



## 3-level residence with pool in Selvazama community with amenities, for sale Tulum.

<i>ID: DTU324-1</i>	<i>Location: Tulum</i>
<i>Zone: Selvazama</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4.5</i>
<i>Levels: 3</i>	<i>Parking(s): 2</i>
<i>Construction: 229 m2 / 2,464.96 ft</i>	<i>Land: 288 m2 / 3,100.03 ft</i>



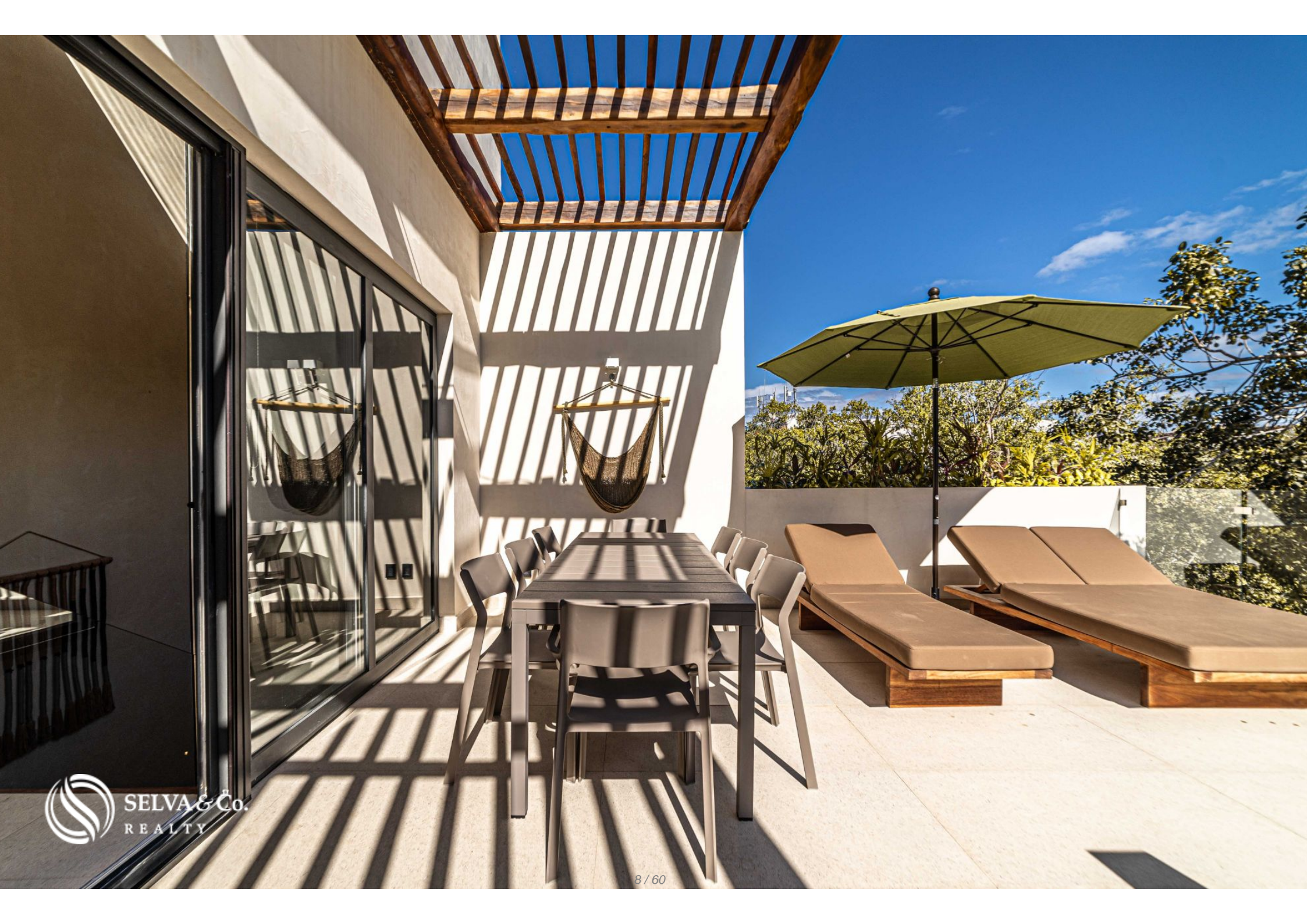
SELVA & Co.  
REALTY

















**Playas Tulum**  
*Tulum Beaches*

**Zona Hotelera**  
*Hotel zone*



**VILLA**

**Cenote**  
*Aldea Zama*

**La veleta**

 **Tulum Centro**  
*Downtown*





















