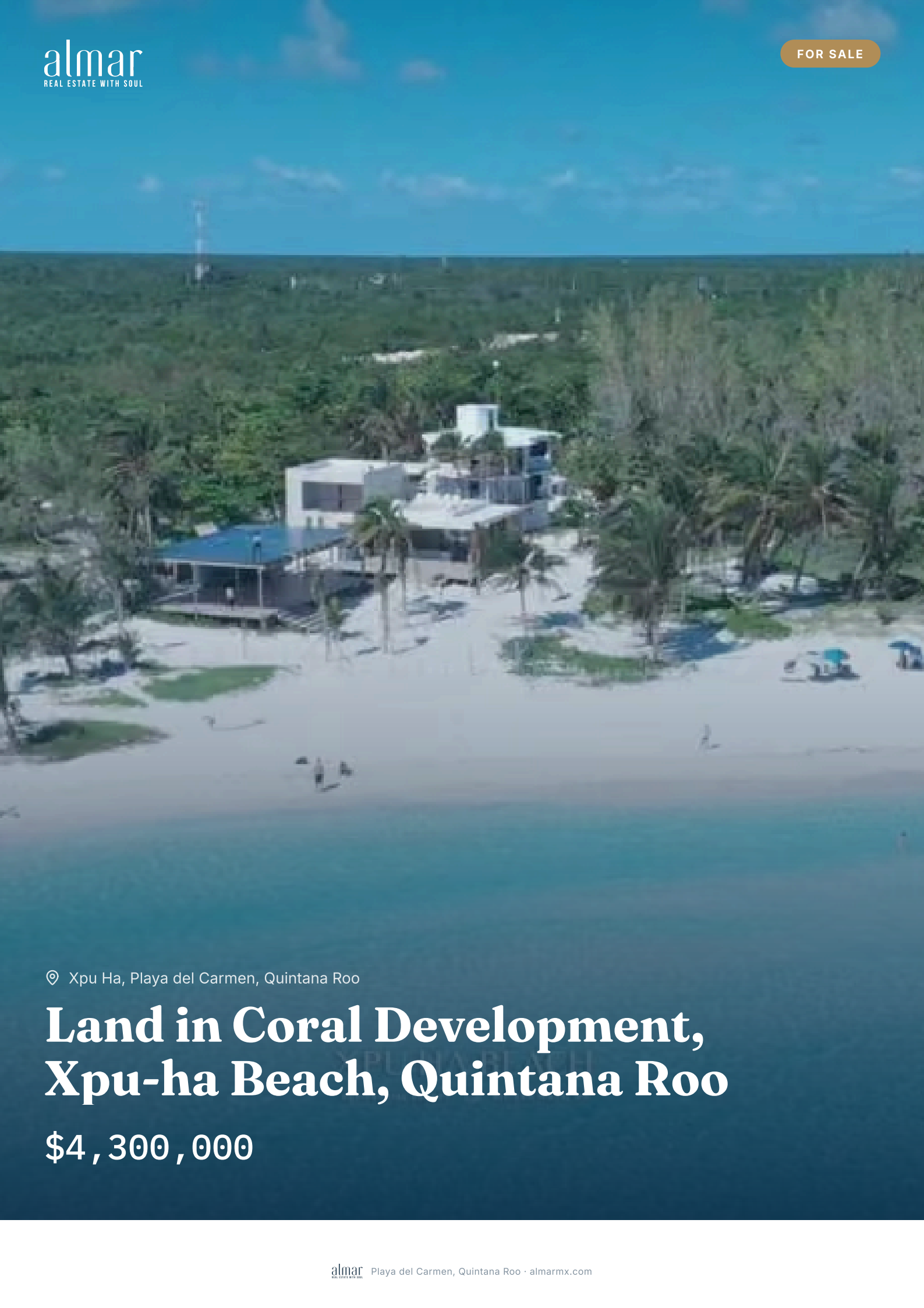




📍 Xpu Ha, Playa del Carmen, Quintana Roo

# Land in Coral Development, Xpu-ha Beach, Quintana Roo

\$4,300,000

**0**

BEDROOMS

**0**

BATHROOMS

**0 m<sup>2</sup>**

BUILT AREA

**0**

PARKING

## DESCRIPTION

Residential lot of 604.63 m<sup>2</sup> within an exclusive private community in Xpu-ha.

Xpu-ha Beach is a premier residential and resort complex located just 20 minutes from the heart of Playa del Carmen and 30 minutes from Tulum. Its privileged setting offers the rare combination of jungle seclusion and oceanfront living, while keeping the best of the region's cosmopolitan amenities within easy reach.

