Tankah Bay 21 Room Beachfront Hotel Single Lot

Price: $4,000,000 USD



Bedrooms: 21

Bathrooms: 21

Rooms: 21

Size: 17,222 sq ft

Lot Size: 10,763 sq ft

Address: Beachfront, Tankah Bay, Tulum Real Estate, Quintana Roo, 77760

Description

Opportunities to acquire an operating beachfront hotel in Tulum's hotel zone have become increasingly limited, particularly on established stretches of coastline such as Lot 28. This 21-room boutique property sits directly on the sand, offering a fully built hospitality asset across approximately 1,000 m² (10,764 ft²) of land with 1,600 m² (17,222 ft²) of existing construction. For buyers looking to enter the beachfront segment without development timelines, the positioning and scale are immediately compelling.

The property is currently functioning as a turnkey hotel, with the core infrastructure and operational framework already in place. This allows for a smooth transition in ownership, whether the intent is to continue current operations or implement a new concept. Direct beach frontage supports a strong guest experience, while the existing layout provides a foundation that can be adapted to different hospitality models or brand standards.

Tulum continues to draw a steady flow of international visitors, with demand centered around boutique accommodations that offer a connection to the natural surroundings and curated guest experiences. Assets like this, where construction is already completed on beachfront land, are increasingly difficult to replicate under current development constraints, which adds to the long-term positioning of the property.

From an investment perspective, the hotel presents clear pathways for value creation. Strategic repositioning, targeted upgrades, and the addition of experiential elements such as wellness programming or expanded guest amenities can further enhance performance. For operators focused on growth within Tulum's beachfront market, this is a rare chance to acquire an existing property with both operational continuity and future upside.

FAQ

What is the current operational status of the hotel?

The property is a fully operational 21-room boutique hotel, allowing a new owner to step into an existing business with infrastructure and systems already in place.

How much land and construction does the property include?

The hotel is set on approximately 1,000 m² (10,764 ft²) of beachfront land, with around 1,600 m² (17,222 ft²) of constructed space.

Is the property delivered turnkey?

Yes, the hotel is delivered as a turnkey asset, with the option to include existing operational components such as systems and staffing, depending on the terms of the transaction.

What are the main opportunities to add value?

Buyers may explore repositioning the brand, refining operations, or introducing additional amenities such as wellness-focused offerings or upgraded guest experiences to enhance performance.
























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