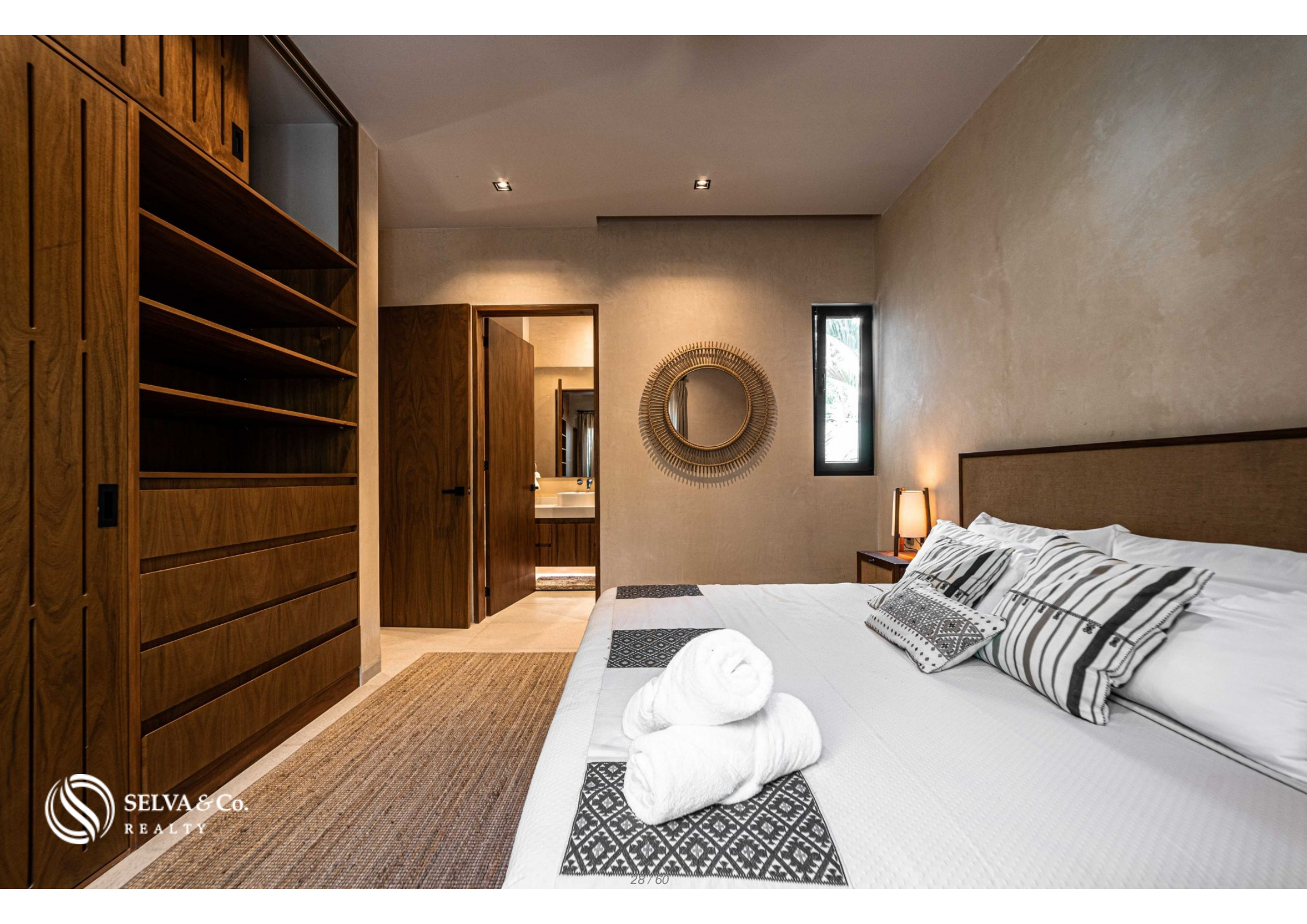














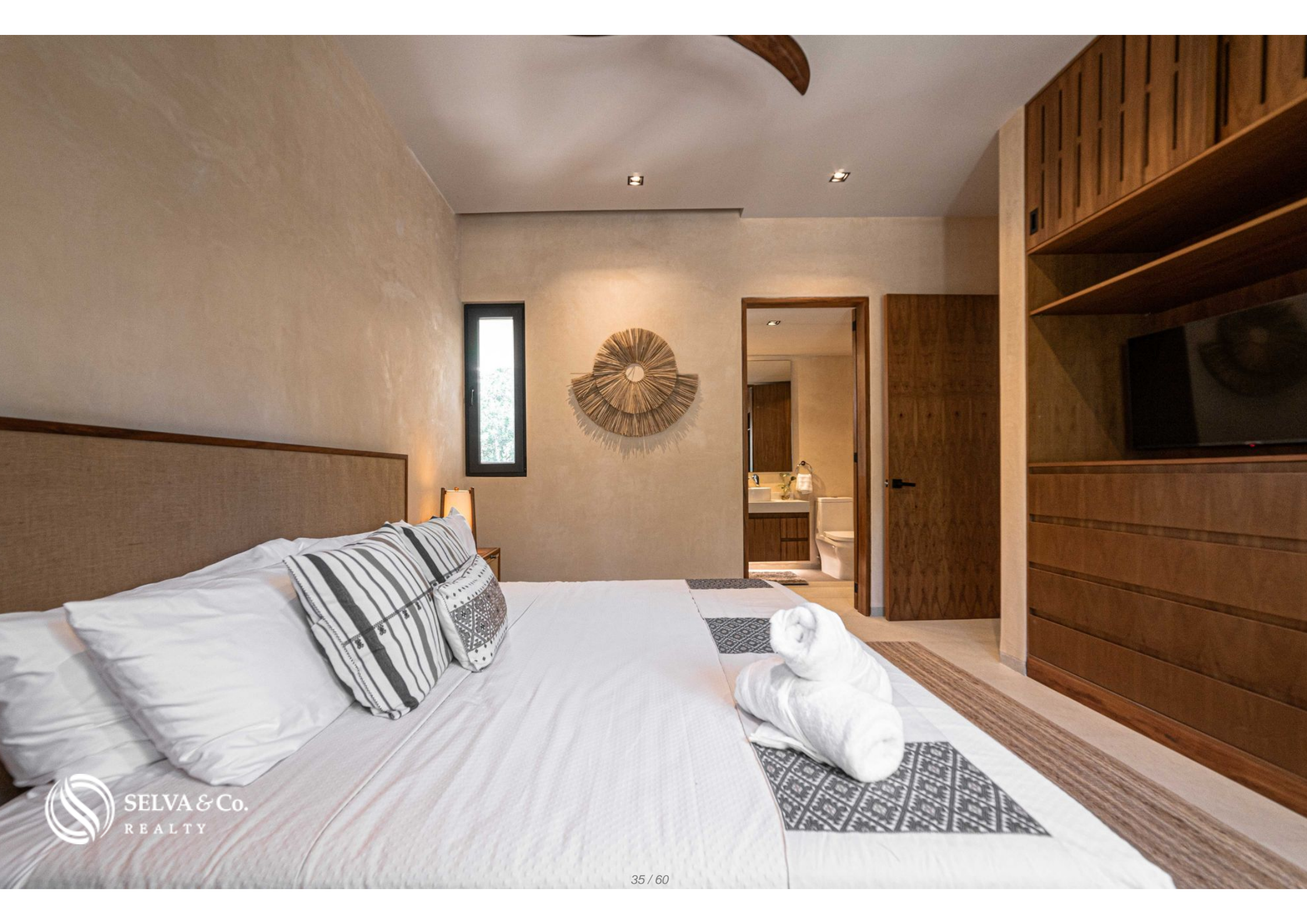






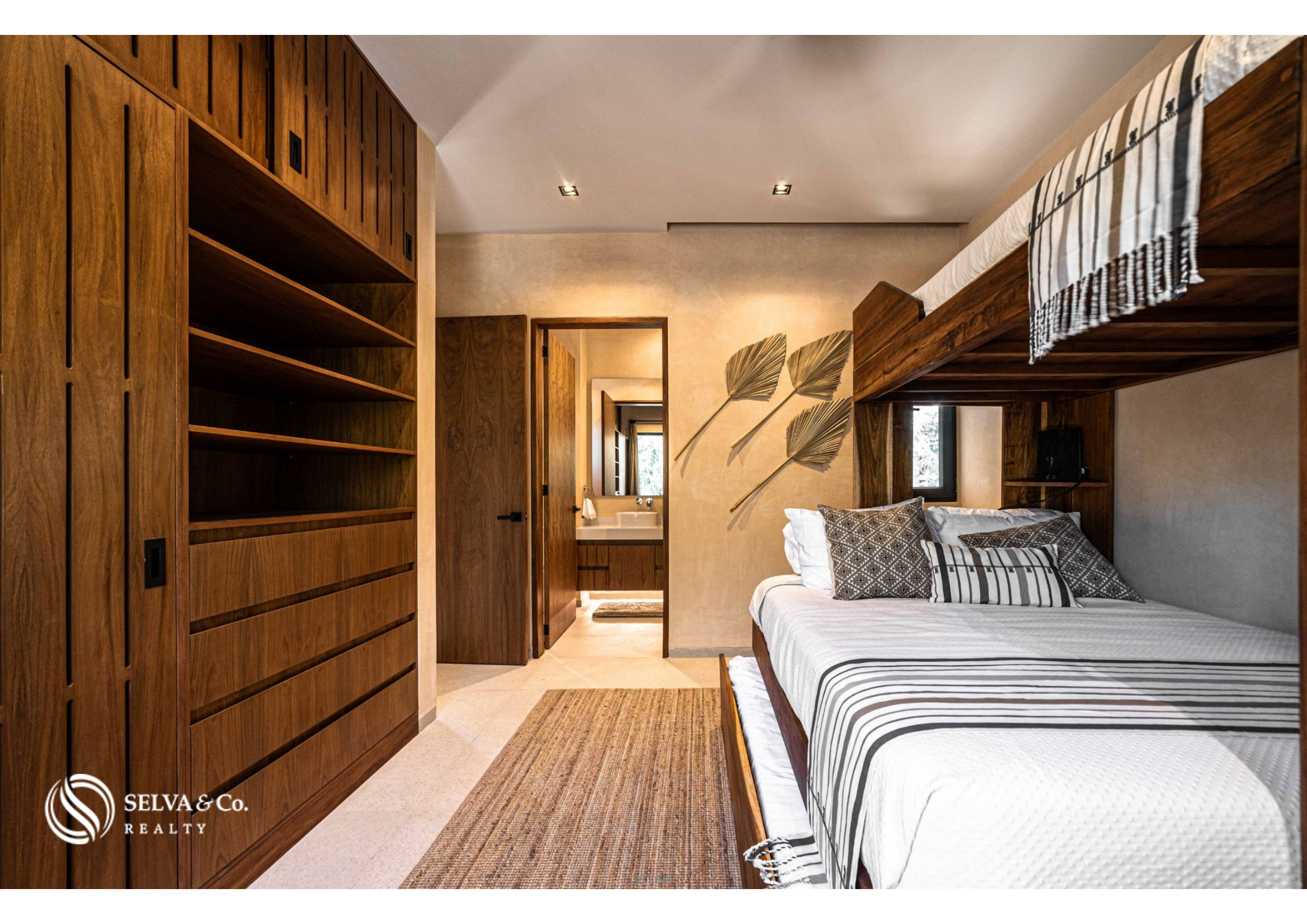














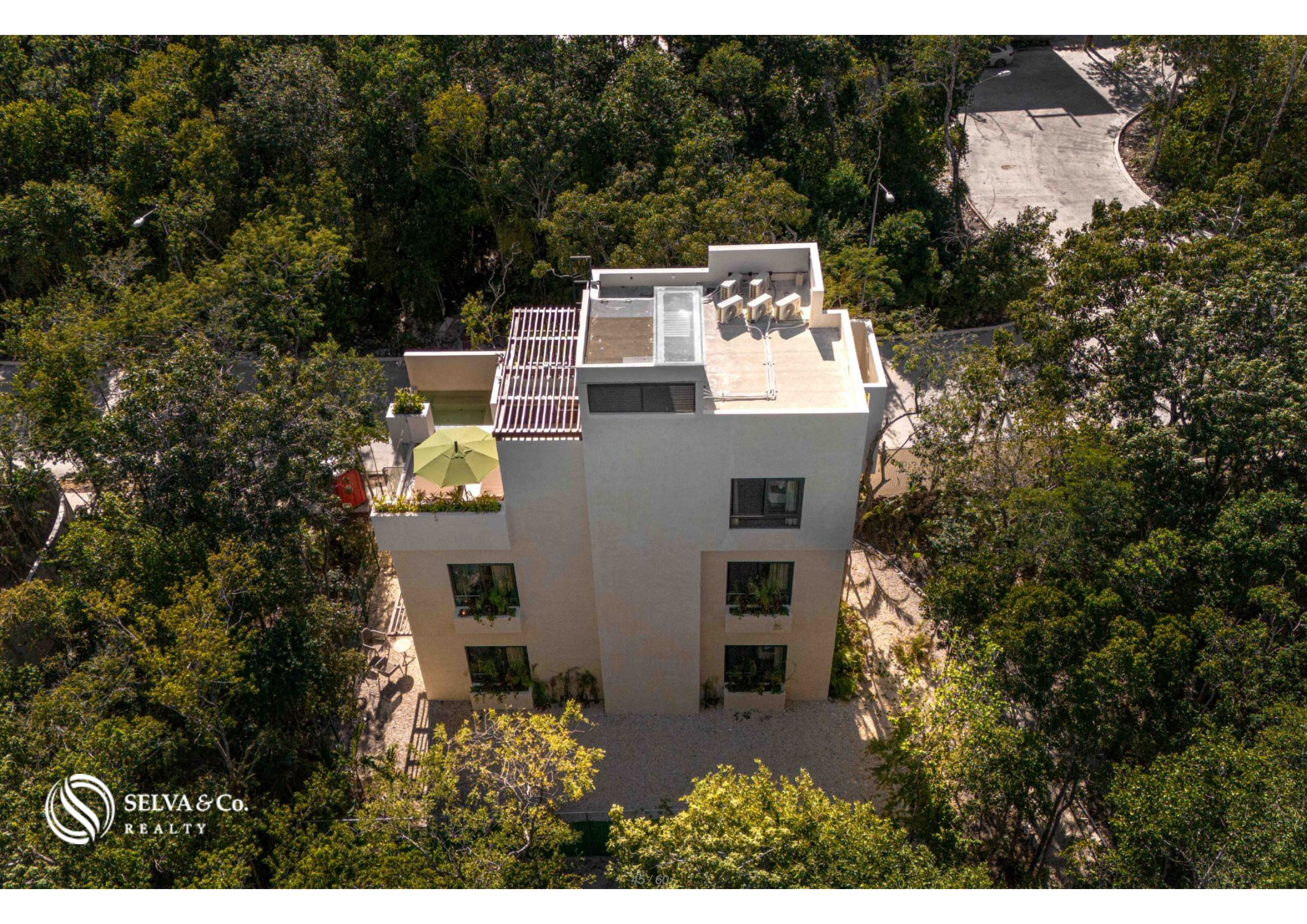


















## Description

DTU324-1

3-level residence with pool in Selvazama community with amenities, for sale Tulum.

Three-level villa, double-height ceilings, private pool, quality finishes, with bioclimatic architecture and sustainable design. It has exclusive amenities for the whole family, common areas and a comprehensive wellness experience.

Independent house in a great location, close to everything surrounded by a conscious development.

Exclusive community located in Selvazama, private community with a sustainable lifestyle concept ?SLOW? (Sustainable, Local, Organic, Whole).

