



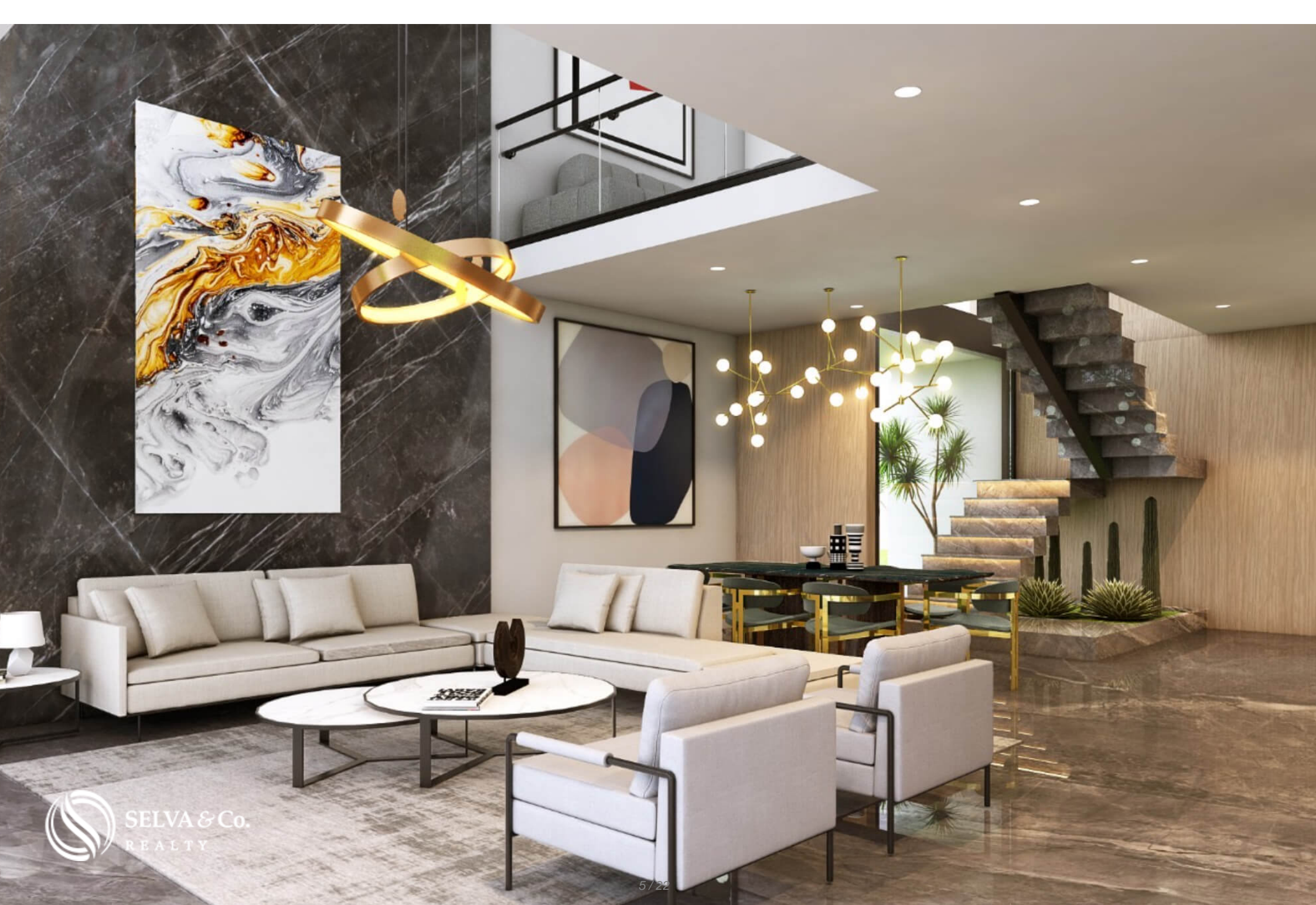
# House with garden and private pool, beach club, clubhouse, sports courts, for sale Tulum.

