



**House with private pool, in gated community  
surrounded by jungle, with restaurant,  
co-working, yoga and fitness area, full wall  
windows and**

<i>ID: DTU299-1</i>	<i>Location: Tulum</i>
<i>Zone: Region 11</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Levels: 2</i>	<i>Construction: 198 m2 / 2,131.27 ft</i>
<i>Land: 270 m2 / 2,906.28 ft</i>	

























Regadera con ventana vista a jardinera  
Green view shower





















Terraza en el ultimo piso  
Alberca privada en planta baja

Roof top terrace  
Ground floor private pool



**Programa  
Arquitectónico**

1. Cocina
2. Comedor
3. Sala
4. Baño de visitas
5. Lavandería
6. Alberca
7. Terraza
8. Recámara
9. Baño
10. Recámara Master
11. Baño
12. Rooftop
13. Recámara
14. Baño



**Superficie interior: 182  
m2**  
**Terraza: 12 m2**  
**Piscina: 17 m2**

**Área de jardín: 60 m2**  
**Espacio privado de  
parking**









## Description

DTU299-1

House with private pool, in gated community surrounded by jungle, with restaurant, co-working, yoga and fitness area, full wall windows and views of green areas, pre-construction for sale, Region 11 Tulum.

Luxury residence with wide and open spaces, floor to ceiling windows that allow natural light and fresh air to enter, enjoy the feeling of living in the middle of nature in the comfort of a luxury villa.

47 independent houses, in a sustainable jungle community. The design of the development saves more than 50% of the existing trees.

House designed by award-winning architect.



## PRIVATE POOL

Enjoy the pool with your loved ones and cool off all day in the privacy of your home. This villa has a private pool.

#Tipssselva: Properties with a private pool are in greater demand for vacation rentals.

## KITCHEN

Prepare the most delicious recipes in this built in kitchen that would be the envy of any cook, with an open design and breakfast bar, which allows you to enjoy time with your loved ones while everyone prepares their favorite dishes.



## THE WINDOWS, WOW

Its floor to ceiling windows throughout the house allow you to have natural light and air flow, in addition to the feeling of living in the jungle.

Large windows in the most important spaces of the house, including the bathrooms. Facing the garden for more privacy.

## YOGA AREA

Yoga facility offering group classes and holistic specialty events from renowned Tulum yogis.



## RESTAURANT AND SHOP

Restaurant and health food store completed with a coffee and juice bar.

## FITNESS AREA

Functional training facility offering group sessions that combine HIIT training with functional routines suitable for all ages.

## CO WORKING

Working from home has never been better, enjoy a quiet space, with internet, ideal for working in a relaxed environment, away from home distractions, at the same time without leaving the nest.



Private office space, meeting rooms and open work areas where you can work indoors in comfortable spaces or in the cool shade outdoors.

## PET FRIENDLY

The development is pet friendly and has walking trails, benches, water stations, and pet waste stations throughout the community.

## VIRTUAL ASSISTANT

Virtual assistant service for:

- Pick up and delivery of packages.
- Appointment service in spas, salons, restaurants, recreational activities and



events in Tulum.

- Recommendations for legal services, child care, dog care, etc.

## FIBER OPTIC INTERNET

If you need a good internet in the middle of the jungle, this is the house for you with fiber optic internet.

## SECURITY

24 hour security and secure double code access.

## FURNITURE PACKAGES

Choose a package created by interior designers and have it delivered and assembled through the virtual assistant service.

## HIGHLIGHTS OF THE HOUSE

Terrace on the top floor with panoramic view.

House on 2 levels with large windows overlooking a private garden

Bright house with large windows that allow each of the most important spaces to have an entrance of natural light, even the bathrooms.

Bathrooms with unique design, shower with large window overlooking green areas



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

## AMENITIES AND SERVICES

- Cafeteria
- Restaurant
- Wellness store
- Coworking
- Fitness area
- Yoga area
- Wellness area
- Common terrace
- 24 hour security
- Pet-friendly

## THE HOUSE IN NUMBERS

3 bedrooms.

3.5 Baths.

198 m<sup>2</sup> of construction.

270 m<sup>2</sup> of land.

Price USD: 379,900

## LOCATION



House located in region 11 of Tulum, in a gated community with underground services and amenities, surrounded by jungle.

5 minutes from the wellness center ?Holistika? and the best organic market and restaurant in Tulum ?Gypsea market?.

5 minutes from the tourist downtown of Tulum, with restaurants and shops of unique design.

14 minutes from the hotel zone of Tulum and the best beach clubs in Mexico.

25 minutes by bike from the hotel zone.

**RENT YOUR PROPERTY**

This development allows vacation rentals.

Property management and vacation rentals direct with the developer. rent your property while you don't use it, they take care of maintaining it and renting it for you. You won't lift a finger.

## INVESTMENT IN PRE-CONSTRUCTION

This house is built by phases, the first phase delivery date is November 2022.

If you want to visit this house and learn more about the real estate market in Region 11, contact us, it will be a pleasure to advise you on your new investment in Tulum.



Schedule your appointment to see this villa or call us to answer your questions by clicking on the contact link.

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## Property details

- Garden
- Integral Kitchen
- Private Pool
- Granite countertop
- Panoramic View
- Terrace

## Amenities

- Restaurant
- Yoga area
- Satellite internet



## Location





**SELVA & Co.**  
REALTY

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