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# House with beach club, private pool and clubhouse, for Sale, Xpu-Ha Tulum

|                                   |   |
|-----------------------------------|---|
| <i>ID: ARTU240</i>                | <i>Location: Tulum</i>                    |
| <i>Zone: Xpu Ha</i>               | <i>Type: Houses</i>                       |
| <i>Bedrooms: 4</i>                | <i>Bathrooms: 4</i>                       |
| <i>Parking(s): 2</i>              | <i>Construction: 407 m2 / 4,380.95 ft</i> |
| <i>Land: 608 m2 / 6,544.51 ft</i> |   |





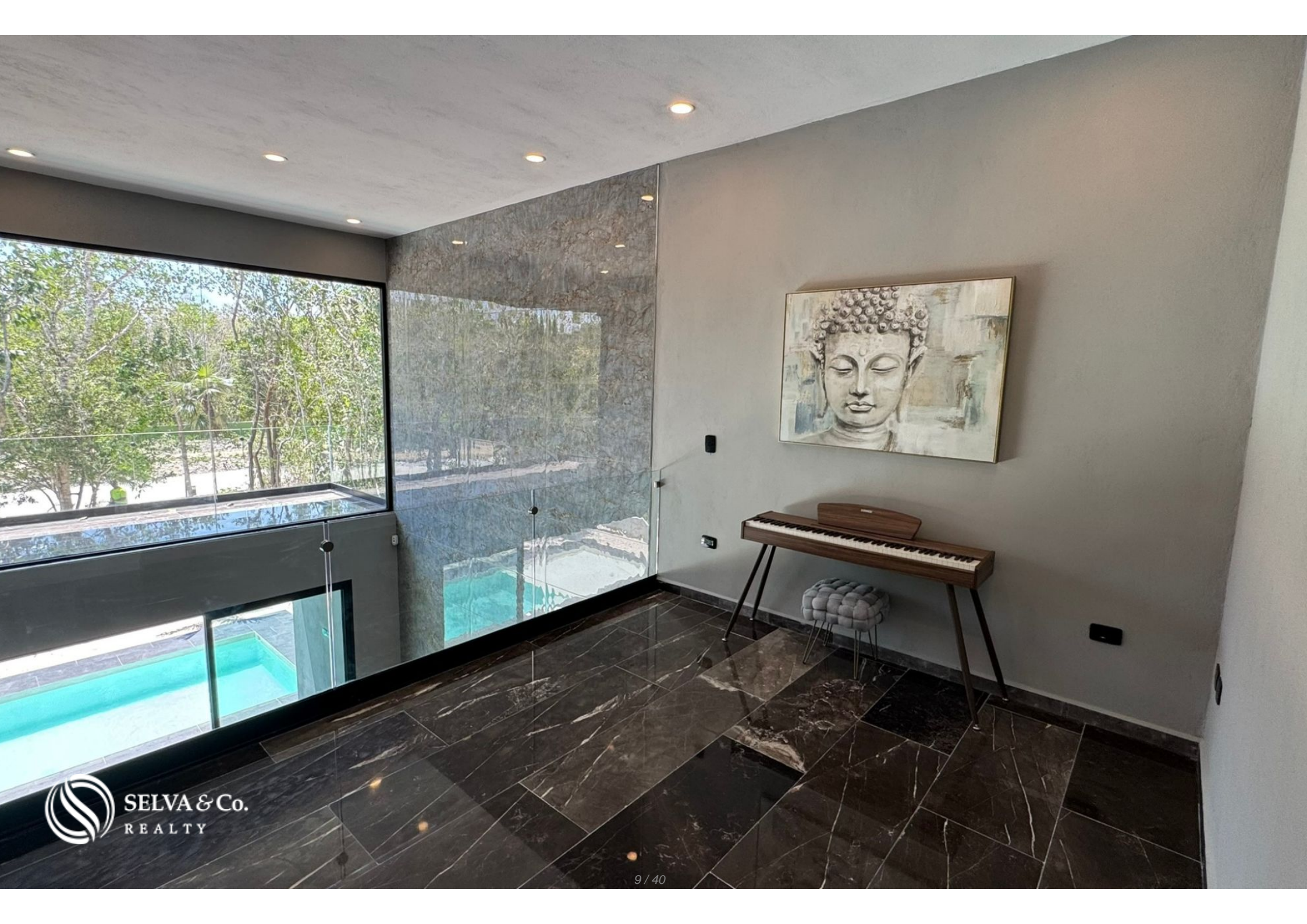
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**Cenote** →

