



JOYTREE

From \$1,350,000
MXN

PRICE

—

BEDROOMS

—

BATHROOMS

271 – 4602 m²

2917 – 49536 ft²

AREA

Akumal

Quintana Roo

LOCATION

DESCRIPTION

Residential Lots for Sale in Akumal with Private Cenotes and Resort-Style Amenities

Imagine creating your own home surrounded by the lush tropical landscapes of the Riviera Maya, just minutes from the Caribbean coastline. This boutique-inspired residential land development in Akumal offers an opportunity to combine contemporary architecture, outdoor living, and a wellness-focused lifestyle in one remarkable natural setting. Located along the sought-after coastal corridor between Playa del Carmen and Tulum, the community offers residential lots ranging from 270 to 550 square meters.

These generous homesites provide the flexibility to envision a personalized family residence, a peaceful vacation retreat, or a long-term real estate asset in the Mexican Caribbean. One of the development's most appealing features is its proximity to the beautiful beaches of Akumal and Xcacel—Xcacelito. According to the developer's location estimates, Xcacel Beach is approximately five minutes away. The surrounding area is also known for its cenotes, ecological attractions, and extraordinary natural scenery....

Technical sheet

TYPE	Lot
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$1,350,000 MXN
BEDROOMS	—
BATHROOMS	—
AREA	271 – 4602 m ² / 2917 – 49536 ft ²
LOCATION	Akumal, Quintana Roo
ADDRESS	Akumal
COORDINATES	20.3564, -87.3486

FULL DESCRIPTION

...The community itself is designed around the idea that nature should be part of everyday life. More than 59 amenities are advertised, including private community cenotes, landscaped nature trails, meditation spaces, swimming pools, a spa, temazcal, and dedicated yoga areas.

Active residents can look forward to facilities planned for padel, pickleball, tennis, functional training, and calisthenics. Families are also central to the concept, with children's play areas, a treehouse, a pet park, and outdoor spaces that encourage exploration and shared experiences.

Social and lifestyle amenities include coworking facilities, a café, picnic gardens, barbecue areas, fire pits, and gathering spaces, creating a community atmosphere that balances privacy with opportunities to connect.

For buyers interested in an architectural approach that complements the surrounding landscape, the development also introduces KINEKI, an optional modular construction system using certified structural timber. This alternative offers possibilities for contemporary homes

Technical sheet

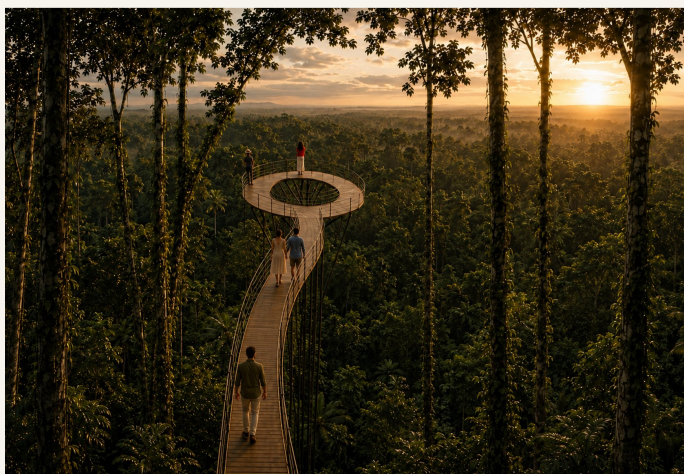
designed with their natural setting in mind, subject to applicable building rules and approvals.

Flexible purchasing options are another important advantage. The developer advertises a limited introductory cash-purchase promotion and an installment plan with a 15% down payment and repayment periods of up to 20 years, subject to current commercial terms.

Whether you are looking for residential land in Akumal to build a custom home, establish a second residence near the beach, or plan a long-term property purchase, this development brings together a distinctive natural environment, extensive amenities, and a compelling vision of Caribbean living.

Contact L'Agence by Los Socios to explore available lots, review the master plan, receive updated pricing, and discuss the right opportunity for your plans.

