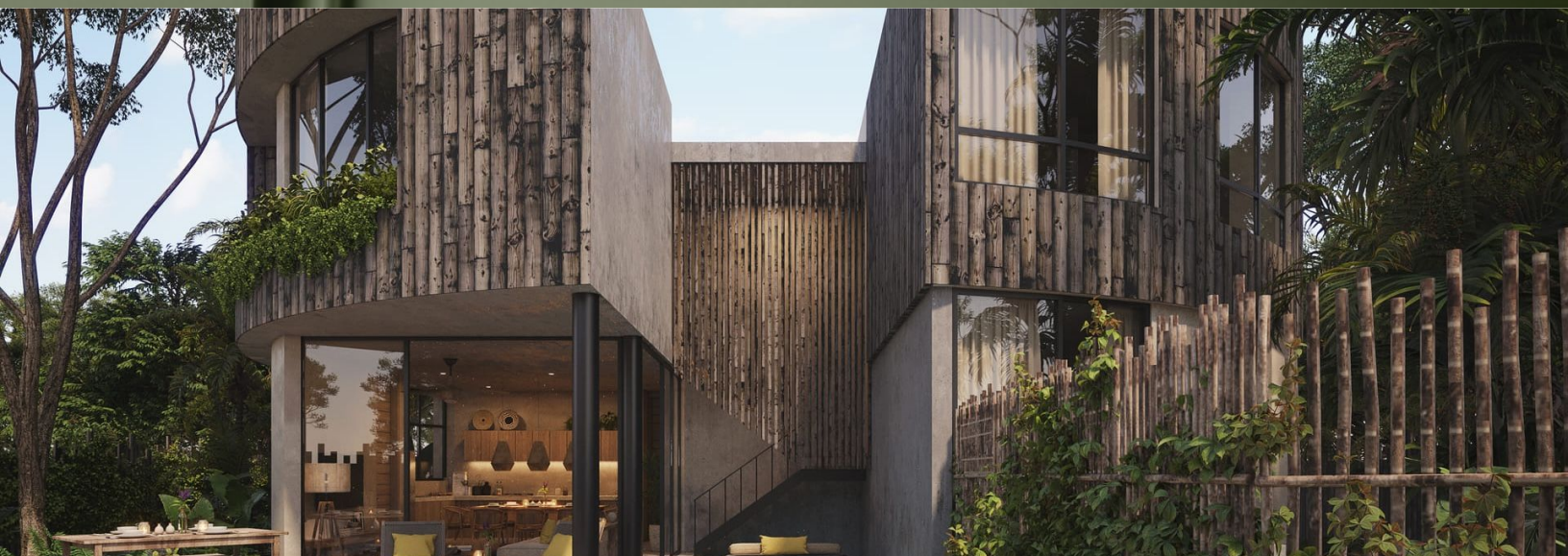




404 TULUM

From \$429,000
USD

PRICE

4

BEDROOMS

3

BATHROOMS

198 m²

2131 ft²

BUILT

Tulum

Quintana Roo

LOCATION

DESCRIPTION

404 Tulum Residences is an exclusive boutique community of 4-bedroom villas designed for buyers looking for privacy, contemporary architecture and a genuine connection with Tulum's tropical environment. The residences blend into the surrounding vegetation through organic architecture, natural materials, large windows, private gardens and outdoor living spaces. Each villa offers approximately 198 m² of space, 4 bedrooms, 3 bathrooms and approximately 52 m² of terrace and pool area, with several customization options available to create a home that reflects each owner's lifestyle.

Architecture Connected to Nature

Architecture is at the heart of the 404 Tulum concept. Curved lines and organic forms are combined with wood, concrete, glass and tropical vegetation to create residences that feel naturally integrated into their surroundings. Inside, high ceilings, bright spaces, plaster finishes and endemic woods create a warm contemporary aesthetic inspired by Tulum. Large windows connect the living spaces directly with the private pool and garden....

Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$429,000 USD
BEDROOMS	4
BATHROOMS	3
BUILT AREA	198 m ² / 2131 ft ²
LOCATION	Tulum, Quintana Roo
ADDRESS	Region 10, Tulum
COORDINATES	20.2135, -87.4827

FULL DESCRIPTION

...Four Bedrooms

Each residence features 4 bedrooms, making 404 Tulum particularly suitable for families, entertaining guests or buyers looking for a property with strong vacation-rental potential.

Bedrooms have been designed around a calm and natural aesthetic, with warm materials, neutral colors and views toward the surrounding vegetation.

Different bedroom configurations allow for King, Queen or twin-bed arrangements.

Jungle Bedroom & Outdoor Shower

One of the villa's most distinctive features is its ground-floor jungle bedroom.

Its bathroom opens onto a private outdoor jungle shower surrounded by tropical vegetation, creating an intimate indoor-outdoor experience inspired by Tulum's natural environment.

Private Pool & Outdoor Living

Every villa features its own private swimming pool and terrace.

Technical sheet

Floor-to-ceiling windows visually connect the interior living spaces with the pool and garden, allowing indoor and outdoor areas to function as one continuous social environment.

The result is a home designed around Tulum's tropical lifestyle.

Customizable Interiors

The main living area combines the kitchen, dining room and living room within an open-plan social space.

Owners can personalize several elements of their residence.

One of the most distinctive upgrades is the sunken living room, creating a unique architectural centerpiece within the main social area.

Additional options include a waterfall feature, fire pit and pool platform.

Private Gardens

The masterplan has been designed to preserve generous green areas around each residence.

Garden sizes vary depending on the selected villa, with some residences offering more than 250 m² of private garden space.

This creates different opportunities for buyers depending on their preference for larger outdoor spaces, privacy or position within the development.

Exclusive Owner Benefits

Ownership at 404 Tulum extends beyond the villa itself.

Owners receive exclusive access to three nearby boutique hotels: Una Vida Tulum, Hotel Bardo and Hotel Milam, allowing residents to enjoy additional hospitality spaces and experiences while maintaining the privacy of their own home.

Connected to Tulum

404 Tulum combines its natural setting with convenient access to the destination's main attractions.

Tulum Beach is approximately 10 minutes away by car, while the Tulum Maya Train Station is approximately 15 minutes away.

Tulum International Airport is approximately 30 minutes away, providing convenient connectivity for both national and international owners.

A Boutique Villa in Tulum

404 Tulum Residences combines:

4 Bedrooms · Private Pool · Private Garden · Organic Architecture · Jungle Shower · Natural Materials · Customizable Interiors · Boutique Hotel Benefits · Tropical Setting.

An attractive alternative for buyers looking for the privacy and space of a standalone villa while maintaining the architectural character and lifestyle associated with contemporary Tulum.

