



**BEAUCHAMP
ESTATES**

Luxury Coastal Development Opportunity

EL CUYO OCEANFRONT RESERVE
MEXICO



Seven-kilometre oceanfront ecological reserve with resort development potential.



Exterior

Extending across approximately 140 hectares of protected coastal landscape, this exceptional landholding offers over seven kilometres of uninterrupted white-sand beachfront within the El Cuyo biosphere reserve on the northern Yucatán Peninsula. The site combines rare scale with natural privacy, existing access via a white-sand road crossing the property, and expansive shoreline frontage suitable for carefully integrated hospitality and residential planning within an ecologically sensitive environment.





Computer Generated Image for Representation only



Development Vision

- Two-level boutique hotel concept
- Private luxury villa programme
- Dedicated beach club
- Yoga and wellness retreat infrastructure
- Low-density hospitality modules

Features

- Seven kilometres beachfront frontage
- 140-hectare coastal landholding
- Biosphere reserve setting
- Existing access road alignment
- Resort-scale planning potential

* Please note all images with realised properties are computer generated and for representation only.



Computer Generated Image for Representation only



Development

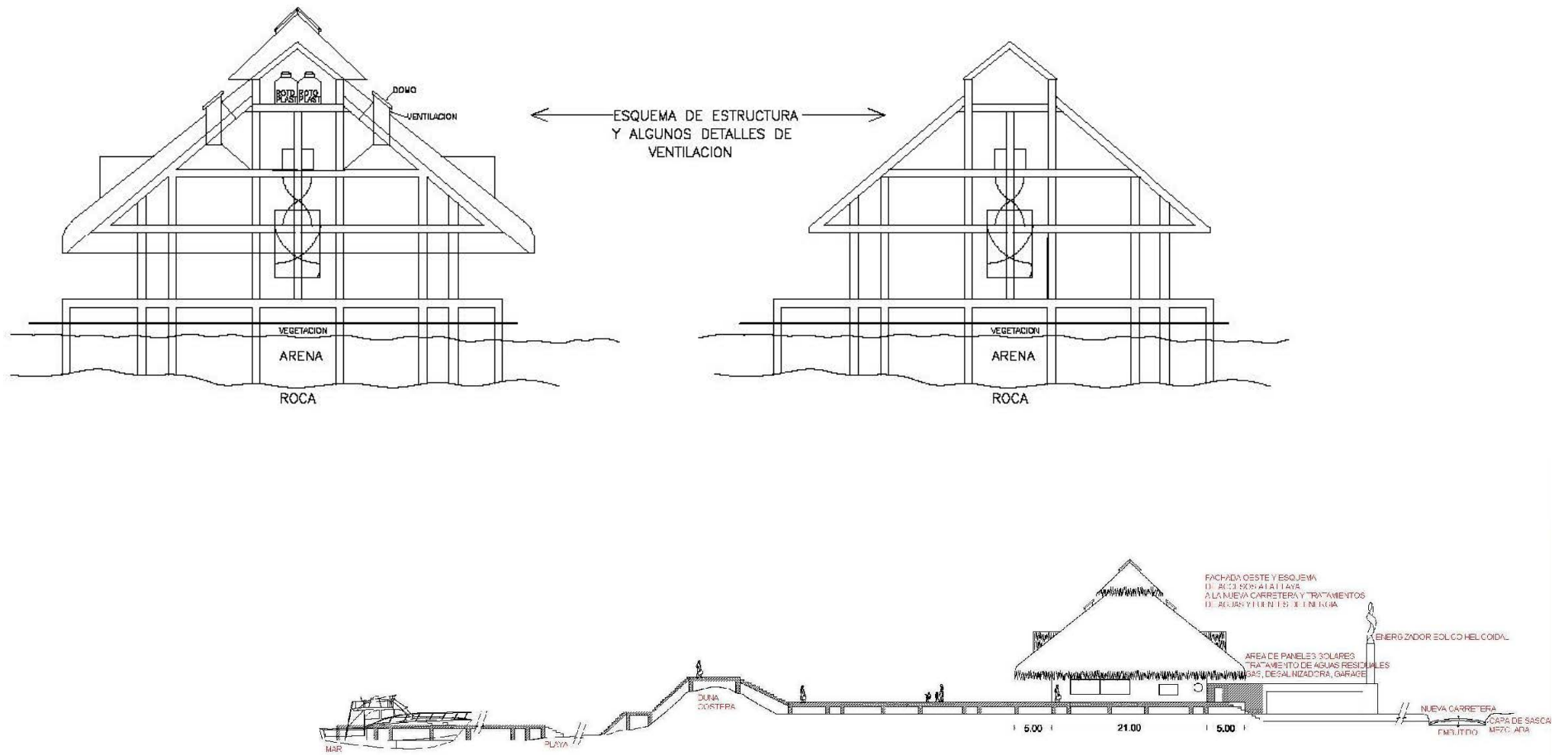
Concept proposals prepared for the site include a low-density boutique hotel, private villa residences, and a dedicated beach club supported by wellness and retreat infrastructure. The scale and configuration of the landholding allow phased master-planning aligned with eco-luxury tourism positioning, with flexibility for hospitality modules and residential clusters designed to respond to the surrounding coastal reserve landscape.

