

THE NEIGHBOURHOOD COMPARISON CHART

How the Riviera Maya's neighbourhoods really compare – side by side
12 NEIGHBOURHOODS · 5 TOWNS · 9 CRITERIA

RATING SCALE

● ○ ○

Low

● ● ○

Medium

● ● ●

High

PRICE TIER

\$

Entry-level

\$\$

Mid-range

\$\$\$

Premium

BEST FOR

Nomads

Families

Retirees

Investors

Neighbourhood	Price	Walkability	Safety & Quiet	Expats Density	Beach Access	Amenities	Healthcare Proximity	Water/Internet Reliability	Best For
PUERTO MORELOS Puerto Morelos - Beachside	\$\$\$\$	● ● ●	● ● ●	● ● ○	● ● ●	● ● ○	● ● ○	● ● ●	Retirees Nomads Investors
Puerto Morelos - La Colonia	\$	● ● ○	● ● ●	● ○	● ○ ○	● ●	● ● ○	● ● *	Families
PLAYA DEL CARMEN PDC - North Gated Communities	\$\$\$	● ○ ○	● ● ●	● ●	● ●	● ● ●	● ● ○	● ● ●	Families Investors
Playacar	\$\$\$	● ○	● ● ●	● ● ●	● ● ●	● ●	● ● ●	● ●	Families Retirees Investors
Playa Centro/Downtown	\$\$	● ● ●	● ● ○	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	Nomads Investors Retirees
Colosio	\$	● ● ○	● ● ○	● ● ○	● ○	● ● ○	● ●	● ● ○	Nomads Investors Retirees
PDC - West Corridor/Ejido	\$	● ○	● ●	● ● ○	● ○ ○	● ●	● ● ○	● ● ○	Families Investors
PUERTO AVENTURAS Puerto Aventuras	\$\$\$	● ● ○	● ● ●	● ●	● ● ●	● ● ○	● ● ○	● ● ●	Families Retirees
AKUMAL Akumal	\$\$	● ○	● ● ●	● ● ○	● ● ●	● ○	● ○	● ● ○	Retirees Nomads
TULUM Tulum - Pueblo/Centro	\$\$-\$	● ● ● *	● ● ○	● ● ○	● ○ ○	● ● ●	● ● ○	● ○	Nomads Investors
Tulum - La Veleta	\$\$-\$	● ●	● ●	● ● ●	● ○	● ● ●	● ● ○	● ● ○	Nomads Investors
Tulum - Aldea Zama	\$\$-\$\$\$	● ● ●	● ● ●	● ● ●	● ● ○	● ● ●	● ● ○	● ●	Families Retirees Investors

* Walkability for Tulum Pueblo/Centro reflects movement within the town itself, not to the beach (roughly 3 km away). Water/Internet rating for La Colonia reflects an infrastructure upgrade in progress, not yet confirmed complete.

Marks a rising trend at time of publication. – **North Gated Communities** covers Mayakoba, El Cielo, Selvamir, and similar. **West Corridor/Ejido** covers Ejido, Selvanova, Los Olivos, La Toscana, and similar.

Ratings reflect relative comparison across these twelve areas, not an absolute or universal scale. Based on BALA Relocation research, August 2026.

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