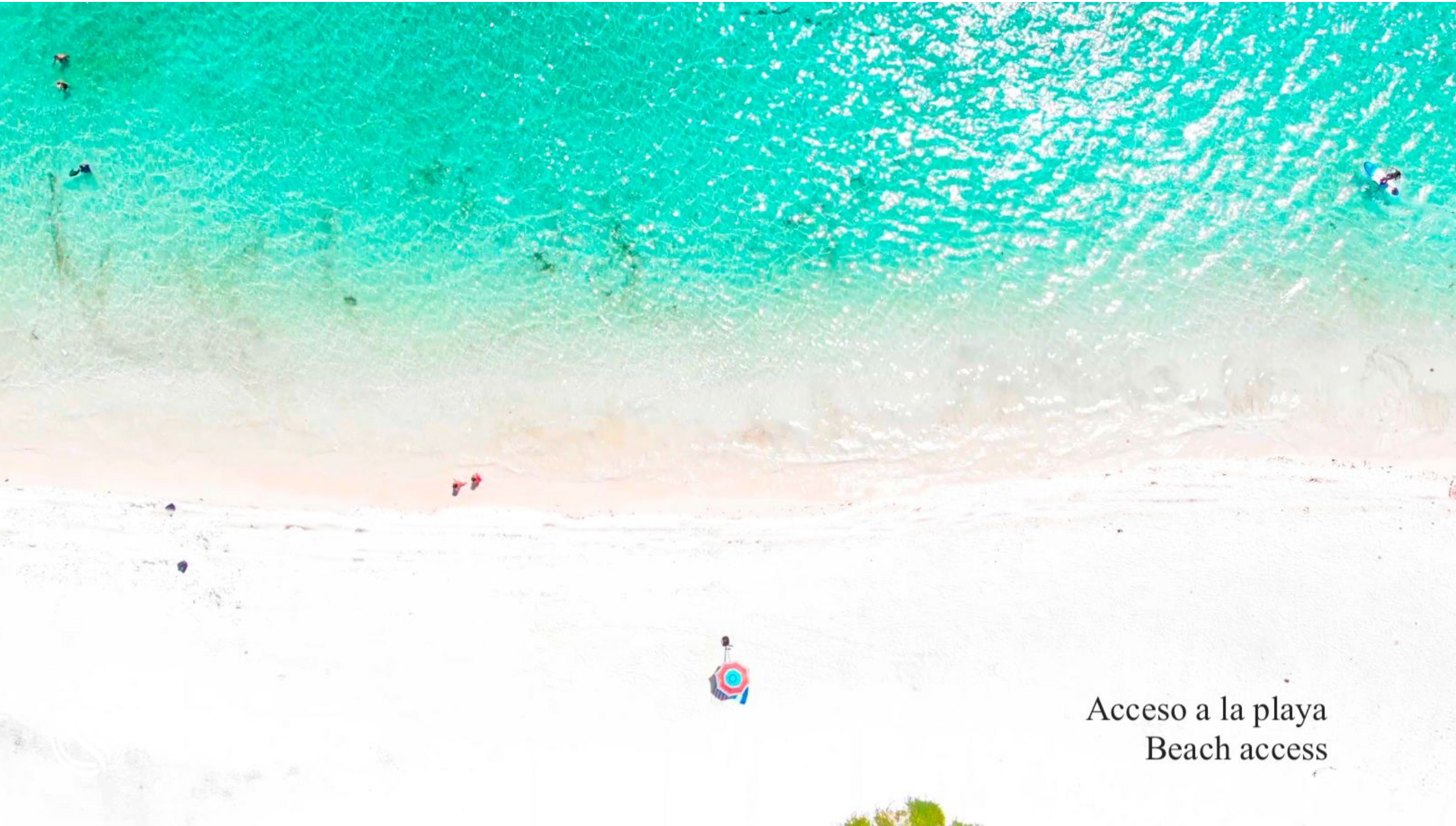


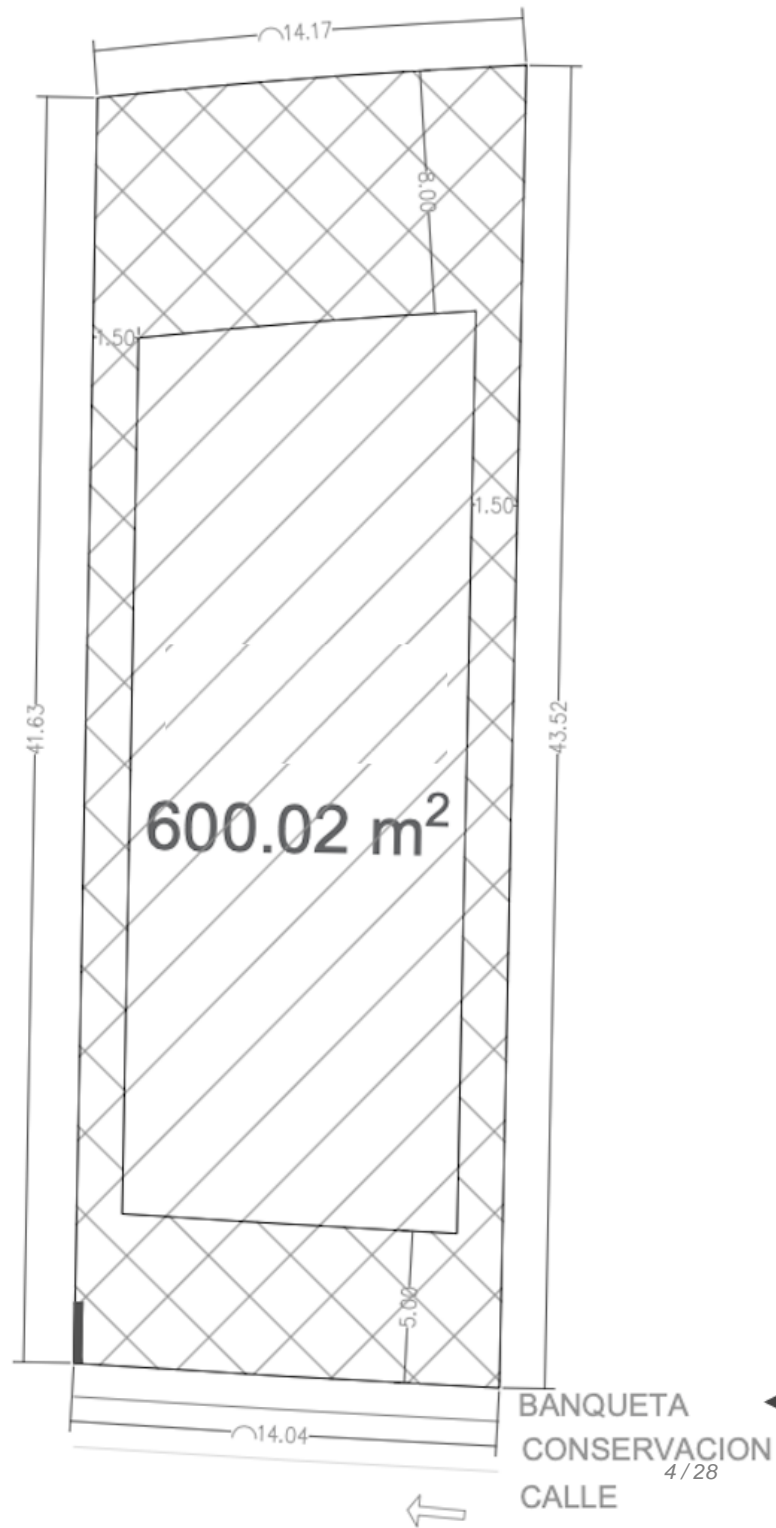
Acceso a la playa  
Beach access

**Land in private community with access to the sea, beach club, sports fields, club house, bike path to the beach, children's area, dog area,**

