

XHO

From $119,000 USD	—	—	750 – 2000 m²	Bacalar
PRICE	BEDROOMS	BATHROOMS	AREA	LOCATION
			8073 – 21528 ft²	Quintana Roo

DESCRIPTION

Discover an extraordinary private residential community on the shores of Xul-Ha Lagoon in Bacalar, where luxury architecture, nature and sustainability come together to create a truly exceptional lifestyle. Located in one of the most exclusive and beautifully preserved natural settings in southern Quintana Roo, this remarkable development spans 52 hectares of lush tropical jungle, featuring 500 meters of lagoon frontage and a limited collection of just 118 customizable residences.

Unlike conventional residential developments, this community embraces a regenerative philosophy that goes beyond environmental preservation, actively supporting ecosystem restoration, biodiversity and a deeper connection between people and nature. An exceptional location in Xul-Ha, Bacalar Situated south of Bacalar, approximately 10 minutes from its charming town center, Xul-Ha is known for its crystal-clear freshwater, low-density surroundings and peaceful atmosphere....

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Technical sheet

TYPE	Lot
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	From $119,000 USD
BEDROOMS	—
BATHROOMS	—
AREA	750 – 2000 m^2 / 8073 – 21528 ft^2
LOCATION	Bacalar, Quintana Roo
ADDRESS	Xul-ha, Bacalar
COORDINATES	18.5595, -88.4543

AMENITIES

- Community Amenities
- 500 Meters of Lagoon Frontage
- Private Lagoon Club
- Water Sports Center
- Organic Juice and Elixir Bar
- Tennis Courts
- Nature Trails and Tropical Gardens
- Meditation Gompa
- Jungle Waterfall Garden
- Children's Play Areas
- Private Gated Community
- Private Serenity Beach for Residents
- 21 Natural Swimming Biopools
- Residents' Clubhouse
- Padel Courts
- Sports Complex and Fitness Areas
- Mayan Temple
- Elevated Mayan Walkway and Observatory
- Sensory Labyrinth
- Teen Center and Social Lounge

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- Butterfly Sanctuary and Orchid Gardens
- Edible Forests and Gardens
- Outdoor Education Center
- Outdoor Cinema and Amphitheater
- Rodavento Hotel Services Within the Community
- Spa and Hydrotherapy Circuit
- Adventure and Water Activities Center
- Yoga and Wellness Experiences
- Event and Retreat Spaces
- Private Pool and Jacuzzi
- Private Temazcal
- Electric Vehicle Charger
- Advanced Water Filtration
- Medicinal and Themed Gardens
- Organic Farm and Regenerative Agriculture Areas
- Commercial Village with Restaurants, Cafés and Boutiques
- Art Galleries and Workshops
- Luxury Boutique Hotel
- Restaurants and Bars
- Adventure Concierge
- Rodaventuras Kids' Camp
- Optional Home Customizations
- Outdoor Kitchen and Grill
- Solar Energy System
- Smart Home System

FULL DESCRIPTION

...The community enjoys a privileged waterfront setting surrounded by tropical vegetation and breathtaking natural landscapes, offering an ideal balance of privacy, exclusivity and convenient access to Bacalar's restaurants, services and attractions.

Custom-designed luxury homes surrounded by nature

One of the project's most distinctive features is its innovative architectural concept, allowing homeowners to create personalized residences that respond to the natural characteristics of their individual lots.

Generously sized residential lots offer flexibility in architectural design, with home collections created by acclaimed Mexican architects. Through modular and bioclimatic design principles, each residence can be tailored to its owner's preferences, incorporating customized floor plans, luxury finishes, spacious terraces and living areas that connect naturally with the surrounding landscape.

Each property includes a botanical inventory identifying protected trees and vegetation, allowing homes to be thoughtfully designed around the existing natural environment.

The result is a collection of unique residences where contemporary luxury and environmental respect exist in harmony.

An exceptional waterfront lifestyle

Residents enjoy access to a private lagoonfront area featuring an exclusive residents' lagoon club, sandy beach, relaxation spaces and a water sports center.

The community's 21 natural swimming biopools are thoughtfully integrated into tropical gardens and natural sanctuaries, creating remarkable places to swim, relax and reconnect with nature.

Technical sheet

Additional lifestyle amenities include tennis and padel courts, nature trails, themed gardens, children's areas, meditation spaces and a private residents' clubhouse.

A holistic commercial village featuring dining options, cafés, boutiques and cultural spaces further enhances the community experience.

Rodavento boutique hotel within the community

Another exceptional feature is Rodavento Bacalar, a luxury boutique hotel integrated into the natural setting of the development.

Its hospitality concept includes restaurants, spa experiences, wellness activities and an adventure center offering opportunities to explore the lagoon and surrounding natural environment.

The combination of private residential living and specialized hospitality services creates a distinctive lifestyle while preserving the privacy of homeowners.

