



**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.



Setting & Regional Positioning

El Cuyo sits between Cancún and Mérida international airports, offering access from both major gateways while remaining distinct from high-density Riviera Maya development corridors. The surrounding biosphere reserve environment supports nature-led tourism positioning, with proximity to Holbox Island and protected coastal wetlands reinforcing long-term destination value within a region experiencing sustained investment growth.





Computer Generated Image for Representation only



Concept 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

Computer Generated Image 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 Representation only

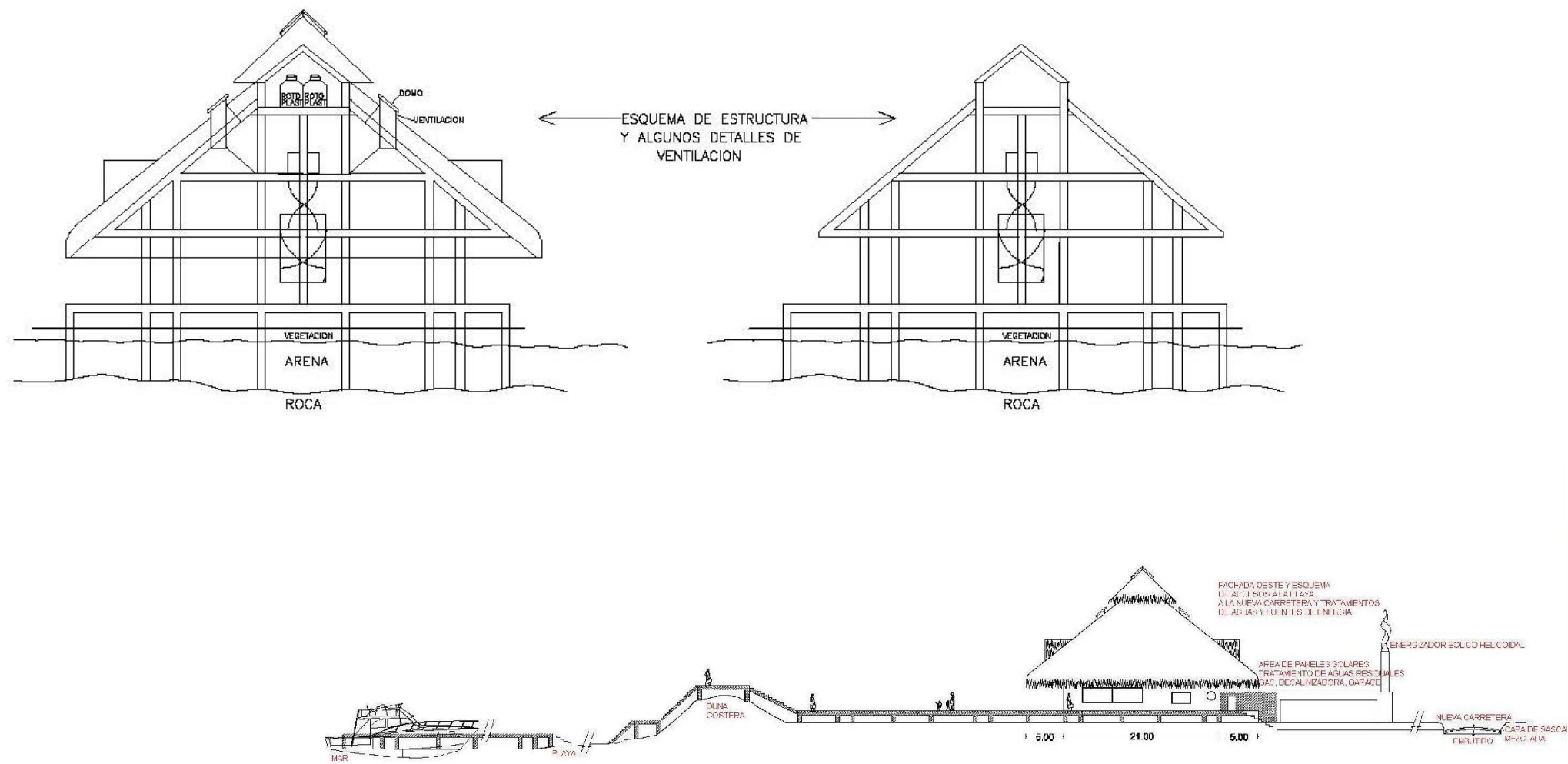
Computer Generated Image for Representation only