Computer Generated Image for Representation only

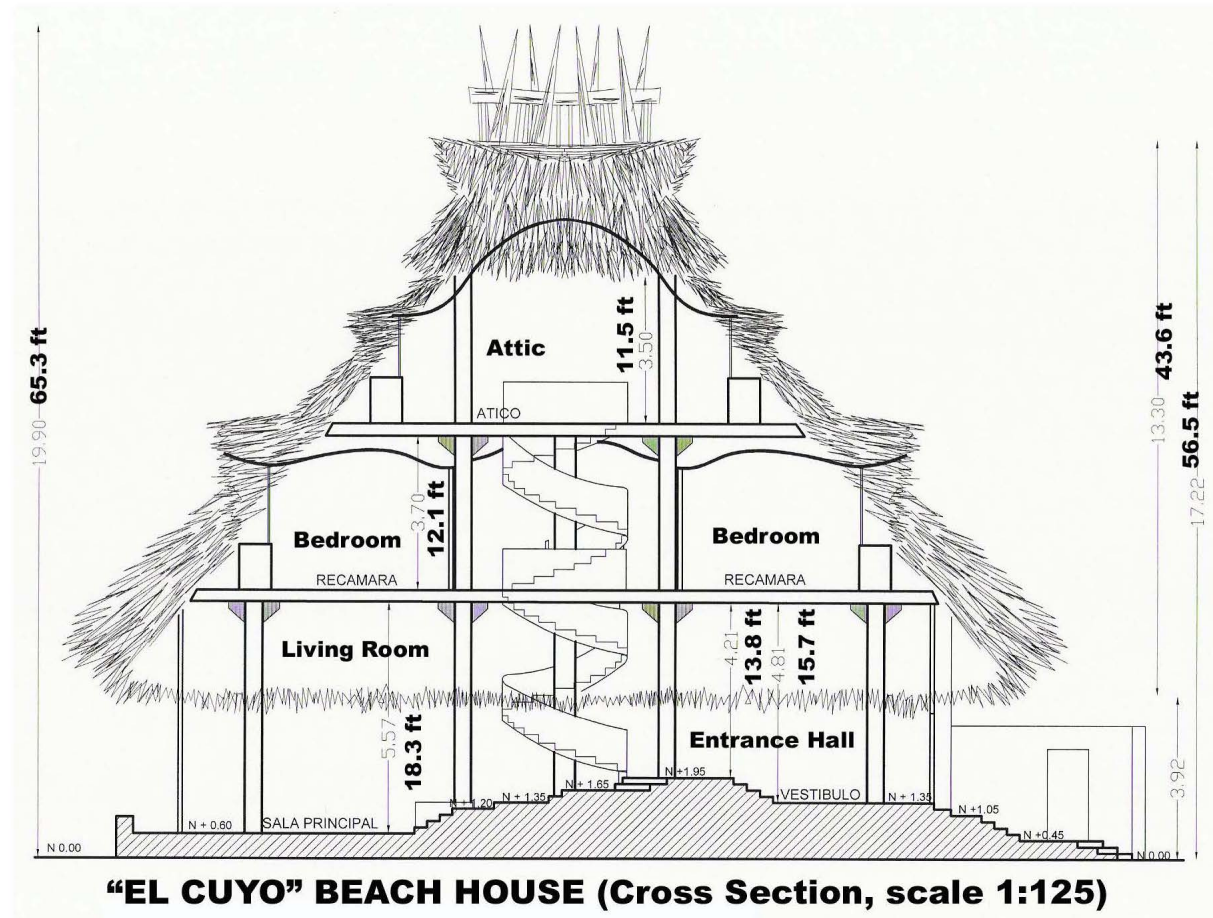


Computer Generated Image for www.beauchamp.com

