



**Residential lot with beach club, sports courts,  
clubhouse, bike path to the beach,  
children&#39;s area, pet zone, Security,  
for sale Tulum**

<i>ID: DLTU223-2</i>	<i>Location: Tulum</i>
<i>Zone: Xpu Ha</i>	<i>Type: Lots</i>
<i>Land: 600 m2 / 6,458.40 ft</i>	























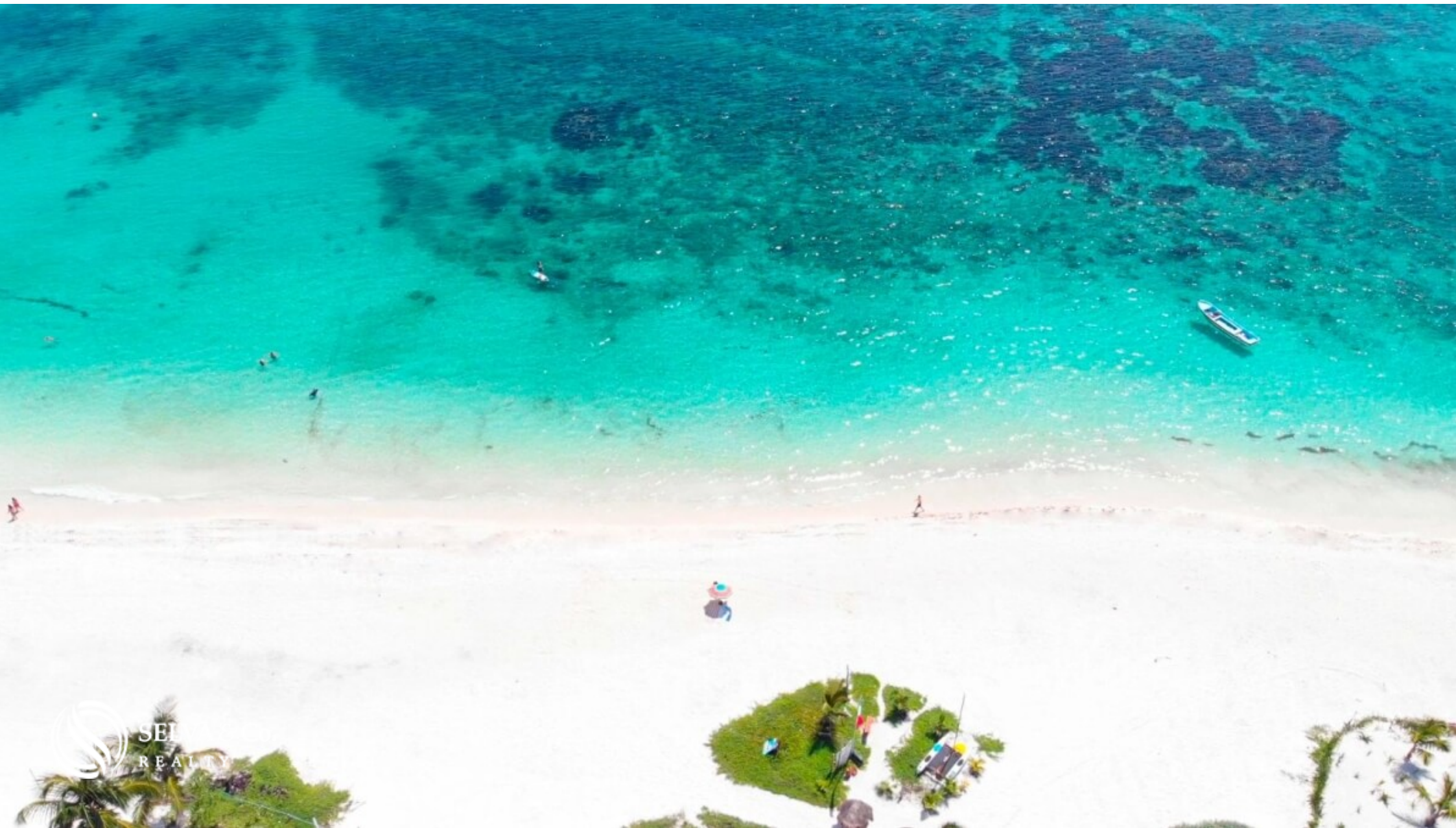




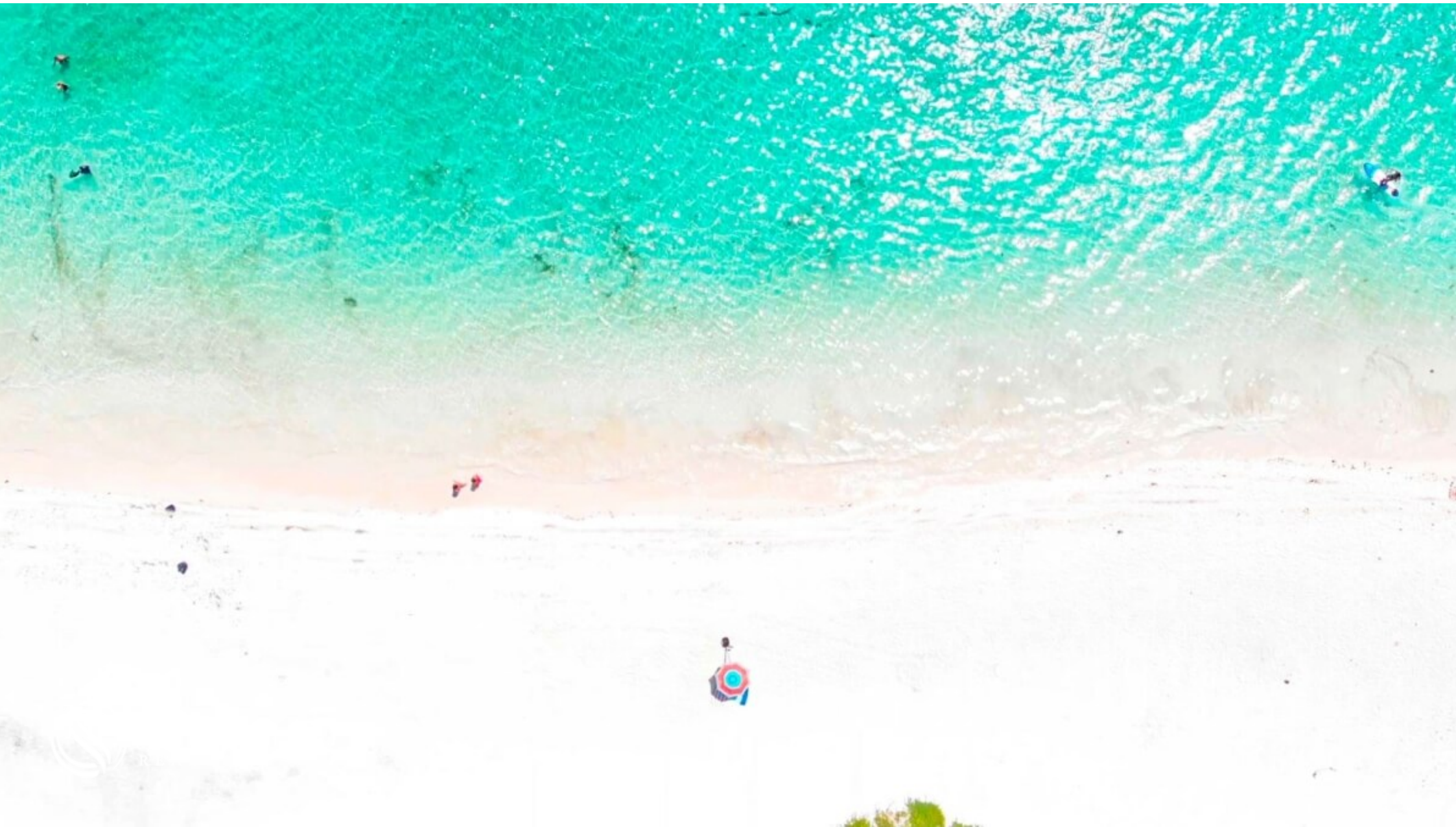


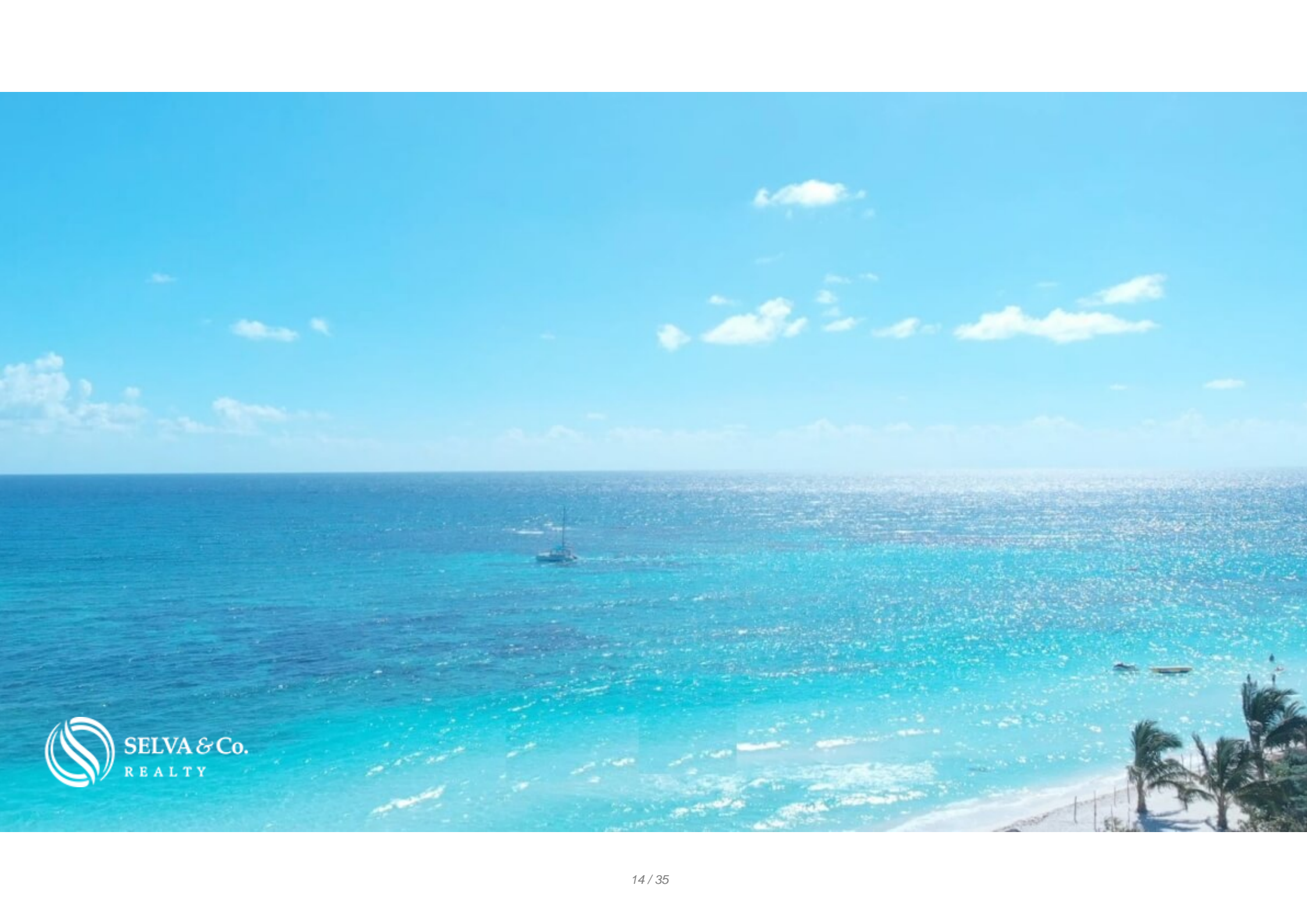












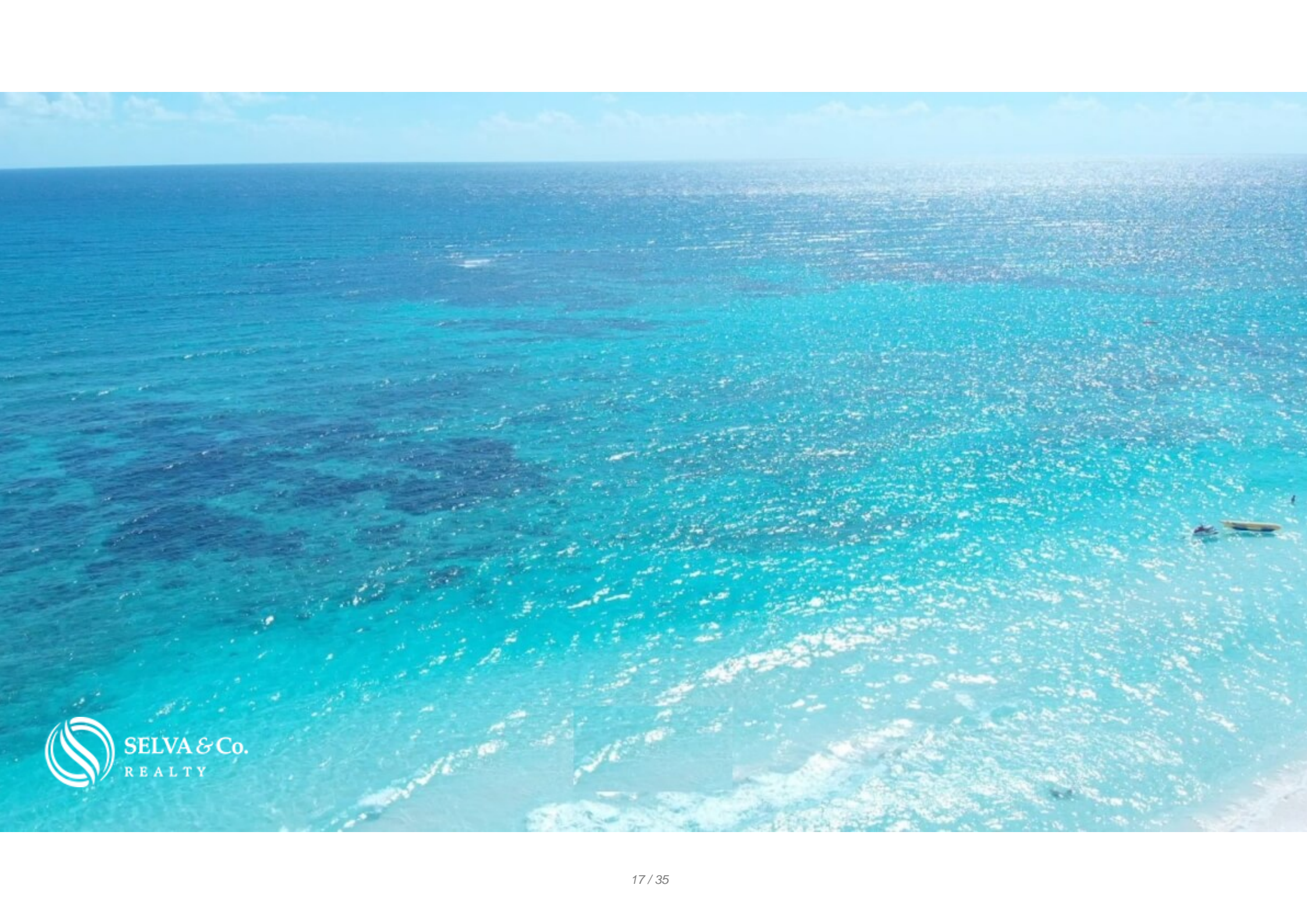








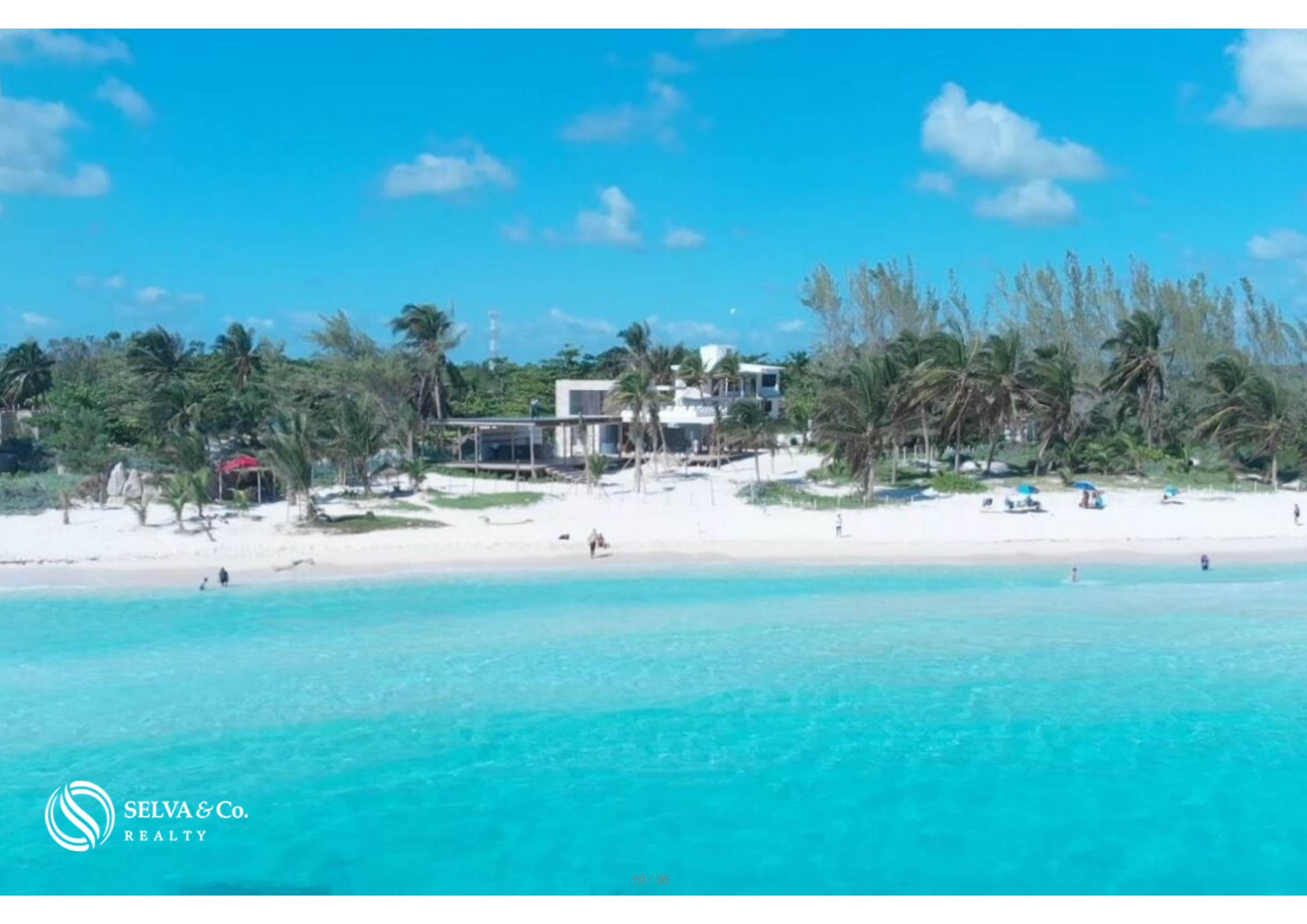


























## Description

DLTU223-2

Residential lot with beach club, sports courts, clubhouse, bike path to the beach, children's area, pet zone, Security, for sale Tulum

Luxury gated community with access to the ocean and amenities for the whole family, outdoor recreation spaces, bike path to the beach, for sale in Tulum.