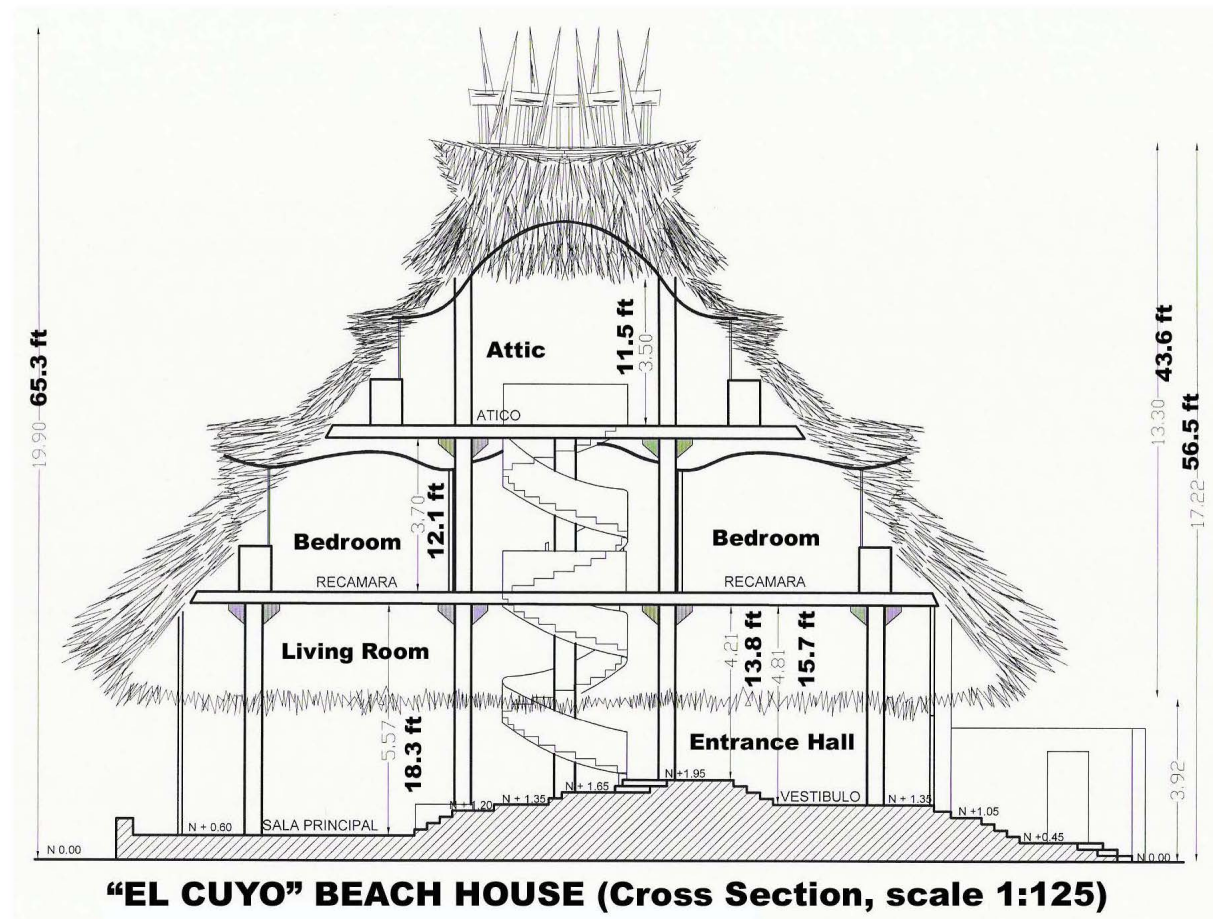
Computer Generated Image for Representation only