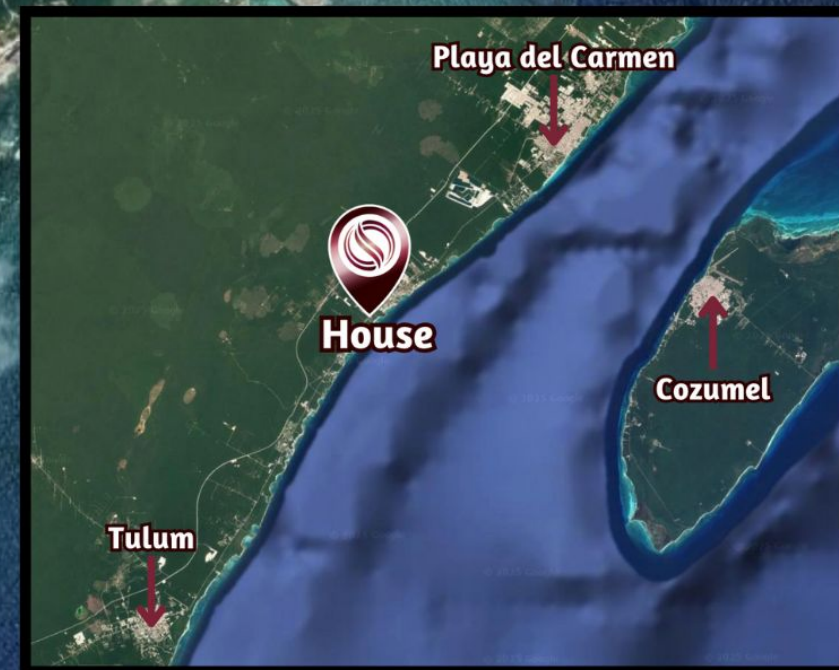


**House**

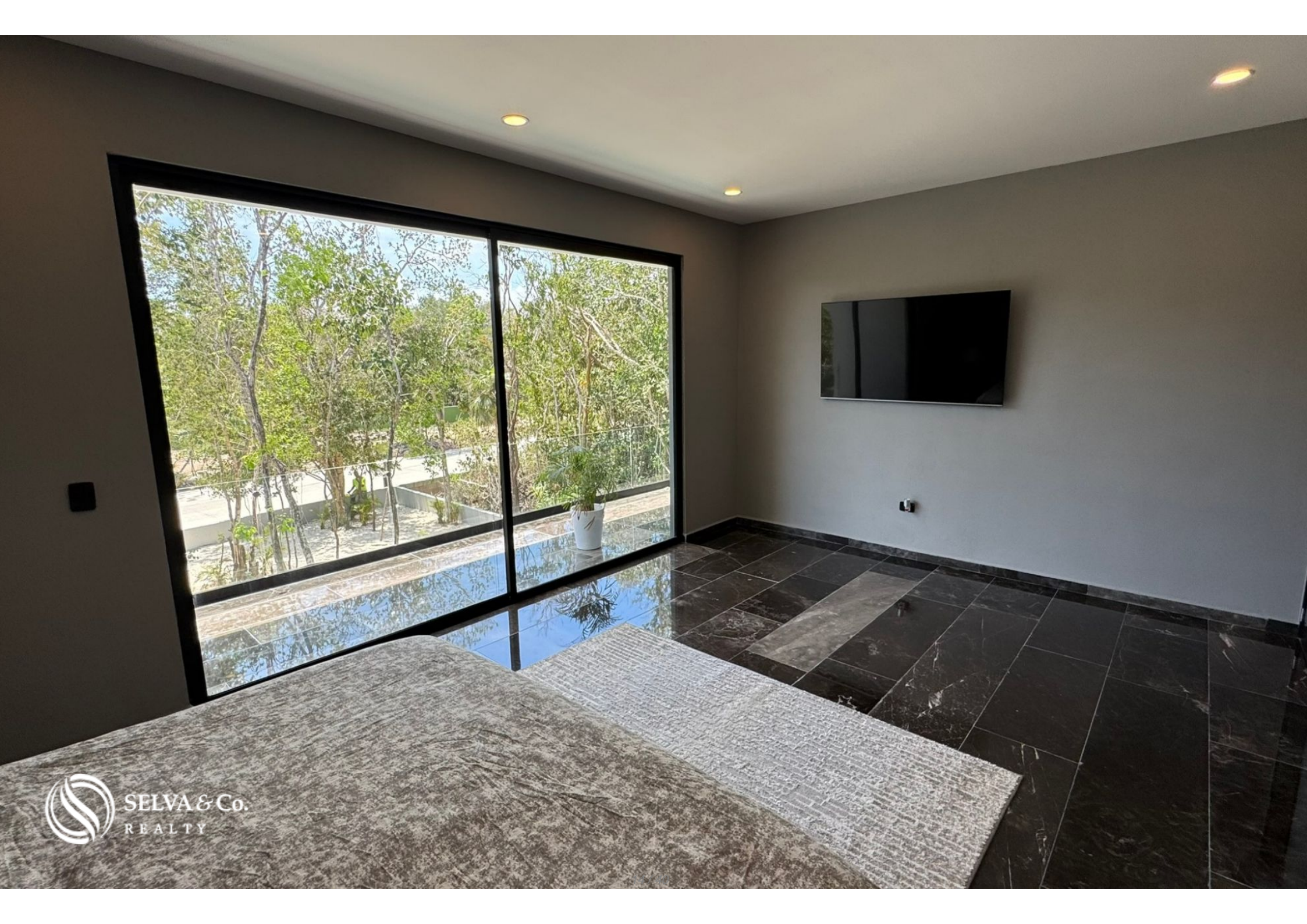
← **Cenote**