<i>ID: ALTU217</i>	<i>Location: Tulum</i>
<i>Zone: Xpu Ha</i>	<i>Type: Lots</i>
<i>Land: 600 m2 / 6,458.40 ft</i>	



Acceso a la playa  
Beach access



Terreno: 600 m<sup>2</sup>

Lot: 6458 sqft

Calle  
Street

BANQUETA  
CONSERVACION  
CALLE

# Club de playa Beach club






 SELVA & Co.  
REALTY

Club de playa  
Beach club



Club de playa  
Beach club

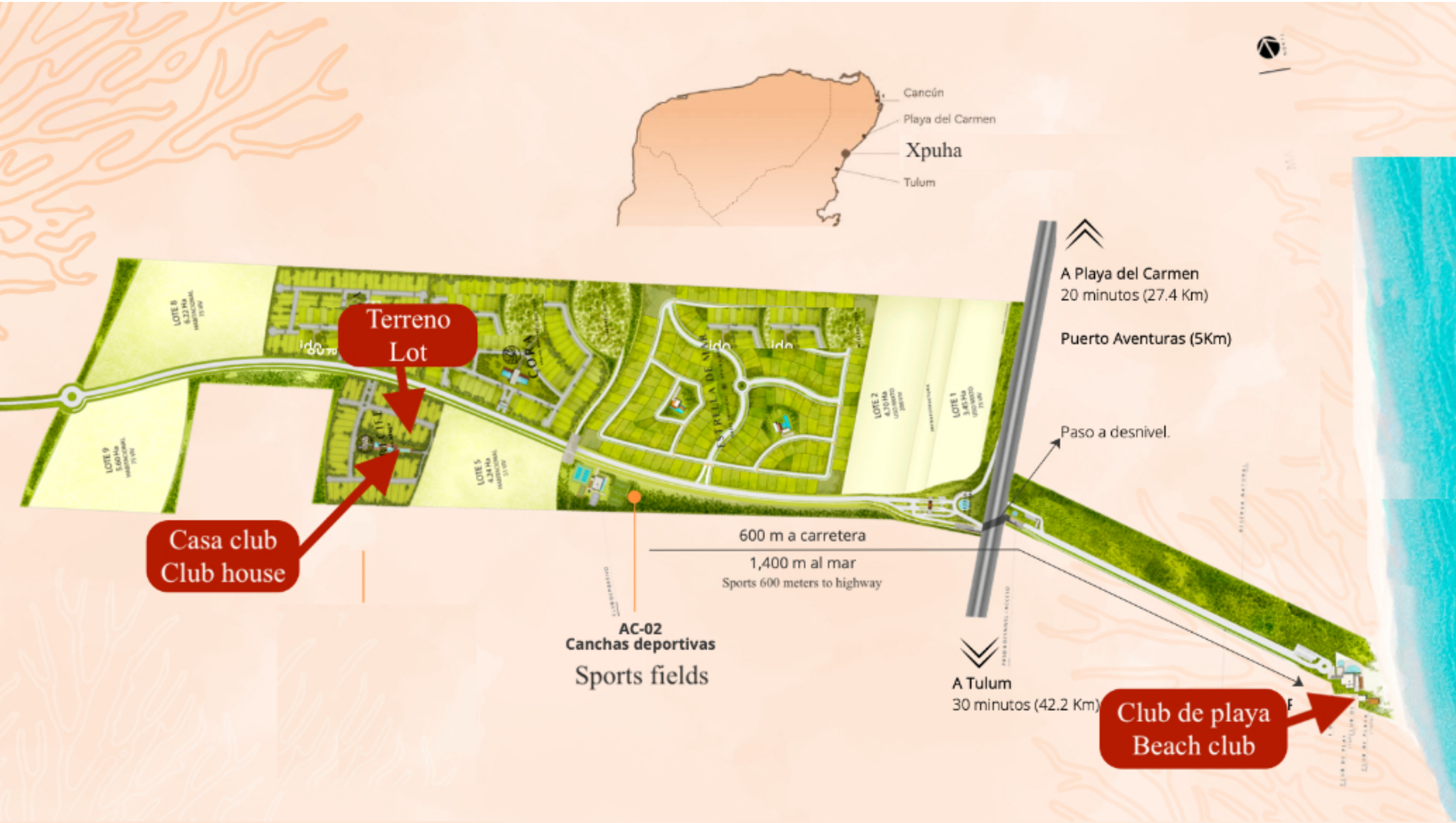


 SELVA & Co.  
REALTY  
Casa Club -club house

Casa club - Club house







**Terreno Lot**

**Casa club  
Club house**

**AC-02  
Canchas deportivas  
Sports fields**

**Club de playa  
Beach club**

**A Playa del Carmen  
20 minutos (27.4 Km)**

**Puerto Aventuras (5Km)**

**Paso a desnivel.**

**600 m a carretera  
1,400 m al mar  
Sports 600 meters to highway**

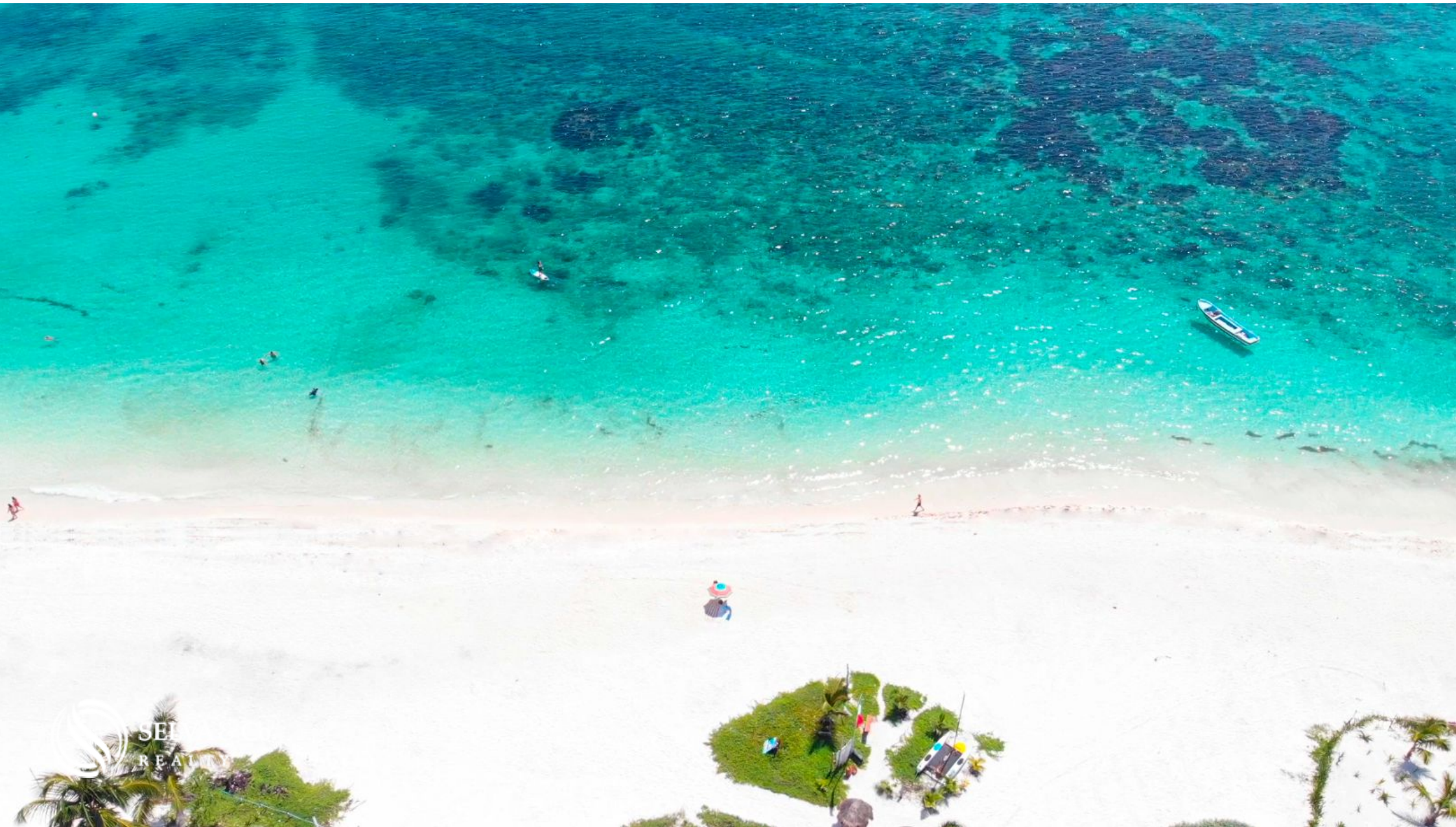
**A Tulum  
30 minutos (42.2 Km)**

## Ubicacion Location









SEI  
REALTY



 SELVA & Co.  
REALTY

Casa club  
Club house



 SELVA & Co.  
REALTY



## Description

ALTU217 Rosa Calderon

Land in private community with access to the sea, beach club, sports fields, club house, bike path to the beach, children's area, dog area, security, for sale Tulum,

Land with access to the beach and amenities for the whole family, outdoor recreation spaces, for sale in Xpuha.

### ACCESS TO THE BEACH

Fine white sandy beaches and turquoise water await you.

The residential has controlled access and an overpass that allows you to safely reach the beach club by car, bicycle or on foot.