PRIVATE POOL

The house has a private pool where you can enjoy with your loved ones and cool off all day, in the privacy of your home.

#Tipssselva: properties with private pools are in greater demand for vacation rentals.

## ROOFTOP TERRACE

On the top floor is the pool area, a large space that has an equipped bar, outdoor dining room for 8 people, a recycled PVC pergola and lounge chairs to relax while sunbathing.

## BIOCLIMATIC ARCHITECTURE

This villa has bioclimatic architecture to reduce energy consumption and our carbon footprint.

## FOR THE LITTLE ONES

This development is designed in a family environment, so for the little ones it has a

children's play area.

## SPA

Find total relaxation steps from your residence.

You will have an area dedicated entirely to pampering yourself, a spa with a massage area and an outdoor Jacuzzi.

## AMENITIES AND SERVICES

Swimming pool

Sunbed

Lobby and Reception

Functional Fitness

Spa and penalty area

Edible tropical garden

Star observatory

Fire pit area

Playground for children

Controlled access

24 hour security.

Fiber optic internet

Parking lot

Access to beach club

Gated community.

## HIGHLIGHTS OF THE HOUSE

Garden and private pool.

Bright villa with large windows that allow each of the most important spaces to have natural light, thanks to its orientation and geolocation that promote natural lighting.

Living room with full wall window and access to the terrace that opens to create a larger space ideal for entertaining your guests or having an indoor-outdoor lifestyle.

Master bedroom with en-suite bathroom, large walk-in closet and outdoor bathtub.

Large bathroom in the master bedroom, with a double sink, everyone will have their

space to brush their teeth or get ready for those special days.

Private parking for 2 cars.

Television room.

Laundry area..

Store.

## EQUIPMENT

Materials and systems with thermal insulation that mitigate high temperatures.

Wind chimney and cross ventilation system.

Strategic equipment with low consumption and high efficiency to save water and electricity.

Air conditioning system with optimized design to avoid unnecessary consumption.

EDGE certificate.

Carbon footprint certificate.

Osmosis water filtration.

Led lights.

Cross ventilation system.

Electric car charger.

Equipment and furnishing service and professional interior design (on demand).

## LOCATION

House for sale in Selvazama, Tulum, Quintana Roo, Mexico.

10 minutes by bicycle from the Tulum Hotel Zone

10 minutes by bike from ?Las Palmas? Beach

10 minutes by bike from the center of Tulum

## ABOUT THE COMMUNITY SELVAZAMA

If your priority is your personal growth, your family's quality of life or connecting with a community that also seeks to build a better world, then your home awaits you here, in this exclusive community located in Selvazama.

## AMENITIES AND SERVICES

Easy access to the beach on foot or by bike

All services at your fingertips (supermarkets, banks, pets, beauty, spa, gym)

High-level specialized health services.

Cultural centers, nature reserves and recreational spaces.

Wellness to fully live music, yoga, conscious eating, ancient traditions and more.

Just a few meters from the famous ?Green School?, a cutting-edge educational project.

## RENT YOUR PROPERTY

Development that allows vacation rentals, and has the management service, rent your property while you are not using it, you will not lift a finger.

## INVESTMENT IN PRE-CONSTRUCTION

House in pre-sale. Estimated delivery date: December 2025.

The images used for this advertisement are from the general project. They do not

correspond to a particular residence.

If you want more information about the house or learn more about the real estate market in the Selvazama area, contact us, we will be happy to help you on your new investment in Tulum.

The official price of this property is in dollars, the price in pesos is a reference. The exchange rate of the day will be used for the purchase.

Some items and finishes may or may not be included depending on your final agreement with the seller.

Prices may vary according to the progress of construction. Prices subject to change without prior notice. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.