**Cenote** →

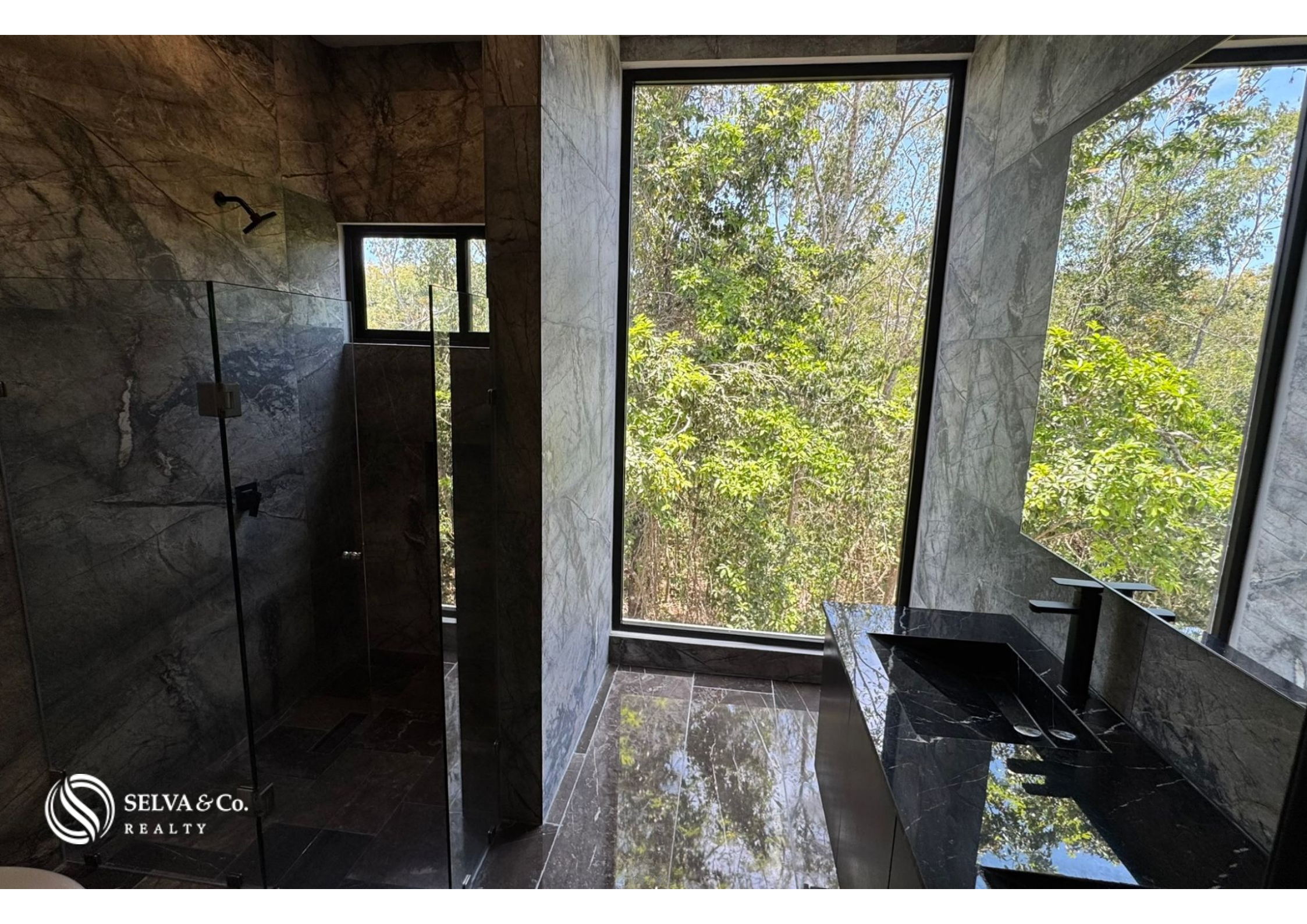
**Playa Xpu-Ha  
Beach Club** →























