

INVESTMENT OPPORTUNITY · CAMPECHE, MEXICO

PLAYA MUNDO MAYA

Beachfront Eco-Resort Development Land

195m

BEACH FRONTAGE

3

LOTS

14,210 m²

TOTAL AREA

23

PLANNED UNITS

The Largest Available Lot on This Beach

Exclusively & Privately for Sale

Isla Aguada · Carmen · Campeche · Mexico

Carretera Federal 180, km 64-65



A Rare Beachfront Opportunity

PROPERTY HIGHLIGHTS

- 📏 195 linear meters of Gulf of Mexico beachfront
- 🏖️ White sand beach — zero sargassum
- 📏 3 adjacent lots: 211, 212 & 213 — 14,210 m² total
- 📏 Tren Maya corridor — Cancún, Tulum, Mérida, Bacalar
- 📏 Near 17 Maya sites incl. UNESCO Calakmul
- 🏠 Adjacent beach strip: FULLY SOLD — last available plots
- ⚡ Electricity + Water infrastructure already on-site
- 🛡️ Mexican Navy base adjacent — security advantage
- 📏 Outside the hurricane belt

The opportunity:

Three adjacent beachfront lots on the Gulf of Mexico with a complete luxury eco-resort project, all environmental studies done, and a final court judgment already won compelling the environmental permit.

LOCATION

Address	Carretera Federal 180, km 64-65
State / Municipality	Campeche / Carmen
Nearest Town	Isla Aguada — Pueblo Mágico
Airport	Ciudad del Carmen (40 min)

Three Adjacent Beachfront Lots — 195 Meters of Ocean

195m

BEACH FRONTAGE

14,210 m²

TOTAL AREA

3

LOTS 211-212-213

1.42 ha

HECTARES

LOT DETAILS

	Lot 211	Lot 212	Lot 213	TOTAL
Owner	RHAP Group	RHAP Group	RHAP Group	RHAP Group
Combined Frontage	—	—	—	195 linear meters
Total Area	—	—	—	14,210 m²
Zone Classification	Zone II	Zone II	Zone II	Low Intensity

ENVIRONMENTAL ZONE

Area de Protección de Flora y Fauna
Laguna de Términos

Zone II — Low Intensity Management
Unit 50 Bis

Eco-construction: ✓ Permitted
Palafito (stilts): ✓ Approved
Ecotourism: ✓ Criteria met

85%+ of land stays natural

Eco Hotel Sabancuy — Complete Project by 4D Arquitectura

🔗 Full flexibility: the building permit can be easily modified — buyer can build more, change layout, or expand the project without difficulty.

ACCOMMODATION UNITS

Unit Type	Qty	Size Each	Key Features
Guest Cabins (Tipo 1)	18	66.9 m ²	Ocean view · Private jacuzzi · Terrace · Sliding door
Main Villas	3	272 m ²	Master + 2 BR · Open-plan · Sea-facing
Service Cabins	2	40 m ²	Kitchen · Laundry · Admin · Staff
TOTAL	23 units	—	Max capacity: ~42 guests

SUSTAINABLE OFF-GRID SYSTEMS

- ✿ Solar energy (650 Wp panels + lithium batteries)
- 🔗 Biodigester wastewater (zero pollution)
- 🔗 Rainwater harvesting system
- 🔗 Palafito construction — zero ground impact





Environmental Permit — Final Court Judgment Won

✓ FINAL JUDGMENT — INAPPELABLE

PROCEEDINGS TIMELINE

Oct 2023	SEMARNAT denied environmental authorization (MIA)
Apr 2024	Nullity lawsuit filed — Federal Tribunal (TFJA)
Jul 2024	SEMARNAT failed to respond — right precluded by court
Dec 5, 2024	📄 FINAL JUDGMENT ISSUED — favorable to owner
Feb 17, 2025	📄 Judgment FINAL & BINDING — SEMARNAT cannot appeal
Sep 2025+	Active enforcement — court imposing fines on SEMARNAT
Feb 2026	Court escalated to SEMARNAT's hierarchical superior

WHAT THIS MEANS FOR THE BUYER

The Federal Administrative Tribunal (TFJA) issued a final judgment ordering SEMARNAT to issue the environmental authorization.

The judgment is INAPPELABLE. SEMARNAT cannot appeal.