A new approach to sustainable luxury

The community's regenerative philosophy is reflected in its master planning, with initiatives focused on forest conservation, mangrove restoration, agroforestry, food production and environmentally conscious infrastructure.

Edible gardens, an organic farm, outdoor educational spaces and ecological restoration programs contribute to a lifestyle centered on environmental awareness and well-being.

More than a home, a way of life

This exclusive residential development in Bacalar presents a remarkable opportunity for buyers seeking to create a personalized luxury home in an extraordinary natural setting.

Whether envisioned as a primary residence, a second home or a private retreat in the Mexican Caribbean, the community offers a rare combination of architectural freedom, privacy, nature and waterfront experiences.

Contact L'Agence by Los Socios to explore the residential opportunities and discover the perfect setting for your future home in Bacalar.

Gallery 1/4













Gallery 2/4













Gallery 3/4













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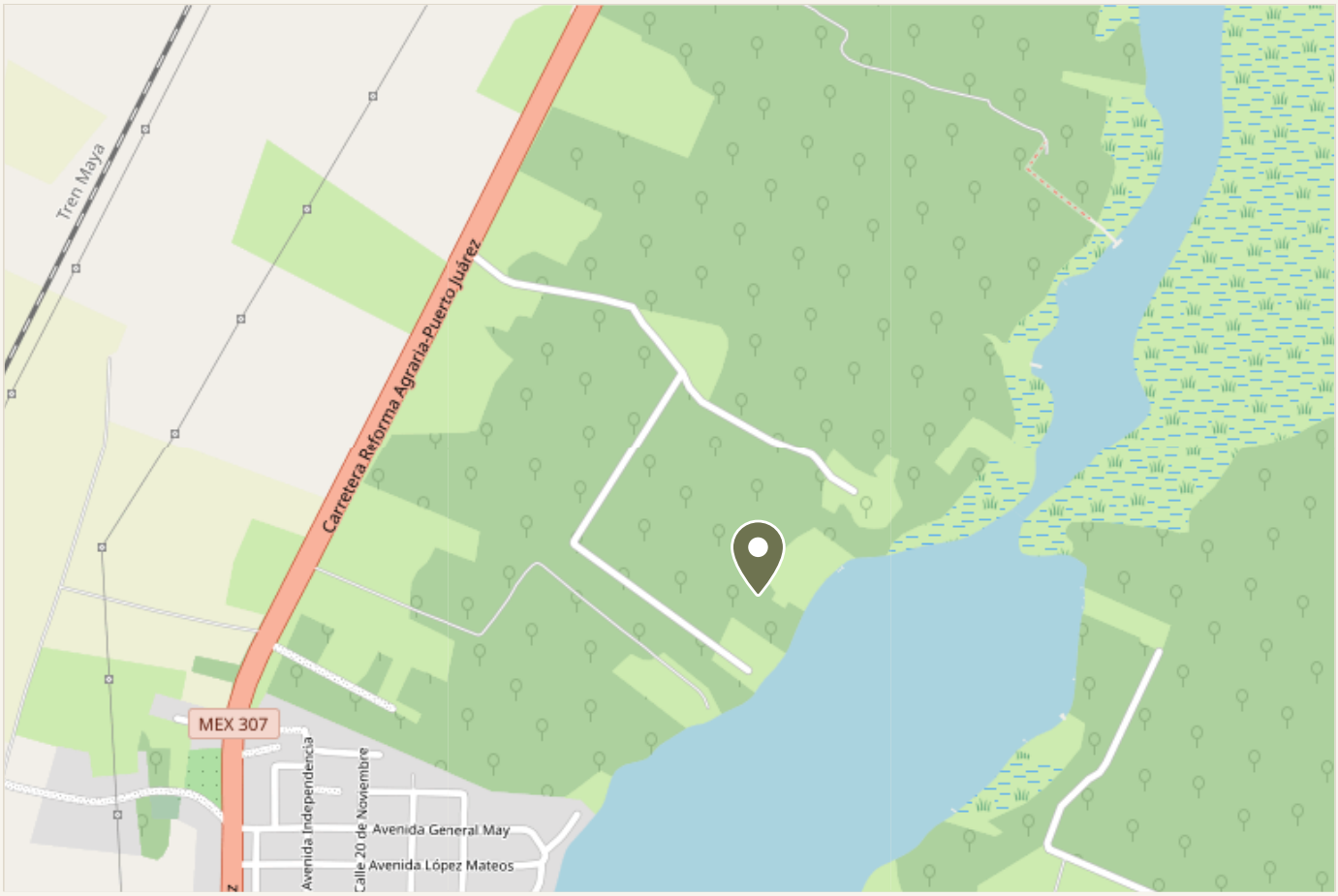
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SEE FULL GALLERY

Location



LOCATION

Bacalar, Quintana Roo

Xul-ha, Bacalar

Coordinates: 18.5595, -88.4543

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