

Tankah Bay Tulum Beachfront Land

Price: \$1,800,000 USD



Size: 8,477 sq ft

Address: Beachfront, Tankah Bay, Tulum Real Estate

Description

In Tankah Bay, where the Caribbean meets dense coastal jungle, this beachfront parcel offers the kind of setting that is increasingly difficult to find close to Tulum. The community feels quiet and tucked away, bordered by mature greenery and a small collection of high-end homes that keep the shoreline peaceful and low-density. Out front, the water is typically shallow and calm, giving the beach a protected, relaxed feel for daily enjoyment.

The lot spans 787.5 m² (8,477 sq ft) with an impressive 25 m (82 ft) of direct beachfront. That wide frontage opens up smart design possibilities, from a contemporary villa with expansive terraces to a tropical retreat focused on indoor-outdoor living, gardens, and a pool-oriented layout. The dimensions also allow flexibility for positioning the home to capture sea breezes, maximize privacy, and frame the view lines you want most. For buyers exploring a development angle, the shape and beachfront width can also support a boutique condo concept, designed to prioritize views, airflow, and an elevated coastal lifestyle experience.

One of Tankah Bay's biggest advantages is its balance of seclusion and convenience. You can enjoy the privacy of a beachfront setting while remaining only about 7 minutes from Tulum town for restaurants, shopping, and essential services, making this an easy base for full-time living, a second home, or a long-term investment build.

If you want a smoother path from concept to completion, support can be provided throughout the process, including early guidance on permitting, design planning, and build coordination, so you have a clear roadmap as you transform the land into a finished beachfront residence.

A final lifestyle highlight sits right nearby: Casa Cenote is just steps away, and the bay's offshore reef helps soften the conditions along the shoreline. That natural protection often makes the water more inviting for everyday use, including kayaking, paddleboarding, snorkeling, and swimming.

What can I realistically build on 787.5 m² (8,477 sq ft) with 25 m (82 ft) of beachfront?

This size and frontage support a range of concepts, including a single luxury villa with generous outdoor living and gardens, or a boutique condo development designed to capture sea views and breezes while keeping a refined coastal feel.

How close is this property to Tulum, and what does “about 7 minutes” mean in practical terms?

Tankah Bay is a short drive from Tulum town, so you can reach dining, groceries, and everyday services quickly while still returning to a quieter beachfront setting. Drive times can vary due to traffic and seasonality, but the location is valued for its privacy and convenience.

Why does the offshore reef matter for day-to-day beachfront living?

A reef can help reduce wave energy, often contributing to calmer, shallower nearshore conditions. For owners, that can translate into a more comfortable shoreline for regular swimming, snorkeling, kayaking, and paddleboarding.

Can you help with the process after purchasing the land?

Yes. Support can include guidance through the early planning stages, permitting direction, design coordination, and construction management oversight, helping you move from a beachfront lot to a completed home or boutique project with a clear, professional roadmap.