THE BEST OF TWO WORLDS XPU-HA

Gated community located in Playa Xpu-Ha, a crystal-clear white sandy beach zone, located 30 minutes from the cosmopolitan and vibrant environment 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.

## THE BEST GATED COMMUNITY

Private residential with quality infrastructure and amenities for the owners.

Residential land with 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.



Pet Friendly. Dog area.

Semi-permeable ecological flooring.

## ACCESS TO THE BEACH

Beaches of fine white sand and turquoise water await you.

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

Private beach club with restaurant service, tables, lounge chairs and one of the best beaches in Riviera Maya.

## INCREDIBLE CLUB HOUSE

The clubhouse is located in a block of more than 5,000 m<sup>2</sup>, where you can walk along 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, 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

Clubhouse with pools. sunbathing area and hammocks, lounge terrace and pet area.

Sports club: semi-Olympic swimming pool, recreational pool, gym with steam, showers and bathrooms, natural jogging trail.

Soccer court.

Tennis court.

Paddle court.

Events room.

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, pools, lounge chairs, kids club, water sports, adult area.

## WHO DO WE RECOMMEND THIS PROPERTY TO?

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

## KEEP IN SHAPE

Stay in shape in its pool with a swimming lane, enjoy a walk in its pedestrian paths, practice paddle tennis, or exercise in the gym, or simply relax and contend with its green areas, you will have a different activity to do every day and everything at steps from your house.

If you are looking for more intense training, you can swim in the ocean, you can train and participate in one of the triathlons that take place in the area.

## SERVICES

- Paved roads
- Water service
- Light
- Sewer system.



## PROPERTY STATUS

Property title, legal certainty.

## LOCATION

Residential lots located in Xpuha, a bay of blue beaches, surrounded by boutique hotels, beach clubs and luxury residences.

30 minutes from Playa del Carmen and Tulum.

1 hour 15 minutes from Cancun International Airport.

## FINANCING AVAILABLE

Residential land with financing available direct with the developer.

30% upon signing the contract

70% financed up to 5 years without interest

If you want to visit this lot and know more about the real estate market in the Xpu-ha area, contact us, it will be a pleasure to advise you on your new investment in Tulum.

Schedule your appointment to see the lot or call us to resolve your doubts by clicking on the contact link.



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## Property details

- Terrace

## Amenities

- |                           |                 |
|---------------------------|-----------------|
| - Ballroom                | - Bbq Grill     |
| - Beach Club              | - Clubhouse     |
| - Gym                     | - Paddle tennis |
| - Playground for children | - Soccer fields |
| - swimming pool           | - Tennis court  |



## Location





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REALTY

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