

Villa Opportunity for Sale or Lease in Akumal, Riviera Maya Versatile Investment Potential

Business Investment Presentation

Friday, June 13, 2025

Villa Opportunity for Sale or Lease in Akumal, Riviera Maya
Welcome to an Investment Opportunity

Discover a stunning 5-bedroom, 5-bathroom villa in Akumal, offering versatile options for sale or lease with unique amenities.

Villa Overview

Wonderful Location:

Nestled in the lush jungle of Akumal, Riviera Maya, this villa is a 5-minute drive from Akumal beach, 10 minutes from Puerto Aventuras, 20 minutes from Tulum, and 20 minutes from Playa del Carmen.

Property Details:

300 m² of construction on 3,000 m² of land, featuring 5 fully equipped bedrooms, 5 bathrooms, a pool, a restaurant area, and a fogata (fire pit).

Versatile Use:

Ideal for managing as a bed and breakfast, holistic center, yoga retreat, event space, or Airbnb vacation home rental.

Thriving Tourism Market

Tourism Hub:

Akumal and surrounding areas attract millions with their pristine beaches, eco-tourism, and cultural richness.

Growth Potential:

Riviera Maya's real estate market is booming, with 5-10

Investment Appeal:

High demand for unique vacation rentals and retreat centers.
Operating as a Bed and Breakfast or Airbnb

Overview:

Manage the villa as a bed and breakfast or list it on Airbnb as a vacation home rental, utilizing the 5 fully equipped bedrooms and 5 bathrooms to host up to 12 people.

Revenue Potential:

Leverage the pool, restaurant area, and fogata to offer a premium experience, with Airbnb rates ranging from \$400–\$600/night.

Key Benefit:

Direct control over operations, catering to tourists seeking a jungle retreat with easy beach access, or passive income through short-term rentals.

Market Analysis:

Comparable Properties

Market Trends: Riviera Maya prices rose 8-15% in 2025, with strong demand for luxury villas and retreat centers.

Comparables:

- Luxury Villa (Tulum): \$700,000 for 250 m2 on 2,000 m2 land. - Eco-Retreat (Puerto Aventuras): \$600,000 for 280 m2 with pool. - Villa Comparable: \$550,000–\$650,000 for 300 m2 properties with similar amenities.

Justification:

\$630,000 aligns with market value, considering the land size, amenities, and location.

Expansion and Rental Potential

Existing Amenities:

The villa's pool, restaurant area, and fogata provide a strong foundation for rental income, currently comprising 3 bedrooms and 2 cabins.

Big Potential:

Expand by building a minimum of 3 additional cabins, a palapa for yoga or ceremonies, a temazcal, or adding another floor to maximize space and revenue.

Rental Flexibility:

Lease to businesses like wellness centers, schools, or event companies, capitalizing on the jungle setting and proximity to tourist hubs.

Lease Financials

Overview:

Lease the entire villa for consistent passive income. Revenue Potential: Monthly lease price of \$5,400, reflecting demand for unique properties in Akumal.

Net Operating Income (NOI):

Approximately \$64,800/year after 10% expenses, offering a solid return.

Key Benefit:

Low-maintenance income stream with high appeal to diverse tenants.

Purchase and Lease Option with Rental

Sale Price: \$630,000 USD

NOI (Lease): \$64,800 based on the annual lease revenue.

Cap Rate: $\$64,800 / \$630,000 = 10.3\%$, a strong investment return.

Appreciation: 5-10%/year = \$31,500–\$63,000 Contact: Contact Us Today for details.

Act Now

Seize this unique villa opportunity in Akumal's vibrant market!

Contact Us Today

For a private tour or detailed financials!

Lease: \$5,400/month Purchase: \$630,000

