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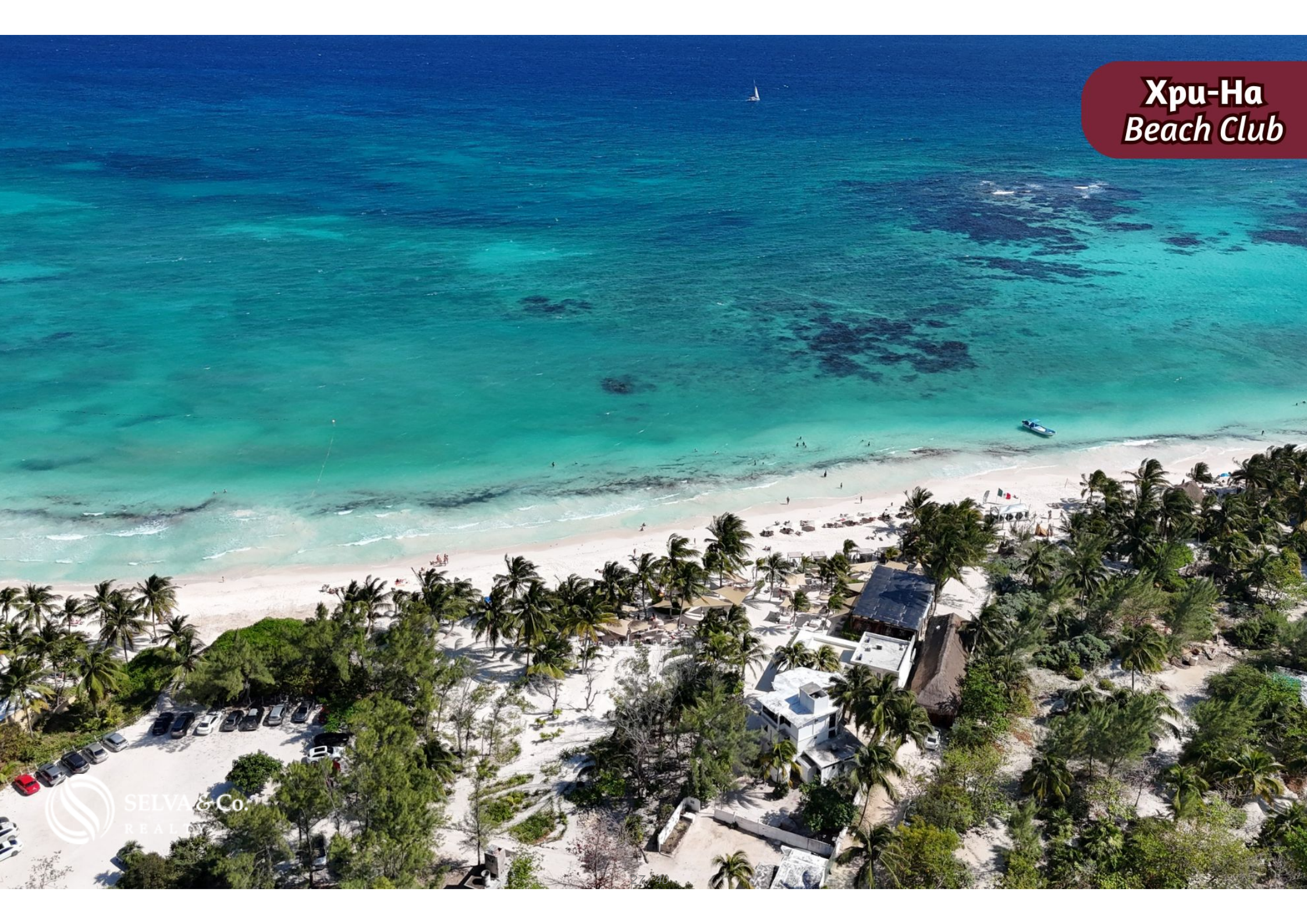


