



Kin Resort Rates 2025/2026

Rooms Description K'in Resort Lodge

“A” Frame Agouti, Black Iguana & Green Iguana - Wood Cabins Rustic Chic

Designed for relaxed living in the lush tropical garden, our Comfort Cabins offer A/C, a comfortable bed (king-size in the Agouti cabin, queen-size in the other units), an ensuite bathroom, ceiling fan, Wi-Fi, and a 32” Smart TV with Netflix included. The private kitchen is set in a spacious veranda as an outdoor kitchen, perfect for enjoying the tropical atmosphere.

Set in a peaceful garden area, these cabins are not beachfront; the sea is just a short and easy 70-meter walk across the street, allowing guests to enjoy extra privacy while still having quick access to the beach. Natural materials and handcrafted details create a cozy, authentic vibe without sacrificing modern comfort. Ideal for couples or solo travelers seeking tranquility and a true tropical retreat.

Coatimundi – One-Bedroom Jungle Comfort

Spacious and serene, Coatimundi offers a private bedroom with A/C, a fully equipped kitchen, an ensuite bathroom, Wi-Fi, and a cozy living area. The cabana also features a 32” Smart TV with Netflix included and a comfortable sofa bed, making it ideal not only for couples or solo travelers, but also for families with one child or two small children.

Surrounded by nature, it's the perfect choice for guests seeking comfort, privacy, and a touch of wilderness style. Set in a peaceful garden area, the cabana is not beachfront; the sea is just a short and easy 50-meter walk across the street, allowing guests to enjoy both privacy and quick access to the beach.

Villa Pietra – 2-Bedroom Jungle Villa with large BBQ

Spacious and private, Villa Pietra features two bedrooms (one with a king-size bed and one with a queen-size bed), a fully equipped kitchen, Wi-Fi, and a 32” Smart TV with Netflix included. Air conditioning is available in the living area and in the master bedroom.

The villa offers a stylish indoor bathroom with bidet and walk-in shower, as well as a refreshing outdoor shower immersed in nature. A covered veranda, a large outdoor BBQ area, and a pool view create the perfect setting for relaxed living, surrounded by lush tropical greenery.

Set in a quiet area of the resort, Villa Pietra enjoys excellent privacy from the other accommodations. The sea is just a pleasant 70-meter walk away, offering the ideal balance between easy beach access and peaceful seclusion. Designed in a refined rustic-chic style, Villa Pietra is ideal for families or friends seeking comfort, space, and relaxation in nature.

Villa Tierra Maya – Oceanfront 2-Bedroom Villa with Loft & Veranda

Spacious and breezy, Villa Tierra Maya offers stunning ocean views, two air-conditioned bedrooms, a fully equipped kitchen, a covered veranda, Wi-Fi, and an open loft – perfect for hosting another couple or two children. Ideal for families or groups seeking comfort, space, and a front-row seat to ocean.

Rooms Description Muluk Grove Camp

Tents Craboo & Oak Tree (Budget-Friendly Outdoor Stay)

Rustic and minimal, our tents offer a true camping experience for travelers on a tight budget. They provide basic shelter, a sleeping pad, a light bulb, Wi-Fi, and a power outlet, perfect for those who want to sleep close to nature without extra frills. Shared outdoor bathrooms and showers are located just steps away. Set in a peaceful garden area, these tents are not beachfront; the sea is just a short and easy 100-meter walk across the street, allowing guests to enjoy the pool while still having quick access to the beach.

Cabin Palmetto & Cocoplum – Cozy Comfort with Extra Space

Cabins Palmetto & Cocoplum are rustic, back-to-nature wooden cabins designed for true nature lovers. Built with bush sticks and enclosed mainly by mosquito nets and a wooden frame, they offer an open-air feel that may not suit everyone, but is ideal for guests who appreciate a wild, authentic experience.

The cabins include electricity, fans, Wi-Fi, a fridge with minibar, and a proper mattress. Shared outdoor bathrooms and showers are just steps away. The pool is located few steps away from the cabins, while the sea is a short and easy 100-meter walk across the street.