<i>ID: ARTU232</i>	<i>Location: Tulum</i>
<i>Zone: Xpu Ha</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4</i>
<i>Levels: 2</i>	<i>Parking(s): 2</i>
<i>Construction: 407 m2 / 4,380.95 ft</i>	<i>Land: 608 m2 / 6,544.51 ft</i>

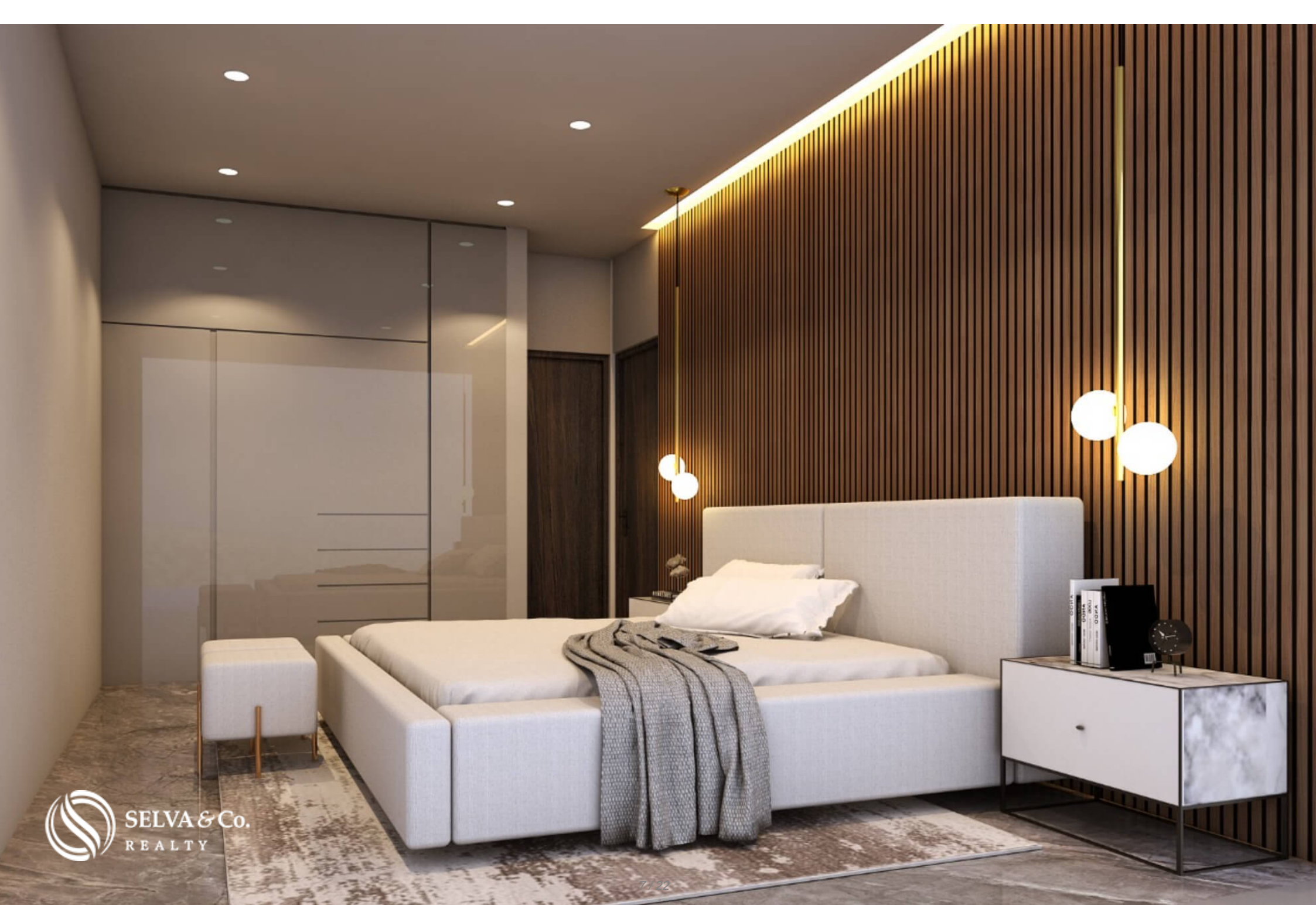


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**Casa  
House**



**Cenote Abierto**

**Jardin del Eden  
Cenote**

**Ecopark Kantun Chi**

**Cenote Minotauro**

**Cenote Azul**

**Playa Xpu-Ha**



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## Description

ARTU232

House with garden and private pool, beach club, clubhouse, sports courts, for sale Tulum.