Coral sits within this gated enclave and comprises 91 lots of approximately 600 m<sup>2</sup> each, interspersed with lush natural green areas where community amenities are thoughtfully concentrated. The development features first-class infrastructure, including hydraulic concrete roads, stamped concrete pedestrian pathways, and full utility connections — electricity, water, drainage, and telephone.

Coral offers:

AMENITIES:

- Staffed gatehouse with controlled access
- 24-hour security
- Underground electrical, potable water, and drainage systems
- Richly landscaped medians with abundant native vegetation
- Wide vehicle circulation and dedicated pedestrian paths
- Semi-permeable eco-friendly paving
- Solar-powered street lighting

- A clubhouse set within a park of over 7,500 m<sup>2</sup>, embraced by mature trees and lush tropical greenery, featuring scenic walking trails, seating areas, and private barbecue stations.

- Outdoor children's playground

- Open-air fitness area

As a resident of Xpu-ha Beach Residential Resort, you will enjoy exclusive access to an exceptional beach club — complete with a restaurant, lounge tables, sun beds, and more — on one of the most breathtaking stretches of sand along the Riviera Maya.

## AMENITIES

- |                               |                  |
|-------------------------------|------------------|
| ✓ Beach Access                | ✓ Street parking |
| ✓ 24 Hour Security            | ✓ Pool           |
| ✓ Playground                  | ✓ Gym            |
| ✓ Multipurpose room           | ✓ Garden         |
| ✓ Private housing development | ✓ Pets allowed   |
| ✓ Padel courts                | ✓ Tennis court   |

## ESTIMATED FINANCING

Estimated monthly payment

**\$34,344**/mo

Down payment **20% · \$860,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$3,440,000**

Estimate only. Check with your bank for actual terms.





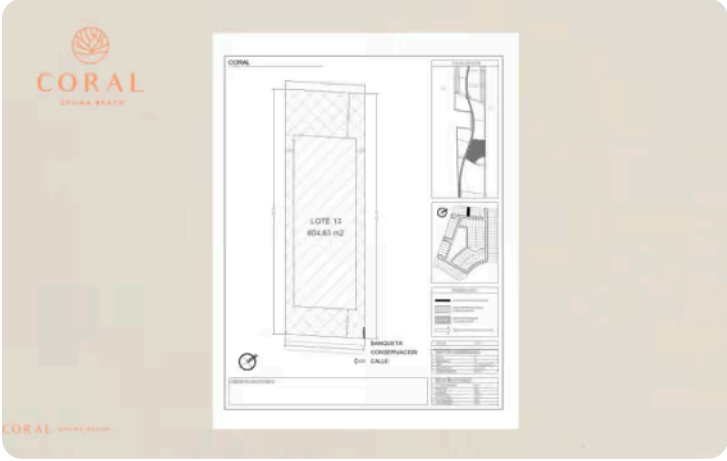
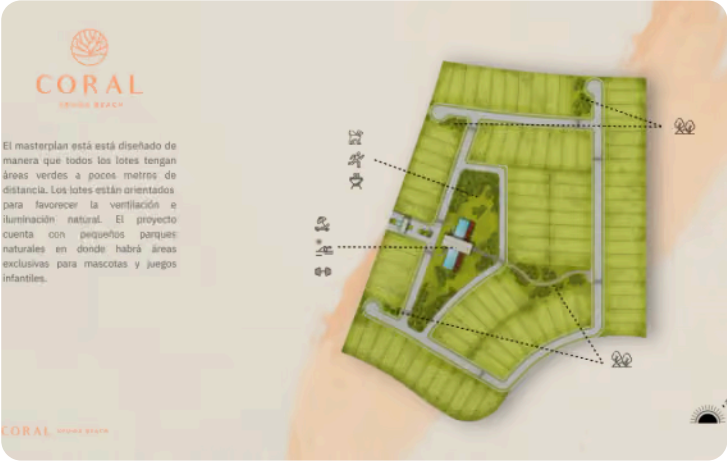


UBICACIÓN



- Caseta para control de acceso
- Seguridad las 24 horas
- Energía eléctrica, agua potable y drenaje subterráneo

- Abundante vegetación en camellones
- Amplia vialidad vehicular y sendero peatonal
- Pavimento ecológico semi-permeable
- Alumbrado público con paneles solares





CASA CLUB

Planta baja;

- Albercas recreativas
- Canal de riego
- Área de asoleaderos
- Pool cabanas / asadores
- Baños y regaderas
- Terraza
- Extensas áreas verdes

Planta alta

- Gimnasio equipado
- Sports Bar equipado con TV vía satélite (SKY)
- Baños







# XPU-HA BEACH

RESIDENCIAL EXCLUSIVO • PLAYA DEL CARMEN, QUINTANA ROO

**almar**  
REAL ESTATE WITH SOUL

YOUR ADVISOR

**Almar Team**

✉ [operations@almarmx.com](mailto:operations@almarmx.com)



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