Kin Resort Accommodation Features					
<p>Muluk Grove Camp</p> <p>Our most affordable stay: simple tents and cabins surrounded by lush palmettos and trees.</p>					
	Max Guests	View	Bed Type	Features	Notes
Oak Tree Tent	4	Garden & Pool	Sleeping Pad	1 light & 1 outlet	Camping tent for budget travelers & backpackers seeking the essentials and a close-to-nature stay.
Craboo Tent	4+1 kid	Garden & Pool	Sleeping Pad	1 light & 1 outlet	Camping tent for budget travelers & backpackers seeking the essentials and a close-to-nature stay.
Cabin Palmetto	4	Garden & Pool	2 Queen Beds	Fan, lights & outlets	Rustic wood cabin, perfect for solo travelers, couples or families of 4 wanting basic comfort without giving up privacy. Private external bathroom.
Cabin Cocoplum	4	Garden & Pool	2 Queen Beds	Fan, lights & outlets	Rustic wood cabin, perfect for solo travelers, couples or families of 4 wanting basic comfort without giving up privacy. Private external bathroom.
<p>K'in Resort Lodge</p> <p>Rustic charm lodges with modern comfort. All accommodations feature A/C, minibar, private kitchen and bathroom, and thoughtful details—perfect for travelers seeking a stylish yet grounded escape into nature.</p>					
	Max Guests	View	Bed Type	Features	Notes
Cabin Agouti	2	Garden & Pool	King bed	Veranda with outdoor Kitchenette	Rustic-chic cabin, Ideal for couples or digital nomads looking for style, comfort, and full amenities in nature.
Cabin Black Iguana Green Iguana	2	Garden & Pool	Queen bed	Veranda with outdoor Kitchenette	Rustic-chic cabin, Ideal for couples or digital nomads looking for style, comfort, and full amenities in nature.
Coatimundi One Bedroom	3+1 kid	Garden	King bed & Sofa Double Bed	Veranda	Ideal for couples, or small families with 1–2 young kids seeking comfort and privacy.
Villa Pietra Two Bedrooms	4	Garden & Pool	King bed & Queen bed	Veranda, large BBQ & Outdoor Kitchenette Outdoor Shower	Best for families or friends seeking space, with a private large BBQ area, and a social outdoor setup.
Villa Tierra Maya Two Bedrooms Ocean Front	4+2	Ocean Front 2 Steps Water	Queen bed & Double bed	Veranda	Ideal for families or two couples wanting space, ocean views, with a loft space suited for children or extra friends.

Muluk Grove Camp Rates, By Kin Resort Rates USD ((Hotel Tax 9% NOT INCLUDED)) Our most affordable stay: simple tents and cabins surrounded by lush palmettos and trees.					
			Moon Season	Sun Season	Christmas & New Year Eve Season
	Max Guests	Accommodation Type	From 1st May To 14th December	From 15th December To 30st April	From 18th Dec to 7th Jan
Oak Tree Tent	4	Tent	40,00	40,00	50,00
Craboo Tent	4 + 1 kid	Tent	40,00	40,00	50,00
Cabin Palmetto	4	Cabin Studio	60,00 65,40 (incl. tax)	70,00 76,30 (incl. tax)	80,00 87,20 (incl. tax)
Cabin Cocoplum	4	Cabin Studio	60,00 65,40 (incl. tax)	70,00 76,30 (incl. tax)	80,00 87,20 (incl. tax)
- All rates are US\$ per room based on single/double occupancy (2 persons). - Each additional person (12 to 17y.o.) in room, cost an additional US10/per night. - Each additional adult (18+) in room cost an additional US20/per night. - Kids Policy: No additional charge for children under 12 sharing their parent's room. -All rates are subject to 9% hotel tax					
Offers & Discount (offers cannot be combined with each other) Early Bird Offer: Book in advance and save! Guests who book 60 days ahead receive a 10% discount. Non-Refundable Rate / Prepaid Discount Best price, no changes. Lower rate for guests who pay upfront with no cancellations or modifications. 10 % discount. Stay Longer, Pay Less 7=6 Offer → Stay 7 nights, pay only for 6 Long Stay 14 nights to up Get 20% discount for guests who wish to stay longer than 14 night.					
Terms & Conditions Muluk Grove Camp Deposit To confirm a reservation, a deposit of 50% of the total booking amount is required. Payment can be made via credit/debit card, paypal, bank transfer or cryptocurrency. Please note: no booking is considered confirmed until the deposit has been received. Balance The remaining balance is due within 30 days prior to the arrival date. Unless otherwise arranged, the balance will be automatically charged to the card on file. Cancellations All cancellations must be submitted in writing and acknowledged by K'in Resort to be considered valid. Cancellation fees apply as follows: Moon Season (low season) - 29 to 15 days before arrival – full refund of all payments. - 14 to 3 days before arrival – 50% charge of the total reservation cost. - Less than 48 hours before arrival and no-show 100% charge of the total reservation cost. Sun Season (high season) - 30 or more days before arrival – full refund of all payments. - 29 to 15 days before arrival – 50% charge of the total reservation cost. - Less than 15 days before arrival – 100% charge of the total reservation cost. - Reservations made within 30 days of the arrival date must be paid in full at the time of booking.					