With magnificent lighting, large spaces and a large terrace that allows you an indoor-outdoor lifestyle.

### PRIVATE POOL

The house has a private pool where you can enjoy with your loved ones and cool off all day.

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

### TERRACE

You will find an area with a pool. The ideal place to enjoy the whole day and

sunbathe while you cool off in the pool or rest in the shaded area and enjoy the breeze. Equipped with barbecue area.

## BAR

Enjoy your private events on a terrace with a bar. Semi-covered terrace with outdoor area.

## AMENITIES AND SERVICES

Swimming pool

BBQ area

Terrace

Balcony

## HIGHLIGHTED FEATURES OF THE HOUSE

Garden.

Private pool.

Bright house with large windows that allow each of the most important spaces to have natural light.

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, walk-in closet, large space, private terrace.

Private parking for 2 cars.

## BEACH CLUB

Administration/Reception

Natural reserve

Walking and cycling route

Connection tunnel with Beach Club

Access with roundabout Sports club (Jogging path, Tennis, Paddle tennis)

## SPORTS AREA

Pool with semi-Olympic lane

Recreational pool

Gym with steam, showers and bathrooms.

Nature trail for running

BBQ area with water and electricity.

## SOCIAL AREA

recreational pool

Sunbathing area and hammocks

BBQ area with water and electricity.

Private event room for 50 people.

Living room terrace

Bathrooms and showers

pet area

## FOR CHILDREN

Terrace

Bathrooms and showers

children's pool

Safe playground

## THE BEST COMMUNITY

Private community with quality infrastructure and amenities for owners.

Underground services. First level urbanization with hydraulic concrete and public lighting with solar panels.

Community with construction guidelines.

Conservation parks, with 8,000 m<sup>2</sup> of green areas

Permission to build up to 10 meters high.

Abundant vegetation on ridges.

Semi-permeable ecological pavements.

Security booth with access control.

24/7 security

Lush tropical gardens

Public lighting with solar panels

Semi-permeable ecological pavement

Electricity, telephone lines, municipal water and underground drainage.

## LOCATION

House for sale in XPUHA BEACH residential in Tulum, new residential area.

2 Minutes from the Open Cenote

5 Minutes from the Blue Cenote

7 minutes from Ecopark Kantun Chi

9 minutes from Eden Cenotes Garden

9 Minutes from XPUHA beach.

1 Hour from tulum International Airport.

## INVESTMENT IN PRE-CONSTRUCTION

House in pre-sale. Estimated delivery date: July 2024

If you want more information about the house or learn more about the real estate market in the Xpu ha area, contact us, it will be a pleasure to advise you on your new investment in Tulum.

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

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. #Tulum #Tulumproperties #Tulumlistings ##tulumrealestate #realestatetulum #condoforsaletulum #housesforsaleTulum #luxuryvillasTulum #secondhomeTulum #luxuryvillasmexico #vacationhouseTulum #luxuryrealestatemexico

## Property details

- Balcony
- Granite countertop
- Integral Kitchen
- Private Garage
- Terrace
- Walking closet
- Garden
- High Ceilings
- Luxury finishes
- Private Pool
- Unique Aquitectural design

## Amenities

- Beach Club
- Gym
- Lobby
- Playground for children
- Roof garden
- Spa
- swimming pool
- Clubhouse
- Kids Club
- Lounge Area
- Private beachclub
- Security 24/7
- Swimming Pool

## Location





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