Hotel - Quintana Roo - For Sale - PHL7790851

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 2,668,613.71

Location

Country:	Mexico
State/Region/Province:	Quintana Roo
Posted:	Feb 19, 2026

Description:

Property Summary

* Currency: MXN (USD price may vary depending on the exchange rate)

* Type: Boutique Hotel + 2 Villas (18 Total Rooms)

* Location: Aldea Zama, Tulum, Quintana Roo, Mexico

* Bedrooms / Bathrooms: 18 Rooms (12 in hotel + 6 in villas) / 18 Bathrooms

* Total Area: 1,440 m2 of land + 1,700 m2 of construction

* Maintenance Fee: Not specified

Key Features: Boutique hotel in operation with 12 rooms, plus two independent villas with 3 bedrooms each. Includes a restaurant-bar, furniture, and complete equipment. Ready to operate immediately, with all permits and documentation in order. Located in Aldea Zama, the area with the highest growth and real estate value in Tulum.

Real Estate Investment Opportunity - Boutique Hotel in Aldea Zama

A unique property is presented for sale in the heart of Tulum: a fully operational boutique hotel complemented by two private villas, totaling 18 rooms. Located in Aldea Zama, the fastest-growing and most valuable real estate development in the Riviera Maya, this asset offers an unbeatable combination of strategic location, consolidated infrastructure, and immediate income generation.

The property is fully equipped and ready to transfer, eliminating the need for initial investments in construction or permits, thereby accelerating return on investment and minimizing operational and legal risks.

Why Invest in Aldea Zama

Aldea Zama has positioned itself as the epicenter of the new Tulum, attracting investors and visitors seeking a modern lifestyle without losing the region's natural essence. With paved streets, high-quality services, and a privileged location between the jungle and the sea, this area offers sustained property value appreciation and high demand for vacation rentals and boutique accommodations.

Property Distribution and Features

* Land: 1,440 m2 with potential for expansion or additional development.

* Total Construction: 1,700 m2 distributed among common areas, rooms, and the restaurant-bar.

* Boutique Hotel: 12 rooms with functional design and high-quality furniture.

* Private Villas: Two independent villas with 3 bedrooms each, ideal for families or groups seeking privacy.

* Restaurant-Bar: An operational commercial space that complements the hotel offering and attracts external visitors.

* Independent Access: Each villa has its own entrance, ensuring privacy and exclusivity.

* Delivery: Ready to operate, includes furniture, equipment, and valid permits.

Key Advantages for the Investor

* Ready to Operate: No initial CAPEX required for construction or renovations.

* Complete Permits: Documentation in order for immediate operation.

* Lower Risk: Consolidated asset with current income generation.

* Premium Location: Aldea Zama, minutes from the beach, restaurants, and commercial areas.

* High Profitability: Ideal for investors seeking immediate cash flow and medium-term property value appreciation.

Privileged Location
Aldea Zama connects you with the best of Tulum:

* Walking distance or minutes by car: Gourmet restaurants, specialty coffee shops, supermarkets, and shopping centers.

* 9 minutes by car: Virgin white sand beaches and the hotel zone.

* Immediate access: Main avenues, new 5th Avenue pedestrian walkway, and connectivity to the federal highway.

* Environment: Safe, private, and surrounded by nature, with all modern urban services.

Investment Perspective

The hotel market in Tulum continues to expand, with average occupancy exceeding 70% during high season and a growing demand for boutique accommodations with character and strategic locations. This hotel, being operational and fully permitted, represents an opportunity for immediate market entry without the typical maturation time of a new project.

The combination of hotel rooms and private villas allows for income diversification and catering to different guest profiles, optimizing profitability. Investing in this asset is a bet on constant cash flow, backed by the strength of Aldea Zama as Tulum's new development hub.

PHL7790851

Common

Bathrooms:	18
Finished sq. ft.:	1700 sq m

Lease terms

Date Available:	

Additional information

Website URL:	http://www.arkadia.com/XFPU-T20472/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	18686-phl7790851