Gallery 1/4



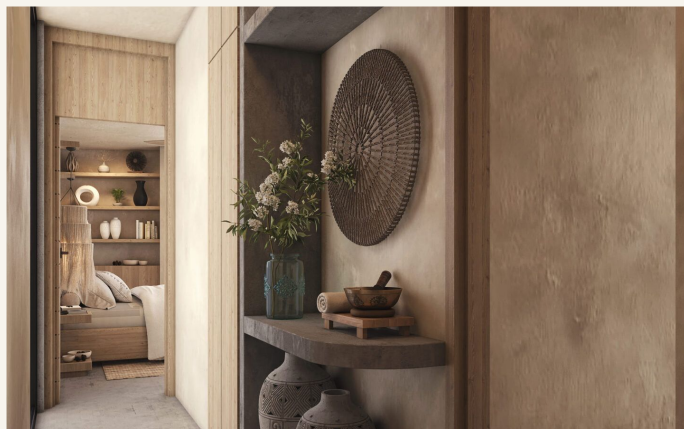
Gallery 2/4



Gallery 3/4

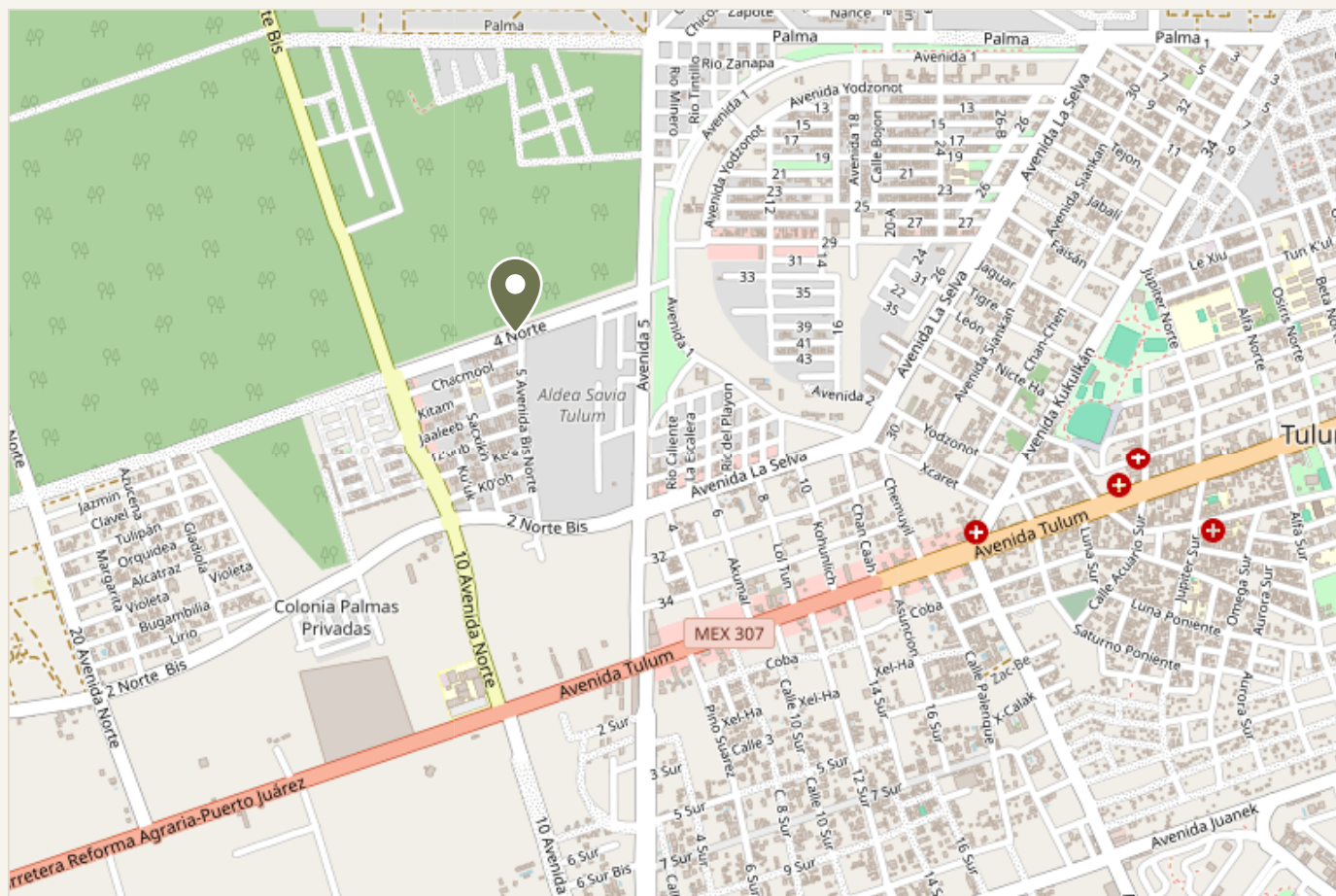


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Tulum, Quintana Roo

Region 10, Tulum

Coordinates: 20.2135, -87.4827

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