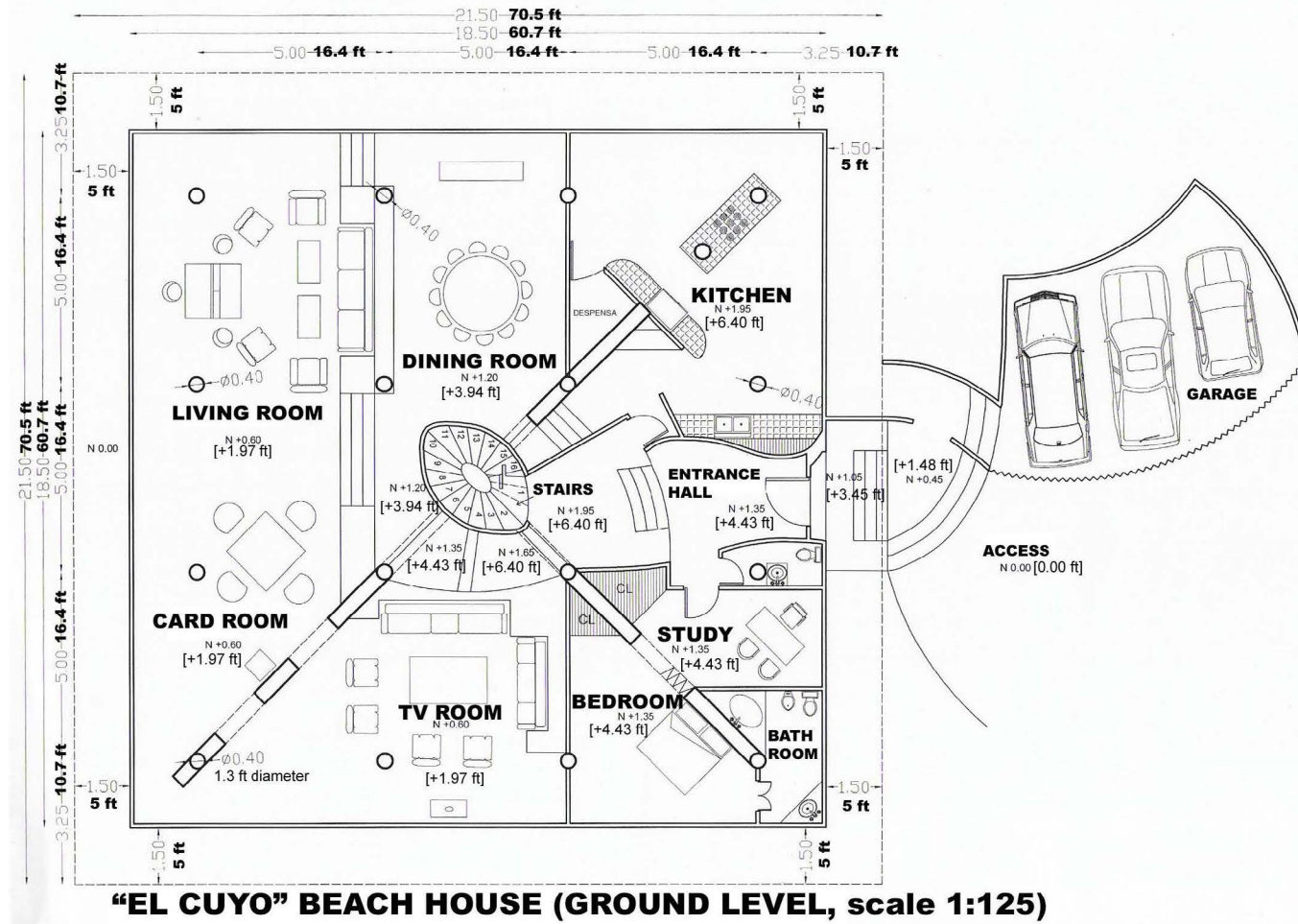
Proposed Standard Villa & Hotel Module



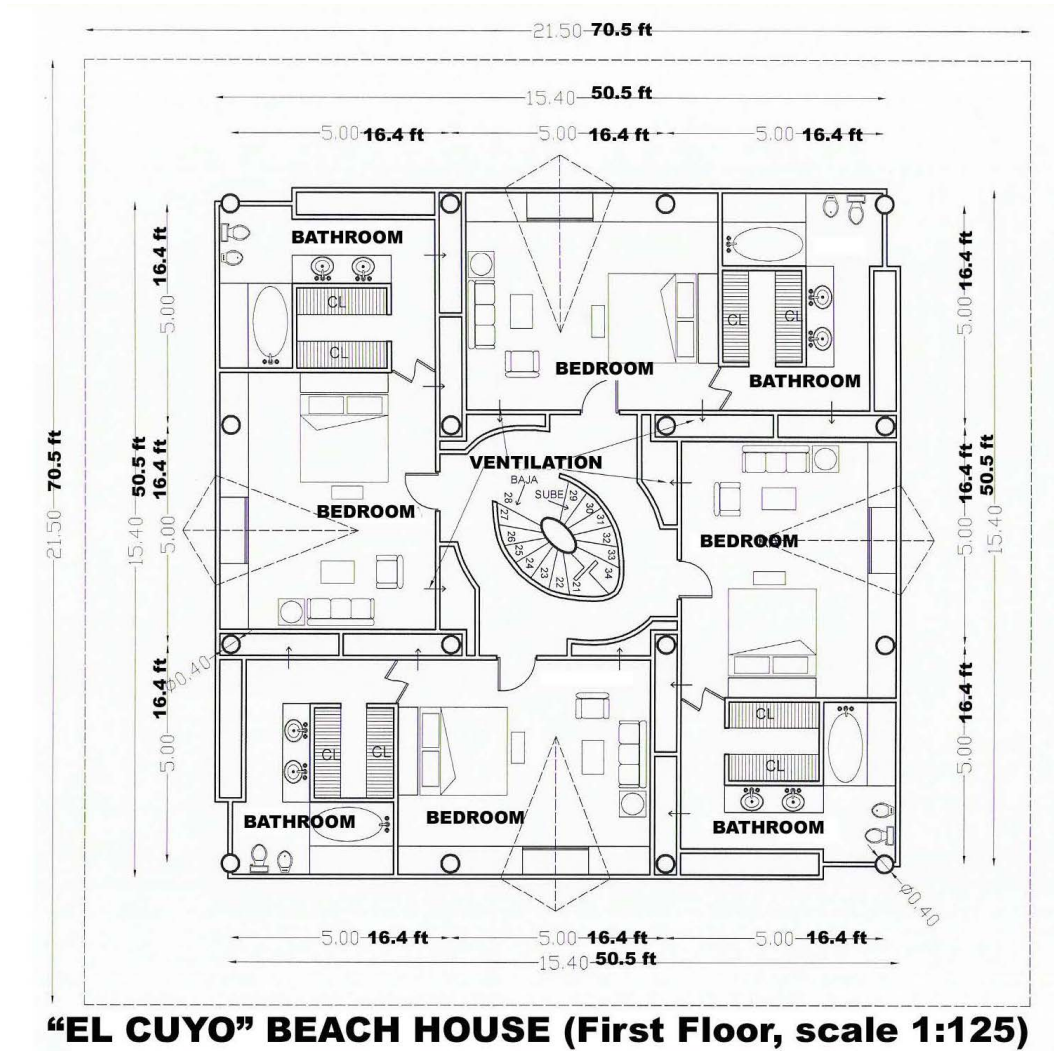
Proposed Standard Villa & Hotel Module