**Xpu-Ha  
Beach Club**



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**Xpu-Ha  
Beach Club**



# Xpu-Ha Beach Club





*Cenotes*



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## Description

ARTU240

House with beach club, private pool and clubhouse, for Sale, Xpu-Ha Tulum

House for sale in a private gated community offering access to a beach club, green areas, 24/7 security, and amenities such as pools, gym, sports courts, and social spaces. Designed for those seeking comfort, privacy, and a Caribbean lifestyle just minutes from the sea.

### FEATURES OF THE HOUSE

Bright Spaces: Designed to maximize natural light.

First Floor:

Bedroom with walk-in closet and en-suite bathroom.

Fully equipped kitchen with built-in appliances, island dining area, and marble countertops.

Spacious living room connected to the dining area, with sliding glass doors throughout.

Large covered terrace with garden and green areas.

Private pool with relaxation area.

Guest bathroom.

Service/laundry room accessible from both inside and outside.

Covered garage for 2 vehicles.

Second Floor:

Primary bedroom with large window and covered terrace, spacious walk-in closet.

The master bathroom is glass-enclosed and roomy, featuring a double marble vanity, shower, and bathtub.

Bedroom with large window and covered terrace, walk-in closet, and en-suite bathroom.

Bedroom with large window and covered terrace, built-in closet, and en-suite bathroom.

TV room.

## AMENITIES AND SERVICES

Private beach club with a tunnel connecting the residence to the beach

4 themed natural reserves (Pets, Zen, Trails, and Playgrounds)

3 exclusive common areas (sports, social, and children's zones)

Over 8,000 square meters of interconnected green spaces

24-hour security at the main entrance and an additional access checkpoint for this phase

Nature reserve, bike lane, and hiking trail

Sports club (track, tennis & paddle courts, Olympic pool, gym, soccer field, basketball court)

Palma Social Club (pools, jacuzzi, sun terrace, lounge with bar, restrooms and showers, BBQ areas, expansive green gardens)

## LOCATION

House for sale in Xpu-Há, Tulum, Quintana Roo, México

5?10 minutes from various local cenotes

10 minutes to Xpu-Ha Beach Club

30 minutes to Playa del Carmen

35 minutes to Tulum

65 minutes to Cancun International Airport

## COMMUNITY FEATURES

A residential development that blends luxury, nature, and coastal living in a privileged setting. Located between Playa del Carmen and Tulum, it offers direct access to one of the region?s most beautiful beaches, surrounded by cenotes, eco-parks, and with excellent urban connectivity.

## READY FOR IMMEDIATE DELIVERY

House for sale, unfurnished.

## OFFICIAL PRICE

The official price of this property is \$759,000 US dollars, prices in Pesos are provided as a reference. For purchase, the exchange rate of the day will be applied.

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

Prices are subject to change without notice. Contact us to send you updated information.