The buyer inherits:

- ✓ A won legal battle
- ✓ Not pending litigation
- ✓ Permit is a matter of WHEN, not IF

All court documents included in the sale.

Case: 1786/24-EAR-01-12
TFJA — Sala Ambiental

Pricing & Market Opportunity

ASKING PRICE

\$1,500,000

USD

MARKET MOMENTUM

Tren Maya

+3M tourists/yr

Zero Sargassum

Clean Gulf beaches

VALUE ASSESSMENT

Component	Value
195m frontage at market rate (\$250K/20m)	~\$2,437,500 USD
+ Complete architectural project	+ premium
+ Environmental studies & MIA completed	+ premium
+ Final court judgment won	+ premium
ASKING PRICE	\$1,500,000 USD

Pueblo Mágico

Isla Aguada boost

Calakmul UNESCO

Largest Maya city

Price Gap

vs Tulum/PDC

\$200M Zone

Total investment

What's Included in the Sale

INCLUDED IN THE SALE

- ✓ Title deeds — Lots 211, 212 & 213
- ✓ Complete architectural project by a renowned local architect
- ✓ Full topographic and site surveys with UTM coordinates
- ✓ Environmental Impact Study (MIA) — prepared & submitted
- ✓ All court documents + Final Judgment (Case 1786/24-EAR-01-12)
- ✓ Environmental zone classification studies
- ✓ Structural system specifications (palafito / off-grid)
- ✓ Sustainable systems designs (solar, biodigester, rainwater)
- ✓ Concept renderings — interior & exterior
- ✓ Full flexibility to expand, modify, or redesign the project

CONTACT

RHAP Group

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ASKING PRICE

\$1,500,000 USD

195m Gulf of Mexico Beachfront
Lots 211, 212 & 213
Campeche, Mexico

All documents available for
due diligence upon request.

Extraordinary Investment Potential

One of the last virgin beachfront stretches on the Gulf of Mexico. What Tulum was 15 years ago, Playa Mundo Maya is today. The window is open — now.

VIRGIN BEACH — FIRST MOVER

Completely untouched white sand. No mass tourism, no overdevelopment. The largest remaining plot on this beach. Comparable Tulum lots sold for \$50–80/m² in 2010 — now \$3,000+/m².

PERFECT FOR RETREATS

Wellness tourism = \$1.2T market by 2027. Yoga, meditation & detox retreats command \$3,000–\$10,000/guest/week. Silent, pristine, disconnected — exactly what guests pay premium prices for.

MEXICO'S SAFEST STATE

Campeche is ranked #1 safest state in Mexico — safer than most US cities. Mexican Navy base is adjacent to the property. A decisive factor for international resort operators and retreat investors.

UNIQUE ECO-EXPERIENCE

Sea turtles nest on this beach (April–August). Dolphins in the lagoon. 400+ bird species. Mangroves. A fully marketable eco-tourism proposition that attracts high-value, eco-conscious guests.

OFF-GRID GLAMPING ROI

Premium eco-glamping generates \$400–\$900/night per unit. 100% solar + rainwater + stilted structures = minimal running costs. One of the highest-ROI hospitality formats available globally today.

3M+ TOURISTS/YEAR

The Maya Train passes nearby — connecting Cancún, Tulum, Mérida, Bacalar and Campeche. Guaranteed visitor flow growing each year. The corridor is already attracting \$200M+ in total investment.

ZERO SARGASSUM

The entire Caribbean coast (Cancún, Tulum, Playa del Carmen) is devastated by sargassum seaweed. The Gulf of Mexico is sargassum-free. Clean, clear, swimmable beach all year round — a key competitive advantage.

FIFA WORLD CUP 2026

Mexico co-hosts the 2026 FIFA World Cup. National tourism infrastructure spending is surging. International visibility for Mexico is at an all-time high — driving foreign investment in hospitality and land.

ZERO HURRICANE RISK

Located completely outside the hurricane belt. Insurance costs are dramatically lower. Unlike Cancún and the entire Riviera Maya, this coastline is not in the path of Atlantic hurricanes.

10X APPRECIATION POTENTIAL

Tulum investors from 2010–2015 saw 10x–20x land value appreciation. Playa Mundo Maya is at the equivalent early stage. \$1.5M investment today at Tulum trajectory = \$15M–\$30M in 10 years.