Proposed Standard Villa & Hotel Module

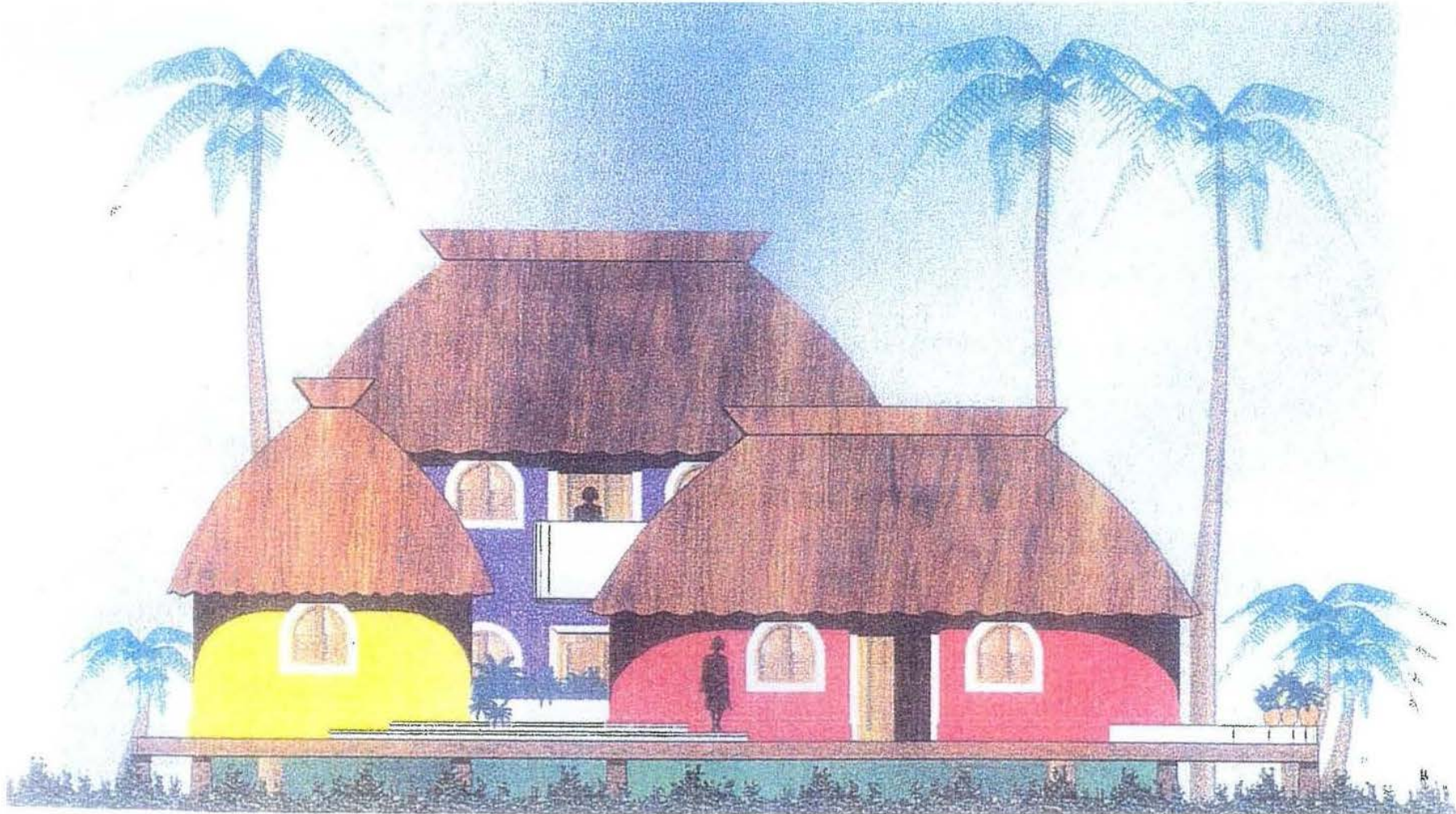


Proposed Standard Villa & Hotel Module

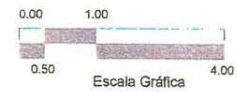