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

## Property details

- Exclusive Parking
- Garden view
- Luxury finishes
- Pet friendly
- Service room
- Tv room
- Unique Aquitectural design
- Garden
- Laundry room
- Marble floor
- Private Pool
- Terrace
- Unfurnished
- Walking closet

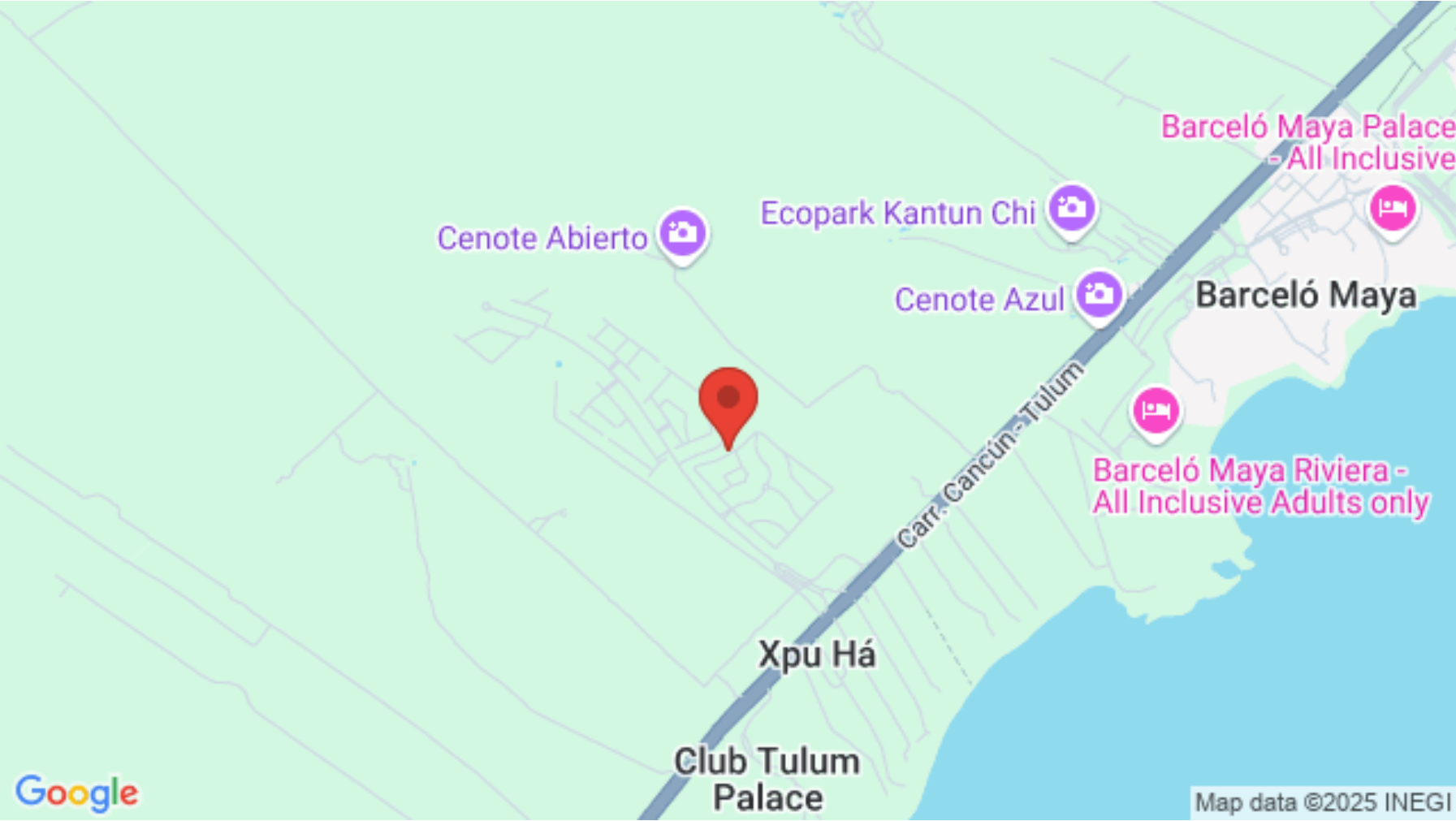
## Amenities

- Bar
- BBQ Area
- Beach Club
- Controlled access
- Gym
- Lounge Area
- Pet friendly
- Poolfor children
- Basketball court
- Beach Access
- Clubhouse
- Eco friendly
- Jacuzzi
- Paddle tennis
- Playground for children
- Private beachclub

- Roof garden
- Soccer fields
- swimming pool
- Tennis court
- Yoga area

- Security 24/7
- Sundeck area
- Swimming Pool
- Wellness Center

# Location





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