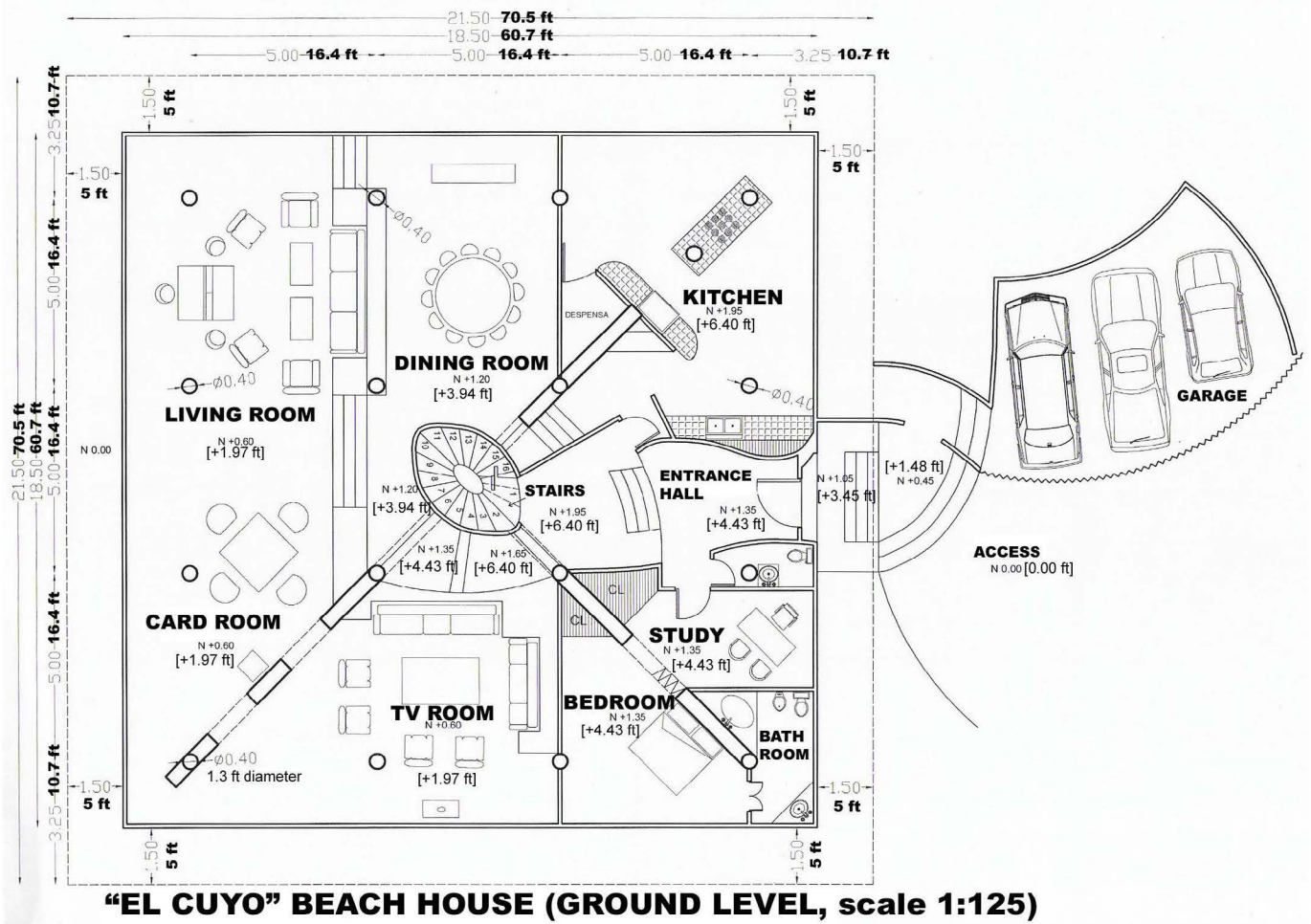
Proposed Standard Villa & Hotel Module



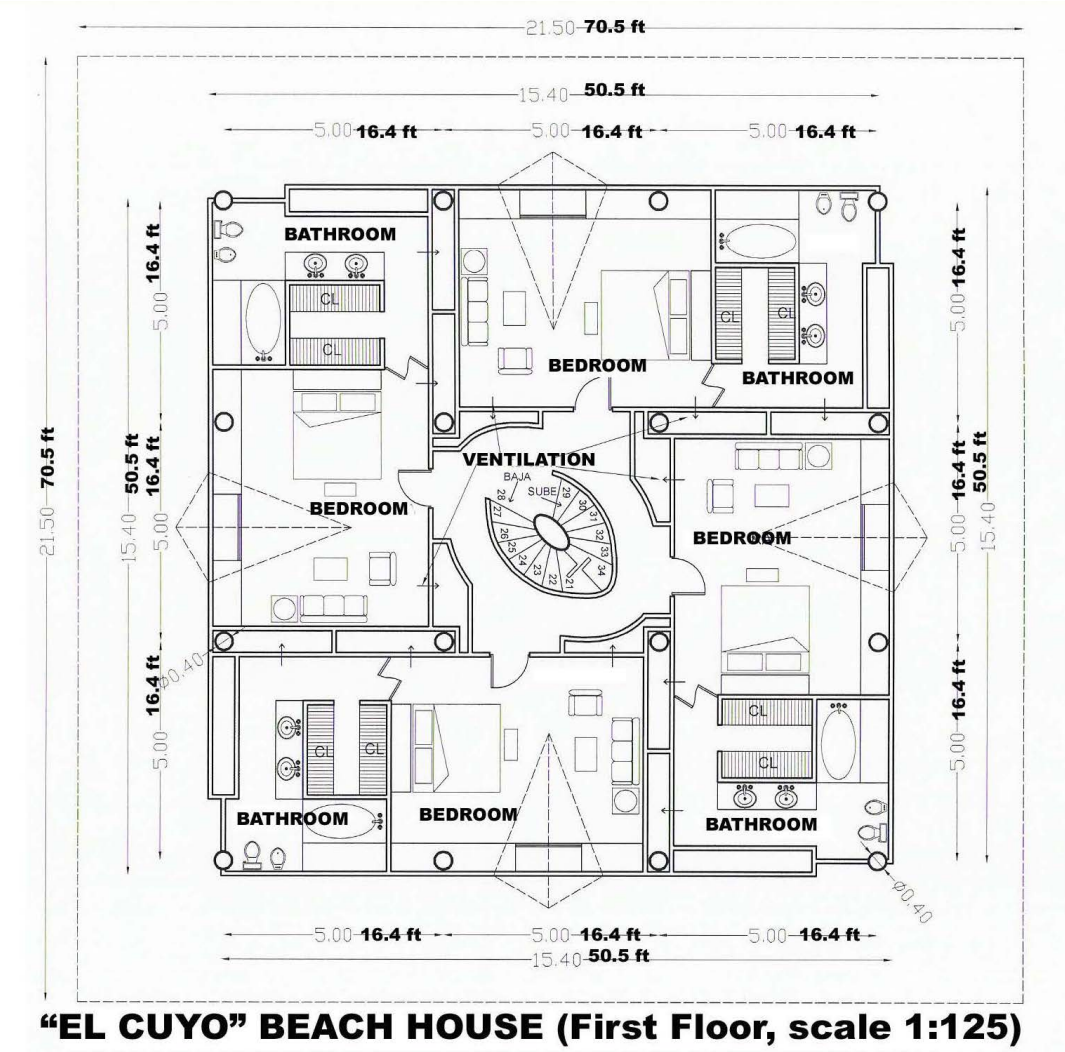
Proposed Standard Villa & Hotel Module