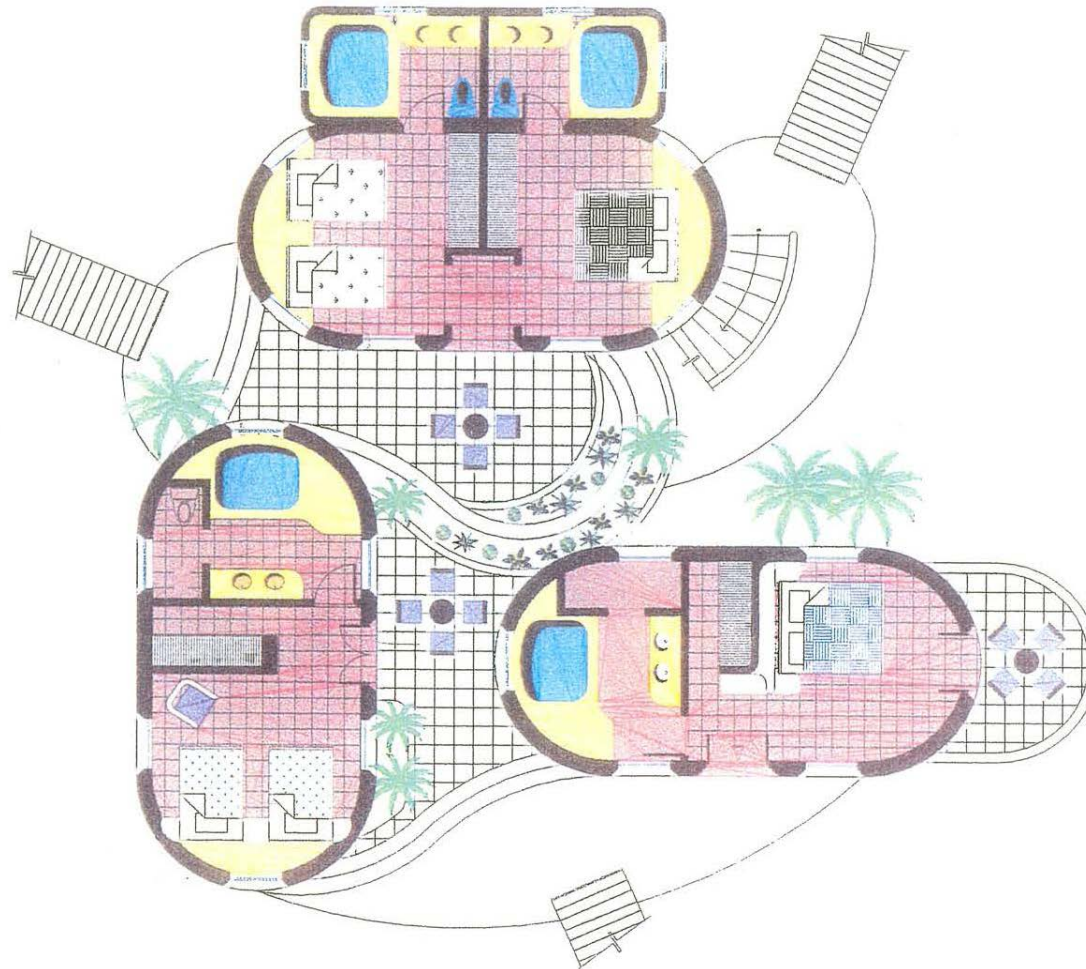


Typical Hotel Module

Proposed main elevation for a 40-room hotel village comprising grouped villa-style hotel accommodation.



Typical Hotel Module





**PLANO TOPOGRAFICO DE LA DIVISION
DEL EX-COCAL SAN ARTURO**

TABLAJE No. 0109

LOCALIDAD EL CUYO, MUNICIPIO DE TIZMIN, YUC.