K'in Resort Rates (USD) (Hotel Tax 9% NOT INCLUDED) Rustic charm lodges with modern comfort. All accommodations feature A/C, minibar, private kitchen and bathroom, and thoughtful details—perfect for travelers seeking a stylish yet grounded escape into nature.					
			Moon Season	Sun Season	Christmas & New Year Eve Season
	Max Guests	Accommodation Type	From 1st May To 14th December	From 15th December To 30st April	From 18th Dec to 7th Jan
Cabin Agouti King Bed	2	Cabin Studio	135,00 147,15(incl. tax)	170,00 185,30(incl. tax)	180,00 196,20(incl. tax)
Cabin Black Iguana Green Iguana Queen Bed	2	Cabin Studio	130,00 141,70(incl. tax)	165,00 179,85(incl. tax)	175,00 190,75(incl. tax)
Coatimundi King Bed One Bedroom	3+1 kid	1 Bedroom + Double Sofa Bed in Living room	150,00 163,50(incl. tax)	190,00 207,10(incl. tax)	200,00 218,00(incl. tax)
Villa Pietra Two Bedrooms King Bed Pool Front	4	2 Bedrooms	170,00 185,30(incl. tax)	250,00 272,50(incl. tax)	280,00 305,20(incl. tax)
Villa Tierra Maya Queen Bed Two Bedrooms Ocean Front	4+2	2 Bedroom + Loft	220,00 239,80(incl. tax)	350,00 381,50(incl. tax)	400,00 436,00(incl. tax)
- All rates are US\$ per room based on single/double occupancy (2 persons). - Each additional person (12+) in room cost an additional US50/per night. - Kids Policy: No additional charge for children under 12 sharing their parent's room. -All rates are subject to 9% hotel tax					
Offers & Discount (offers cannot be combined with each other) Early Bird: Book in advance and save! Guests who book at least 60 days ahead receive a 10% discount. Non-Refundable Rate / Prepaid Discount Best price, no changes. Guests who pay upfront with no cancellations or modifications enjoy a 10% discount. Stay Longer, Pay Less 7=6 Offer – Stay 7 nights, pay only for 6. One night is on us! Honeymoon Special Includes a bottle of wine, a romantic flower arrangement with writing on the bed, and one Italian breakfast. Minimum stay: 7 nights. (Wedding certificate required) Romantic Escape / Birthday or Anniversary Special Includes a bottle of wine, a flower arrangement with writing on the bed, and one Italian breakfast. Add-on cost: \$70 USD Exclusive rental of Kin Resort Special rates and packages available for full resort rental — ideal for weddings, retreats, or private group events. Loyal guest perks Loyal guests receive a 10% discount, which can be combined with other promotions. Long Stay 14 nights to up Get 20% discount for guests who wish to stay longer than 14 night.					

Terms & Conditions Kin Resort

Deposit

To confirm a reservation, a deposit of 30% of the total booking amount is required. A signed contract and valid credit card on file are necessary to guarantee the reservation.

Please note: no booking is considered confirmed until the deposit has been received.

Reservations made within 30 days of the arrival date must be paid in full at the time of booking.

Balance

The remaining balance is due within 30 days prior to the arrival date. Unless otherwise arranged, the balance will be automatically charged to the card on file.

Cancellations

All cancellations must be submitted in writing and acknowledged by K'in Resort to be considered valid.

Cancellation fees apply as follows:

Moon Season (low season)

- 30 or more days before arrival – full refund of all payments.
- 29 to 15 days before arrival – 50% not refundable
- Less than 15 days before arrival 100% not refundable

Sun Season (high season)

- 90 or more days before arrival – full refund of all payments.
- 89 to 60 days before arrival – 25% charge of the total reservation cost.
- 59 to 45 days before arrival – 50% charge of the total reservation cost.
- 44 to 30 days before arrival – 80% charge of the total reservation cost.
- Less than 30 days before arrival – 100% charge of the total reservation cost.

Tierra Maya Tour Operator by K'in Resort

Rates for tours under construction

Tours & Excursions: Inland & Sea Tours (Stay Tuned)

- Cockscomb Jungle Tour

Scuba Diving Adventure (Stay Tuned)

- Glover Reef, 3 dives

Vehicles Rental:

- Bycycle: 7.00 USD x day
- Electric Scooter: 15.00 USD x day
- Motor Scooter: 50.00 USD x day
- ATV Quad: 60.00 USD x day
- Golf Cart 4 seats: 60USD x day

Terms & Conditions Tierra Maya Tour Operator (Stay Tuned)