Proposed Standard Villa & Hotel Module



Proposed Standard Villa & Hotel Module

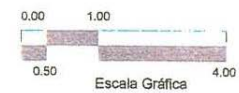
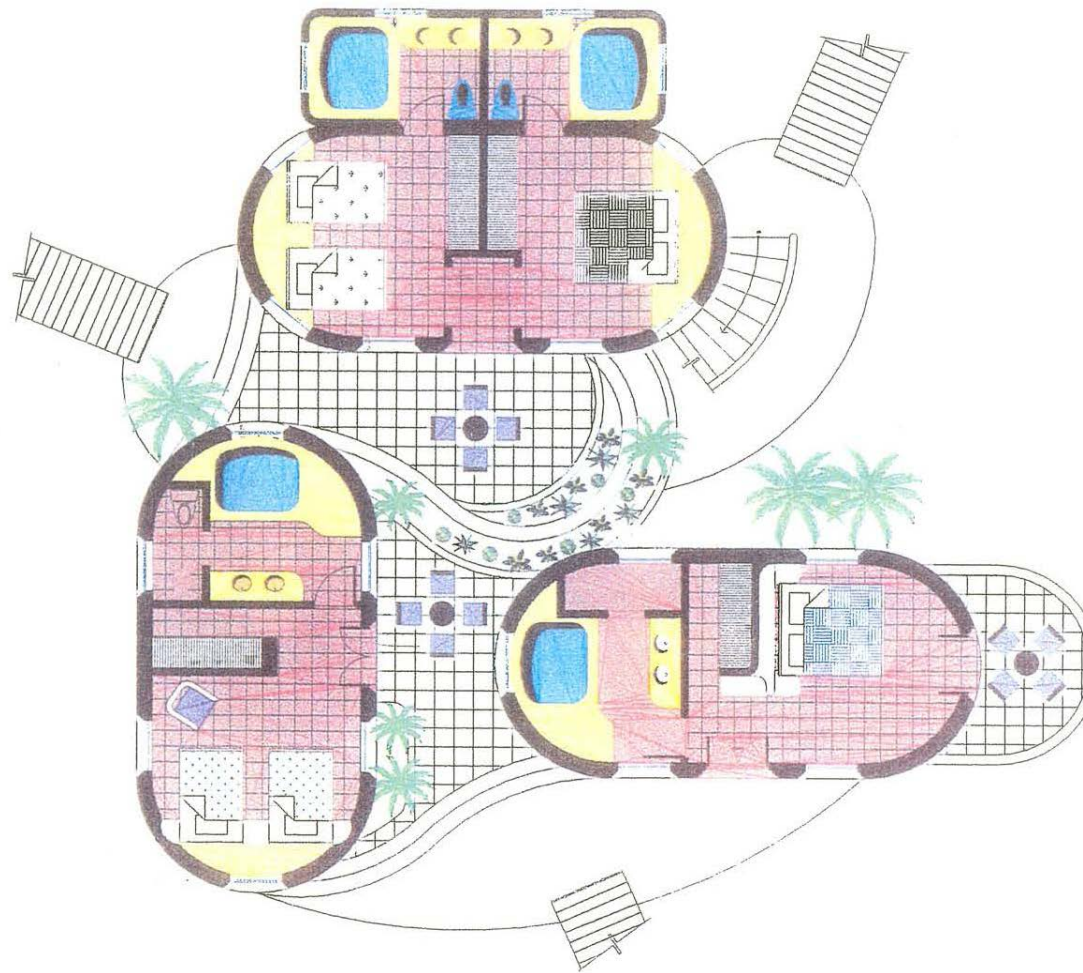


Typical Hotel Module

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. 0108

LOCALIDAD EL CUYO, MUNICIPIO DE TIZIMIN, YUC.

SUPERFICIE TOTAL: 118-47-15.00 HAS.