### BEACH CLUB

Beach club with restaurant service, tables, lounge chairs and one of the best beaches in the Mayan Riviera.

## PET-FRIENDLY

This community allows pets, and has an exclusive area for your dog to socialize and be free in a controlled and special environment for them. Enjoy your area for dogs.

## THE BEST COMMUNITY

Private community with quality infrastructure and amenities for the owners.

Underground services. First level urbanization with hydraulic concrete and public lighting with solar panels.

Community with construction guidelines.

Conservation parks, with 8,000 m<sup>2</sup> of green areas

Permission to build up to 10 meters high.

Abundant vegetation in ridges.

Semi-permeable ecological flooring.

## CLUB HOUSE

The club house is located in a block of more than 5,000 m<sup>2</sup>, where you can walk through green paths and discover different pools and terraces, as well as a party room for you to receive your guests and organize the best events.

Party room equipped with air conditioning, bar and modern furniture.

BBQ Grill Stations.

Recreational pools and jacuzzis.

## ACTIVITIES FOR THE WHOLE FAMILY

3 types of social area: Sports, Social and for children.

## AMENITIES

Administration / reception.

Club house with pools. Sunbathing area and hammocks, lounge terrace and area

for pets.

Sports club: semi-Olympic swimming pool, recreational pool, gym with steam room, showers and restrooms, nature jogging trail.

Soccer court.

Tennis court.

Paddle court.

Event room for 50 people.

Recreational area for children.

Pool for children and adults.

Terrace, pool only for children.

Sandbox playground for children with fence.

Grill area.

Cycle path with pedestrian path to the beach.

Beach club with restaurant, snack/bar, swimming pools, lounge chairs, kids club, water sports, adult area.

## TO WHOM DO WE RECOMMEND THIS PROPERTY?

Ideal for those looking for a family lifestyle, being surrounded by green areas and the beach, without losing the comforts of a luxury community, if you are looking for access to the sea, this development is among the few that have access to the beach.

## LOCATION: THE BEST OF TWO WORLDS XPU-HA

Development located in Xpu-Ha, a white and crystalline sand beach, located 20 minutes from the cosmopolitan and vibrant atmosphere of Playa del Carmen, and 30 minutes from Tulum, where the holistic, natural trend and the most incredible and exclusive beach clubs they wait for you.

Schedule your appointment to visit the area or call us to answer your questions.

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#landbankingTulum    #landbankingmexico    #landbanking    #lots&landTulum

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# Location





**SELVA & Co.**  
REALTY

MX 984 803 2058 / US 805 308 2900

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