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#realestatetulum #housesforsaleTulum #luxuryvillasTulum  
#secondhomeTulum #Selvazamaproperties

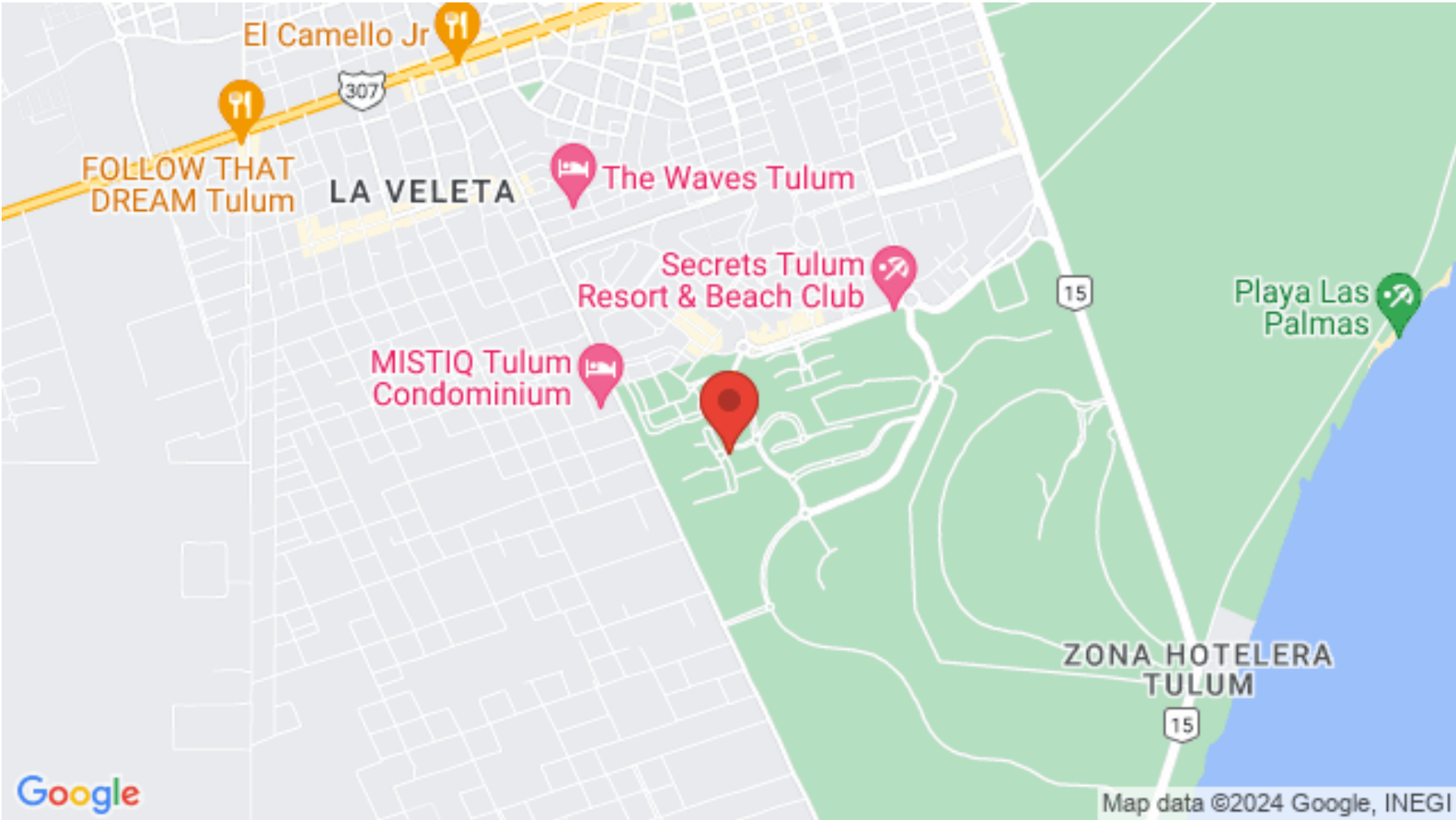
## Property details

- Bathroom with double sink
- Garden
- Laundry room
- Roof Top
- Tv room
- Exclusive Parking
- High Ceilings
- Private Pool
- Terrace
- Walking closet

## Amenities

- Beach Access
- Eco friendly
- Lobby
- Security 24/7
- Sundeck area
- Wellness Center
- Beach Club
- Jacuzzi
- Playground for children
- Spa
- Swimming Pool

# Location





**SELVA & Co.**  
REALTY

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