

# Manati II Land

**Price: \$85,000,000 USD**



**Size:** 35,123,013 sq ft

**Lot Size:** 35,123,013 sq ft

**Address:** Cenote, Tulum Real Estate, Quintana Roo

## Description

LAND for SALE MANATI II

- TULUM
- Land with surface “ad corpus” 3,263,034.73 m2.
- 432 linear meters of beachfront.
- Price \$85 million USD

Located just 10 minutes from Tulum Downtown.

It has the 2nd largest cenote in the Riviera Maya, The Manati Cenote. This one has 3 caverns and one of them has a mouth to the sea.  
Direct access to the road.

CENOTE MANATI

This heavenly place has among its attractions a system of underground connected rivers and a large cenote (water mirrors), located south of the bay and where you can practice diving. Finally, these rivers flow into the sea through an underground channel near the reef line, where you can also practice freediving.

SPECIFICATIONS

The Land has a Title of Property and is in legal conditions to be transferred by Notary.

Land with surface “ad corpus” 3,263,034.73 m2. With 432 linear meters of beachfront.

Located 10 km from Tulum at km 240 to km 210 of the Chetumal – Cancun highway.

It has a project and all permits for the construction of 813 rooms.

An extension of the density of 1,344 rooms has been signed and pre-authorized to reach a total of 2,157 rooms and an 18-hole golf course.

NEAREST HOTELS AND DEVELOPMENTS

Xpu Ha

Xpu Ha Palace: All-inclusive Gran Turismo Hotel. 464 rooms

Barcelò Maya Colonial & Tropical Beach: (5 stars all inclusive) has 476 rooms

Barceló Maya Beach Resort: (5 stars) has 2 hotels, the Barceló Maya Beach and the Barceló Maya Caribe,

together add more than 1,000 rooms  
Copacabana Beach Resort ? 5-star hotel). 288 rooms

#### Akumal

Gran Bahia Principe: (5 stars) the complex consists of 2 “Tulum” and “Akumal” hotels with a total of 1295 rooms, and the “Hacienda Doña Isabel” shopping and entertainment center and the most modern golf course in the world.

Gran Sirenis Mayan Beach (5-star resort) 450 rooms

Adventure Akumal Vacations (5 stars) 16 rooms

Akumal Beach Resort (4 stars) 241 rooms

Grand Oasis Riviera Maya (4 stars) 180 rooms.

#### Xel-Ha

Located 115 km from Cancun and 54 km from Playa del Carmen

Water Park where you can enjoy natural attractions, ecological attractions and water activities.

#### Tulum

Dreams Tulum: (5 star) hotel. 238 rooms

Club Maeva: (4 stars) All Inclusive Resort. 300 rooms

Maya Tankah Freedom Paradise: (4 stars) 112 rooms.