ESCALA: 1:10,000



CUADRO DE CONSTRUCCION

LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
1	2		S 77°00'00" E	880.14	1	5,000.00	5,000.00
2	3		S 74°00'00" E	880.00	2	4,895.01	5,044.17
3	4		S 70°00'00" E	871.80	3	4,611.71	5,088.00
4	5		S 70°00'00" E	871.80	4	4,432.37	5,080.38
5	6		S 70°00'00" E	871.80	5	4,300.00	7,477.08
6	7		S 77°00'00" E	880.00	6	4,300.00	7,898.08
7	8		S 77°00'00" E	880.00	7	4,140.00	8,488.53
8	9		S 74°00'00" E	880.00	8	4,000.00	8,648.00
9	10		S 77°00'00" E	2,400.00	9	2,400.00	11,048.00
10	11		S 70°00'00" E	871.87	10	2,386.00	11,088.37
11	12		S 77°00'00" E	870.44	11	2,389.00	12,000.40
12	13		S 80°00'00" W	87.50	A	2,389.00	12,087.70
13	14		N 70°00'00" W	100.00	20	2,389.40	12,088.77
14	15		N 70°00'00" W	100.00	30	2,342.00	11,088.07
15	16		N 80°00'00" W	811.87	37	2,040.00	11,010.00
16	17		N 70°00'00" W	880.40	38	2,400.00	11,088.17

CUADRO DE CONSTRUCCION

LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
20	21		S 80°00'00" W	400.00	39	2,391.00	11,088.70
21	22		N 80°00'00" W	400.00	40	2,400.17	10,071.00
22	23		N 80°00'00" W	170.00	41	2,611.00	10,700.00
23	24		N 77°00'00" W	700.00	42	2,600.00	10,000.00
24	25		N 80°00'00" W	101.00	43	2,600.77	8,988.00
25	26		N 80°00'00" W	80.40	44	2,524.30	8,894.41
26	27		N 80°00'00" W	80.10	45	2,700.00	8,747.00
27	28		N 80°00'00" W	100.00	46	2,700.00	8,648.00
28	29		N 80°00'00" W	200.00	47	2,700.40	8,391.00
29	30		N 80°00'00" W	200.00	48	2,500.10	8,000.00
30	31		N 80°00'00" W	800.00	49	2,600.00	8,700.00
31	32		N 70°00'00" W	400.00	50	2,600.01	8,000.00
32	33		N 80°00'00" W	204.00	51	2,602.10	8,000.00
33	34		N 77°00'00" W	840.17	52	4,000.00	7,891.00
34	35		N 80°00'00" W	100.00	53	4,000.00	7,810.00
35	36		N 80°00'00" W	80.00	54	4,100.00	7,407.00

CUADRO DE CONSTRUCCION

LADO	EST	PV	RUMBO	DISTANCIA	V	COORDENADAS	
						Y	X
41	42		N 77°00'00" W	400.00	55	4,300.00	7,000.00
42	43		N 80°00'00" W	300.00	56	4,300.00	6,700.00
43	44		N 80°00'00" W	100.00	57	4,300.00	6,600.00
44	45		S 77°00'00" W	101.40	58	4,300.00	6,400.00
45	46		N 81°00'00" W	300.00	59	4,473.01	6,104.30
46	47		S 84°00'00" W	101.00	60	4,400.00	6,000.00
47	48		N 80°00'00" W	307.00	61	4,300.00	6,010.00
48	49		S 80°00'00" W	100.00	62	4,400.00	6,011.01
49	50		N 80°00'00" W	204.00	63	4,300.01	6,404.00
50	51		N 80°00'00" W	101.00	64	4,300.00	6,300.10
51	52		S 80°00'00" W	100.00	65	4,300.00	6,300.00
52	53		N 80°00'00" W	300.00	66	4,700.01	6,000.00
53	54		N 10°00'00" E	270.00	1	5,000.00	6,000.00

SUPERFICIE = 118-47-15.00 HAS.



BEAUCHAMP ESTATES

Asking Price €100,000,000

Beauchamp Estates - Mayfair
24 Curzon Street, London, W1J 7TF

Gary Hershman | +44 (0)20 7499 7722 | londoninformation@beauchampstates.com
www.beauchampstates.com

Beauchamp Estates, their clients and any joint agents give notice that: 1, They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.