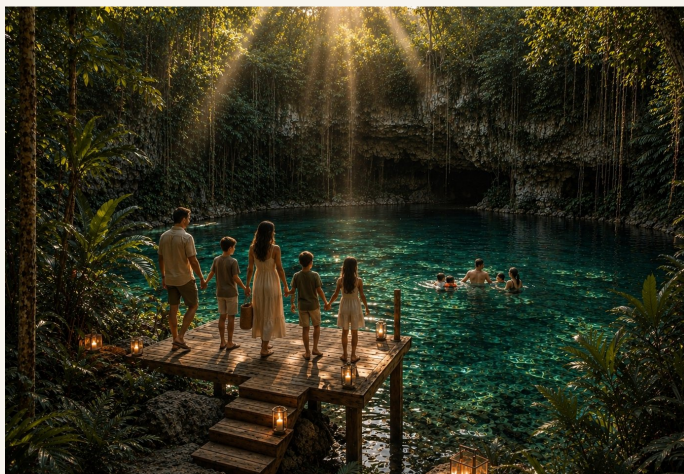
Gallery 1/4



Gallery 2/4



Gallery 3/4

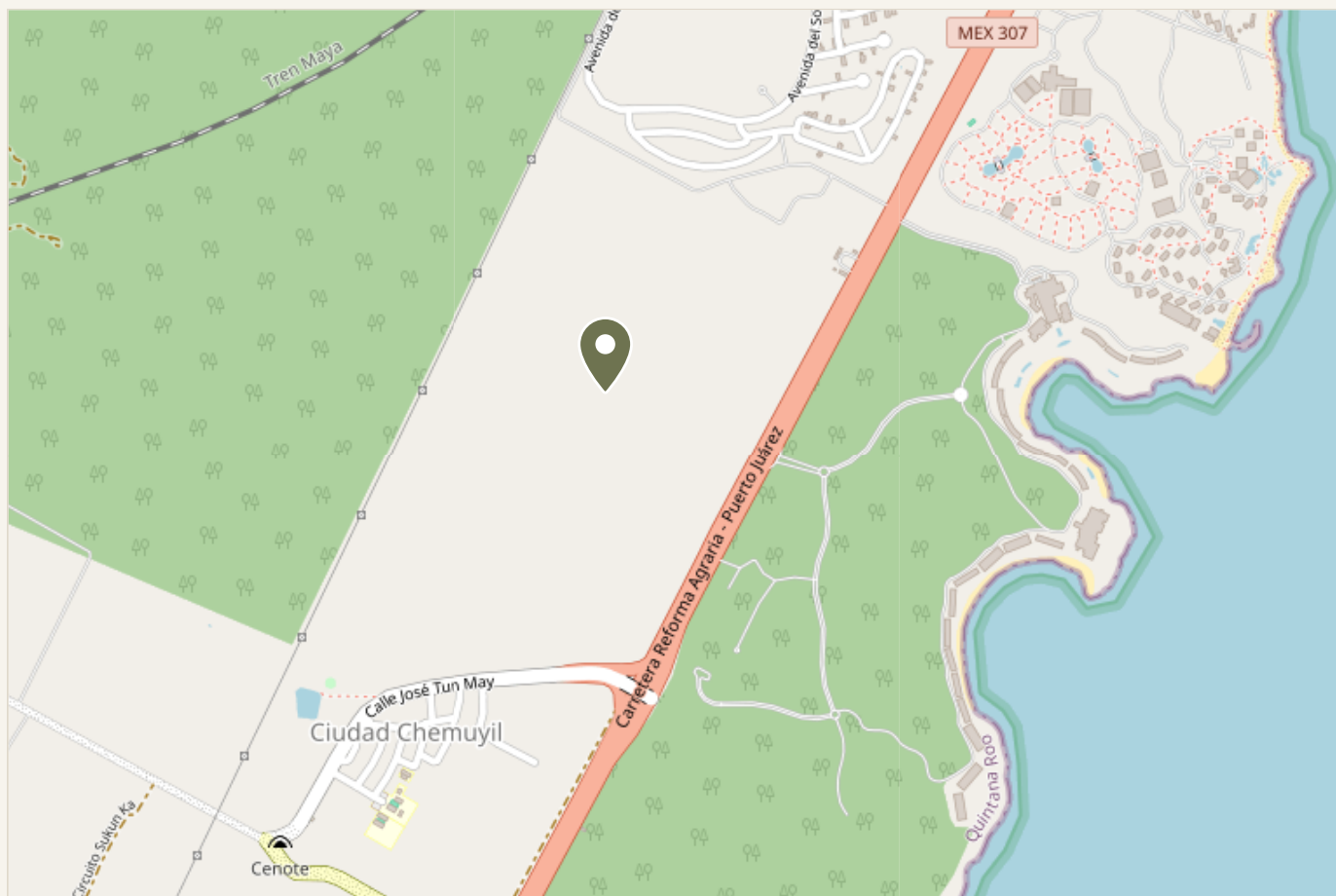


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[SEE FULL GALLERY](#)

Location



LOCATION

Akumal, Quintana Roo

Akumal

Coordinates: 20.3564, -87.3486

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