



For Sale: Cenote Kaax Jungle Retreat & Hotel



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 4,010,517.6

Location

Country: Mexico
 State/Region/Province: Quintana Roo
 Posted: Nov 08, 2025

Description:

Price 4 000 000 USD

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Type Resales Hotels for Sale

Location Rancho San Martin Akumal Real Estate

Keys 7

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[Property Description](#)

Between Playa del Carmen and Tulum Cenote Ka ax stands as one of the Riviera Maya s most exceptional private properties. Set deep within the Mayan jungle this titled estate combines natural beauty sustainable infrastructure and outstanding investment potential offering a rare opportunity to own a fully developed cenote retreat with operational amenities and expansion options.

A Natural Sanctuary

The heart of the property is a stunning freshwater cenote surrounded by lush native vegetation and wildlife. Its clear turquoise waters stay between 24 26 C year round creating a natural oasis for swimming meditation or quiet reflection. Three handcrafted wooden decks frame the cenote one at water level for direct access another built higher with a fire pit for evening gatherings and a third designed for lounging and scenic views of the jungle canopy. Together they create a serene environment that perfectly blends nature and design.

Developed and Ready to Operate

The estate is fully developed and ready for operation. It includes seven private guest cabins each designed for comfort and privacy amid the trees a restaurant and bar with a commercial kitchen a souvenir and gift



boutique and a swimming pool surrounded by open green areas. Additional features include a consecrated jungle chapel ideal for ceremonies and weddings and a spa area with a traditional temazcal offering opportunities for wellness retreats. The indoor outdoor gym provides both open air and air conditioned space for fitness and yoga programs. A caretaker's home supports on site management and walking trails grill areas and landscaped gardens connect each zone of the property.

Flexible Purchase Options

Cenote Ka ax can be purchased in two configurations. The developed 2 hectare parcel approximately five acres includes the cenote and all existing infrastructure and is offered at 3.2 million USD. The entire 8 hectare property approximately twenty acres includes additional surrounding jungle offering room for further development or conservation at 4 million USD. Both options provide immediate functionality and long term growth potential for investors or private owners.

Infrastructure and Sustainability

The property is equipped with CFE electricity solar energy and a private well providing fresh water. Wi Fi connectivity extends throughout the developed area and the estate is secured with a gated entrance for privacy and controlled access. This combination of modern infrastructure and eco conscious systems ensures comfort reliability and sustainability year round.

Investment and Revenue Potential

Beyond its value as a private estate Cenote Ka ax offers substantial revenue generating potential. The existing infrastructure supports daily public access private events weddings retreats and wellness programs all within an authentic natural setting. Its location between Playa del Carmen and Tulum ensures consistent tourism traffic while maintaining a peaceful atmosphere that appeals to eco conscious travelers and investors alike.

A Rare Opportunity

Cenote Ka ax is one of the few titled properties in the Riviera Maya offering a private cenote full operational infrastructure renewable utilities and expansion potential. With its consecrated chapel spa and seven fully equipped cabins this estate is perfectly suited for an eco resort wellness retreat or private jungle sanctuary. Few properties combine such authenticity beauty and functionality making Cenote Ka ax a truly extraordinary investment in Mexico's most sought after region.

FAQ

Is the cenote entirely within the property

Yes. The cenote is fully within the property boundaries with private access for swimming relaxation or event use.

What types of projects could be developed here

Cenote Ka ax is ideal for eco resort development luxury retreat spaces or a private jungle estate offering ample room for sustainable growth and branding opportunities.

Does the property have infrastructure and utilities

Yes. The site includes electricity water systems and on site maintenance facilities along with staff accommodations for year round operation.

Can the undeveloped land be built on

Yes. The additional jungle area in the 8 hectare purchase option offers ample buildable space for future cabins villas or amenities subject to local environmental regulations.

What makes Cenote Ka ax unique compared to other properties

It's a turnkey private cenote estate with operational facilities multiple purchase options and one of the few large tracts of titled land in the Riviera Maya offering both natural beauty and business potential.



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Lease terms

Date Available:

Additional information

Website URL:

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Contact information

IMLIX ID:

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