



## Land-Plot for sale in Puerto Morelos Mexico

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 129,665.85

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
Posted: Oct 07, 2025

#### Description:

Eco Habitat Xul Ha is currently in the final phase of commercialization with an area of 144000 m2 14 hectares 36 acres approx. . It is designed to contain ample spaces for coexistence with nature it also contemplates an exclusive residential area that will coexist with the green areas destined only to 55 lots of 1000 to 2650 m2 each 10700 to 28500 ft2 .

### LOCATION

Eco Habitat Xul Ha is located within the Ruta de los Cenotes tourist corridor in Puerto Morelos Quintana Roo Mexico. It has a privileged location within the Ruta de los Cenotes tourist corridor on the highway at Km 22.5 in the area of greatest development.

Located on a total area of 426000 m2 42 hectares 105 acres approx. . The entire property has three large areas destined for residential lots a third of the surface destined for green areas trails sports and recreational spaces a cenote orchards nurseries forestation areas and common use areas.



## DISTANCES IN TIME TO

Grand Outlet Riviera Maya 35 min.  
Cancun Airport 40 min.  
Puerto Morelos 25 min  
Playa del Carmen 50 min.

## WHAT IS XUL HA

It is a space of true tranquility to create your home amenities and services of excellence miles of nature to explore and awaken the deepest senses of healthy and adventurous enjoyment traditional gastronomic experiences for those most exquisite culinary desires a natural beauty of unparalleled flora and fauna surrounded by colors and flavors of our land.

426000 m2  
3 Phases destined for residential lots.  
destined to green areas  
4 hectares destined for orchards and nurseries

## ECO HABITAT XUL HA

A project that values quality of life as a fundamental premise with a common long term objective based on the prosperity and well being of all.

This development is in its final stage of commercialization covering an area of 144000 m2 14 hectares 36 acres . Designed to offer ample spaces for coexistence with nature it includes an exclusive residential area



with only 55 lots ranging from 1000 to 2650 m2 1000 to 2650 m2 each. In addition it has green areas orchards nurseries forestation areas and recreational and sports areas with quality facilities for tennis soccer and beach volleyball among others.

In this phase a natural cenote is also added surrounded by comfortable facilities creating spaces for the whole family to enjoy this beautiful natural pool of crystal clear water.

## WHY CHOOSE ECO HABITAT

We have a place for everyone a space of true tranquility to create your home amenities and services of excellence miles of nature to explore and awaken the deepest senses of healthy and adventurous enjoyment traditional gastronomic experiences for those most exquisite culinary desires a natural beauty of unparalleled flora and fauna surrounded by the colors and flavors of our land.

Home sweet home  
In tune with nature  
Healthy Living  
Healthy body and mind  
Lifestyle  
Little Dreams

Service area  
Office  
Bar  
Palapa  
Events area  
Eco parking  
Restaurant  
Bike station  
Admin. Real estate  
Tourist info  
Mini market caf  
Educational garden  
Security



Common area  
Swimming pool solarium  
Clubhouse  
Soccer beach volleyball  
Tennis court  
Gym  
Locker rooms  
Picnic area and grills  
Children s playground  
Parking areas  
Mountain bike circuit

At the entrance we have a reception palapa parking eco parking for golf carts and bicycles courtesy the restaurant Fuegos de Xul Ha with outdoor area surrounded by a barbecue a clay oven a fire pit and a vegetable garden that widely nourishes the menu. We have 24 7 security maintenance service of green areas and roads and very soon we will have administration real estate concierge and tourist information offices. In addition to an original coffee shop and an assorted Mini Market with organic and regional products.

The flagship restaurant Fuegos de Xul Ha outdoors with the Honest Food concept takes into account the purity of food seasonality sustainability and quality of traditional products resulting in a fusion of multicultural flavors. They only cook with firewood taken from the jungle from trees fallen by hurricanes and storms in the region using different cooking methods such as grills earth ovens called pib clay oven and cages.

## MEMBERSHIP BENEFITS

Welcome kit that includes

Xul Ha Eco Habitat surprise gift.



Use of bicycles and complimentary transportation.

20% discount on food and beverages at the Fuegos bar and restaurant.

10% discount at the Mini Market.

Special discounts on lodging and event services lodging and events.

Delivery of a gift certificate for a total of ten native plants trees from our nursery that you can plant in your lot.

## Transportation amenities

Complimentary daily transportation Xul Ha Eco Habitat parks Puerto Morelos and Unico Beach.

Complimentary internal transportation between lots service area and common area.

Delivery service to your lot of merchandise purchased at the Mini Market and room service of food and beverages purchased at our restaurant and or coffeeshop.

## TYPES

55 residential lots of 10764 sqft 28524 sqft m each

## ECO HABITAT XUL HA PRICES

Type

Size

Price MXN

Lot Land10764 sqft 2400000



Prices availability and property conditions are subject to change without notice. Please get in touch with us for the most current information and to schedule a viewing.

## FEATURES

Experience the excellence in our amenities designed for conviviality and fun. The Club House awaits you with grills and sports facilities. Enjoy the mini market relax in the hammock area or savor delicious dishes in our restaurant. Children will explore games and gardens while everyone enjoys the security of our gated community.

- Club House
- Pool Area
- Solarium
- Hammock Area
- Grills
- Table Area
- Cenote
- Mini Library
- Pickleball Court
- Tennis Court
- Multipurpose Court
- Petanque Court
- Children s Playground
- Gym
- Cross Race Circuit
- Pet Park
- Bike Station
- Eco Parking
- Xulky Internal Transfer
- Mini Market
- Orchard
- Nest
- Restaurant

Discover a new level of family wellness



24 7 Security  
Bikes  
Cenote  
Club House  
Controlled Access  
Dog Park  
Fire Pit  
Grills  
Gym  
Hammocks  
Kids Playground  
Parking  
Pool  
Restaurant  
Solarium  
Tennis Court  
Yoga Space

## **Common**

Finished sq. ft.: 10.764 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T86639/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T86639/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mx61861236



# IMLIX

**IMLIX Real Estate Marketplace**

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