



LOT 011-5

Investment opportunity for a residential parcel within the Sian Kaan Nature Reserve, where nature and serenity converge.

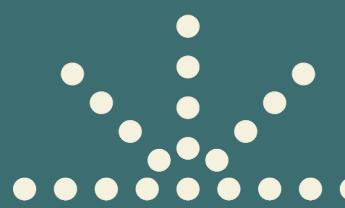


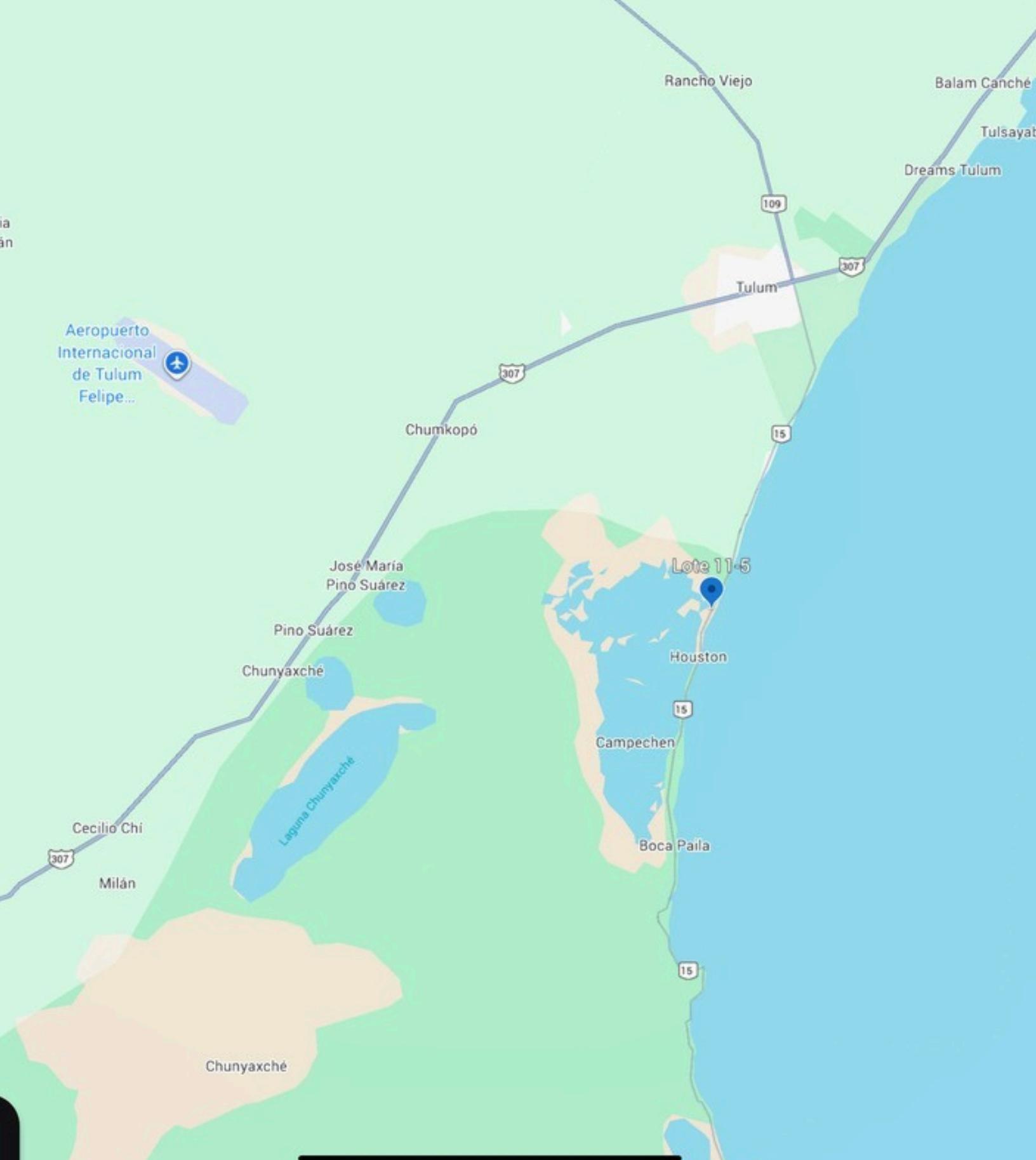
2026



Exclusivity within the Reserve

Lot 011-5 is situated in one of the most desirable locations within the Sian Ka'an Biosphere Reserve, providing exceptional access to nature. This exclusive property not only guarantees seclusion but also enables purchasers to experience the distinctive biodiversity that defines this area.



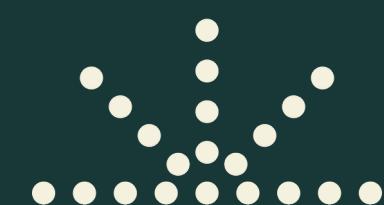


Strategic Position

Lot 11-5 is situated in a prime location along the Tulum - Boca Paila Road, merely 2 km from the entrance to the reserve.

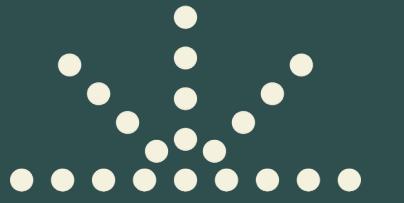
This region is perfect for individuals in search of a sanctuary in nature, offering access to unspoiled beaches alongside the tranquility of the adjacent nature reserve.

