PROPERTY DETAILS

Tankah Bay Beachfront Land

Beachfront, Tankah Bay, Tulum

$5,199,000 USD

Interior

3,261 m² / 35,104 ft²

AT A GLANCE

Highlights

Ocean View

THE DETAILS

The property

Tulum Beachfront Lot Tankah – A Rare Coastal Opportunity, Now Offered at a New Price

This exceptional 3,200+ m² lot with 79 linear meters of coastline in Tankah Bay has just become even more compelling. The sellers have made a decisive move to sell, reducing the price by $600,000—positioning this property at least $500 per square meter below current comparable offerings.

Among the very few coastal properties left in Tulum, this lot features a pristine, sandy beach—an increasingly rare attribute. Even more remarkable, the site benefits from natural ocean currents that shield the shoreline and keep it largely free of the sargassum seaweed that affects much of the Mexican Caribbean.

Highlights

- $600,000 Price Reduction
- $500/m² Below Comparable Properties
- One of the Few Remaining Pristine, Sandy Beaches in Tulum
- Naturally Protected from Sargassum by Ocean Currents
- Located in Exclusive Tankah Bay
- Prime Sea Turtle Nesting Beach
- 3,200+ m² Lot with 79 Linear Meters of Coastline

About Tankah Bay

Tankah Bay, just north of Tulum, blends rustic charm with exclusivity. Protected by an offshore reef, the calm waters are ideal for kayaking, snorkeling, and paddleboarding. The area is rich in biodiversity, with Casa Cenote (Cenote Manatí) nearby, connecting underground rivers to the sea. Tankah is also one of the Riviera Maya's most important sea turtle nesting beaches, where from March to November visitors can witness the extraordinary natural spectacle of turtles laying eggs and hatchlings making their way to the ocean.

In a market where prime beachfront land is becoming scarce, this price adjustment creates

extraordinary value for investors ready to act. Few opportunities combine such size, exclusivity, natural protection, and beauty with a price advantage of this scale.

Whether envisioned as a boutique hotel, luxury villas, or a private estate, this property offers not only unmatched location and development potential, but also a clear path to strong returns in Tulum’s luxury coastal market.

The sellers are ready. The timing is right. Don’t miss the opportunity—schedule a private tour today.

FAQ

What makes Tankah Bay a desirable location for investment?
Tankah Bay is known for its exclusivity, tranquility, and breathtaking natural beauty. With direct access to the Caribbean Sea and close proximity to Tulum’s world-class attractions, it offers an exceptional balance of privacy and convenience, making it a prime location for luxury real estate investments.

Is the lot suitable for residential or commercial development?
Yes, this beachfront lot is perfect for both residential and commercial projects. Whether you want to build a luxurious private villa or a boutique eco-resort, the expansive size and prime location offer endless possibilities.

What are the key advantages of owning beachfront property in Tulum?
Beachfront properties in Tulum are highly sought after due to the region’s growing popularity as a luxury travel destination. High demand, limited supply, and increasing property values make beachfront real estate a lucrative long-term investment.

Are there any environmental regulations to consider when developing the property?
Yes, as with any coastal development in the Riviera Maya, environmental guidelines and permits may be required. Working with experienced local architects and developers can help ensure compliance while preserving the natural beauty of the area.

How far is this property from Tulum’s town center and major attractions?
The lot is just a short drive from Tulum’s bustling downtown, renowned archaeological ruins, cenotes, and famous white-sand beaches. It also offers convenient access to major highways, allowing easy travel to Playa del Carmen, Cancun, and other key destinations.

IN PICTURES

A closer look

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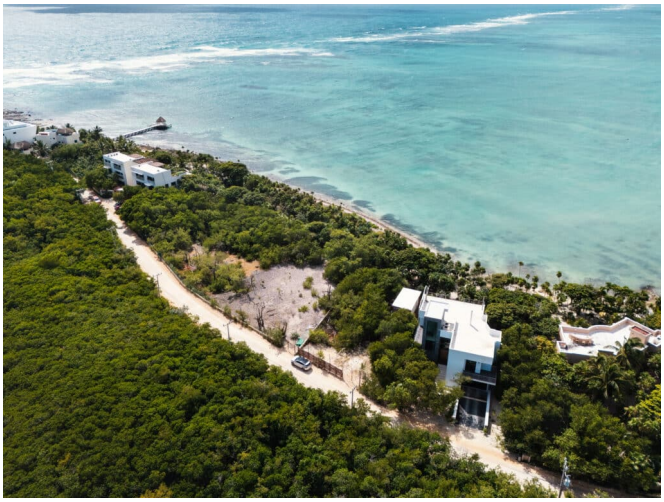
A closer look



IN PICTURES

A closer look

All 19 listing photos are included.