathrooms, with one positioned to capture ocean views. This residence also connects directly to the shared garden and pool.

A separate one-bedroom casita adds further flexibility, complete with a kitchenette, full bathroom, and its own private pool. This space works well for owner use, premium rental, or staff accommodations.

Only a portion of the property has been actively rented in recent years, generating approximately $75,000 USD annually. With the full property brought into operation and potential for additional construction, there is clear upside for those looking to scale rental income or reposition the property as a boutique hospitality offering.

With direct beach access, multiple independent living spaces, and room to expand, this property stands out as a practical investment with long-term potential in a proven rental market.

FAQ

How many rental units are on the property?

There are four independent living spaces in total. Three are located within the main building, and one is a separate casita with its own private pool.

Is the property currently generating rental income?

Yes. Only part of the property has been rented in recent years, generating approximately $75,000 USD annually. This leaves room for increased income if the entire property is operated.

Can additional construction be added?

Yes. The 10,764 ft² (1,000 m²) lot still offers space for expansion, whether adding more units, amenities, or enhancing the existing layout.

How close is the beach, and is access private?

The property is located on the second row with direct access to the beach. This allows for quick and easy entry to the shoreline without being directly on the front line.

IN PICTURES

A closer look













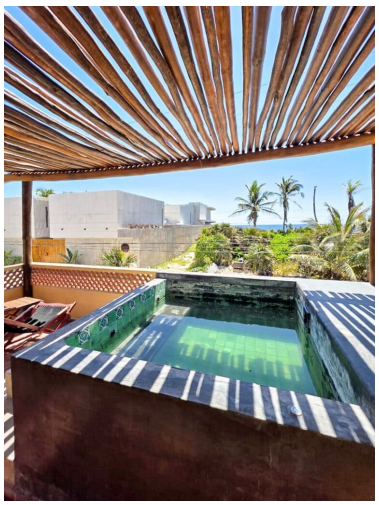
IN PICTURES

A closer look













IN PICTURES

A closer look









This brochure includes 21 of the property's 61 photos. Ask your agent for the complete photo collection.