**SUPERFICIE TOTAL: 119-47-15.00 HAS.
ESCALA: 1:10,000**



CUADRO DE CONSTRUCCION						
LADO		RUMBO	DISTANCIA	V	COORDENADAS	
EST	PV				Y	X
1	2	S 77°00'00" E	300.00	1	0,000.00	0,000.00
2	3	S 77°00'00" E	300.00	2	4,292.01	0,004.17
3	4	S 77°00'00" E	301.00	3	4,011.71	0,000.00
4	5	S 77°00'00" E	301.00	4	4,402.37	0,000.00
5	6	S 77°00'00" E	301.00	5	4,300.00	7,477.00
6	7	S 77°00'00" E	300.00	6	4,300.00	7,000.00
7	8	S 77°00'00" E	300.00	7	4,140.00	0,400.00
8	9	S 77°00'00" E	300.00	8	4,000.00	0,000.00
9	10	S 77°00'00" E	2,400.00	9	2,400.00	11,000.00
10	11	S 77°00'00" E	310.00	10	2,300.00	11,000.00
11	A	S 80°00'00" W	87.00	11	2,000.00	10,000.00
A	20	N 70°00'00" W	100.00	20	0,000.00	10,000.00
20	21	N 70°00'00" W	100.00	21	2,000.00	11,000.00
21	22	N 80°00'00" W	211.00	22	0,000.00	11,000.00
22	23	N 70°00'00" W	300.00	23	2,400.00	11,000.00

CUADRO DE CONSTRUCCION						
LADO		RUMBO	DISTANCIA	V	COORDENADAS	
EST	PV				Y	X
23	24	S 80°00'00" W	40.00	24	2,001.00	11,000.00
24	25	N 80°00'00" W	400.00	25	2,400.17	10,001.00
25	26	N 80°00'00" W	170.00	26	2,011.00	10,000.00
26	27	N 77°00'00" W	700.00	27	2,000.00	10,000.00
27	28	N 80°00'00" W	101.00	28	2,000.00	0,000.00
28	29	N 80°00'00" W	90.00	29	2,004.00	0,000.00
29	30	N 80°00'00" W	90.00	30	2,000.00	0,000.00
30	31	N 80°00'00" W	90.00	31	2,000.00	0,000.00
31	32	N 80°00'00" W	90.00	32	2,000.00	0,000.00
32	33	N 80°00'00" W	200.00	33	2,000.00	0,000.00
33	34	N 80°00'00" W	90.00	34	2,004.00	0,000.00
34	35	N 80°00'00" W	90.00	35	2,000.00	0,000.00
35	36	N 80°00'00" W	100.00	36	2,000.00	0,000.00
36	37	N 80°00'00" W	200.00	37	2,000.00	0,000.00
37	38	N 80°00'00" W	200.00	38	2,000.00	0,000.00
38	39	N 80°00'00" W	200.00	39	2,000.00	0,000.00
39	40	N 80°00'00" W	200.00	40	2,000.00	0,000.00
40	41	N 80°00'00" W	200.00	41	2,000.00	0,000.00
41	42	N 77°00'00" W	210.00	42	4,000.00	7,000.00
42	43	N 80°00'00" W	100.00	43	4,000.00	7,000.00
43	44	N 80°00'00" W	90.00	44	4,100.00	7,000.00

CUADRO DE CONSTRUCCION						
LADO		RUMBO	DISTANCIA	V	COORDENADAS	
EST	PV				Y	X
44	45	N 80°00'00" W	400.00	45	4,000.00	7,000.00
45	46	N 80°00'00" W	300.00	46	4,000.00	0,000.00
46	47	N 80°00'00" W	300.00	47	4,000.00	0,000.00
47	48	S 77°00'00" W	501.00	48	4,000.00	0,000.00
48	49	N 80°00'00" W	300.00	49	4,473.01	0,004.00
49	50	S 80°00'00" W	301.00	50	4,400.00	0,000.00
50	51	N 80°00'00" W	307.00	51	4,000.00	0,000.00
51	52	S 80°00'00" W	300.00	52	4,000.00	0,000.00
52	53	N 80°00'00" W	304.00	53	4,000.00	0,000.00
53	54	N 80°00'00" W	191.00	54	4,000.00	0,000.00
54	55	S 80°00'00" W	100.00	55	4,000.00	0,000.00
55	56	N 80°00'00" W	310.00	56	4,000.00	0,000.00
56	1	N 10°00'00" E	270.00	1	0,000.00	0,000.00

SUPERFICIE = 119-47-15.00 HAS.



BEAUCHAMP ESTATES

Asking Price €100,000,000

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