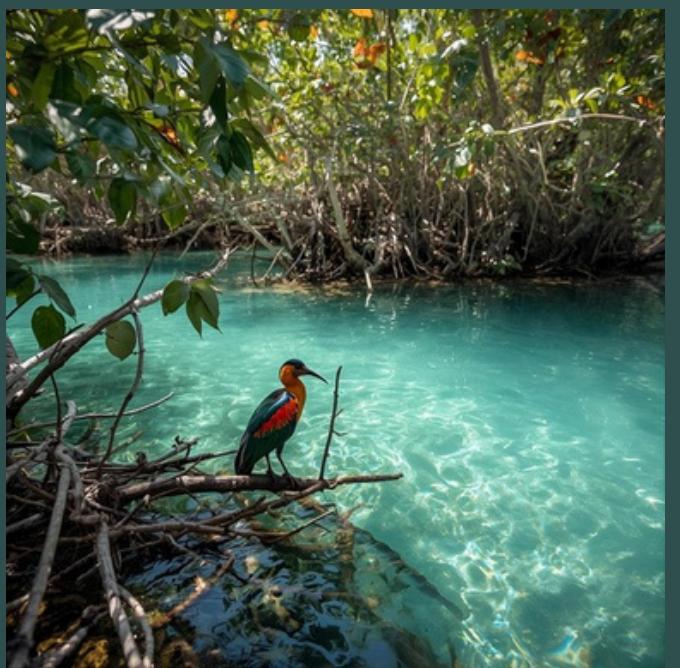
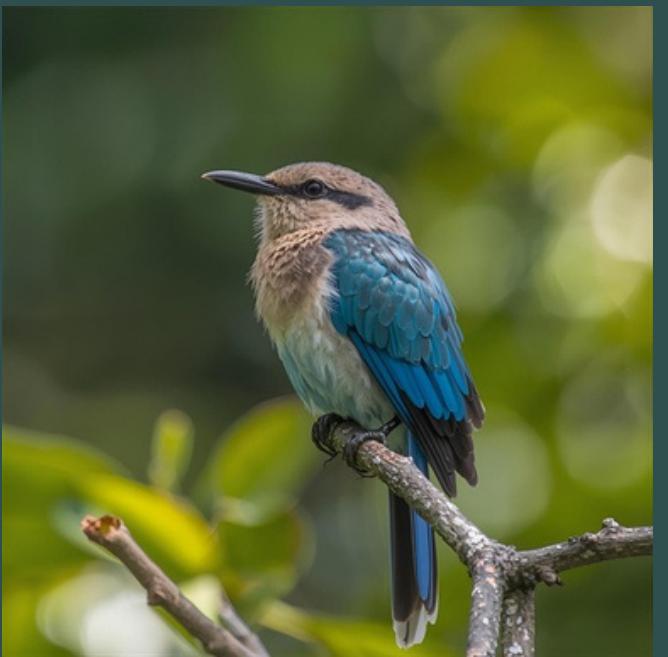
The property is situated merely 15 minutes from the tourist and commercial district of Tulum.





Natural Environment

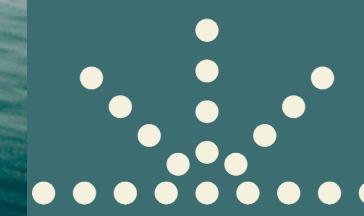






Privacy and Biodiversity

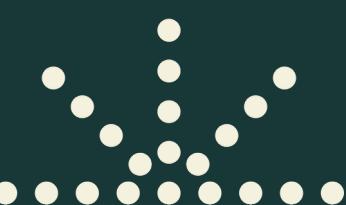
Residing in a nature reserve such as Lot 011-5 provides a unique sanctuary where privacy intertwines with biodiversity. The abundance of the local flora and fauna fosters a harmonious way of life, enabling homeowners to appreciate a natural setting that honors and conserves the beauty of the landscape.





Lot Specifications

Lot 11-5 encompasses a total area of 20,016.37 m², making it ideal for personal projects. This parcel is characterized by its clearly defined boundaries: 123 meters of Caribbean Sea frontage to the east; 123 meters adjacent to the lagoon system to the west; 158 meters bordering Lot 11-6 to the north; and 169 meters adjacent to Lot 11-4 to the south, ensuring both privacy and a connection with nature.



Lot Boundaries

Precision and Clarity

The UTM coordinates of lot 11-5 provide an exact reference, delineated by distinct boundaries: to the East lies the Caribbean Sea; to the West, the mangrove; and to the North and South, adjacent lots.

CUADRO DE CONSTRUCCIÓN LOTE 011-5						
LADO		RUMBO	DISTANCIA	V	COORDENADAS	
EST	PV				Y	X
				50	2,223,402.3107	450,748.4226
50	54	S 22°04'59.88" O	42.93	54	2,223,362.5316	450,732.2835
54	55	S 18°30'00.00" O	80.17	55	2,223,286.5086	450,706.8466
55	56	N 68°43'49.45" O	169.26	56	2,223,347.9077	450,549.1187
56	51	N 25°00'00.00" E	123.26	51	2,223,459.6151	450,601.2088
51	50	S 68°43'51.78" E	157.97	50	2,223,402.3107	450,748.4226

Distinct Advantages

Lot 11-5 encompasses an expansive area of $20,016.37\text{ m}^2$, making it an ideal choice for individuals pursuing personal or investment projects. Its close proximity to the unspoiled beach and exclusive natural surroundings ensures privacy, fostering a distinctive connection with nature in a tranquil setting.





English: +1 (236) 334-2313
Russian: +1 (604) 363-3056