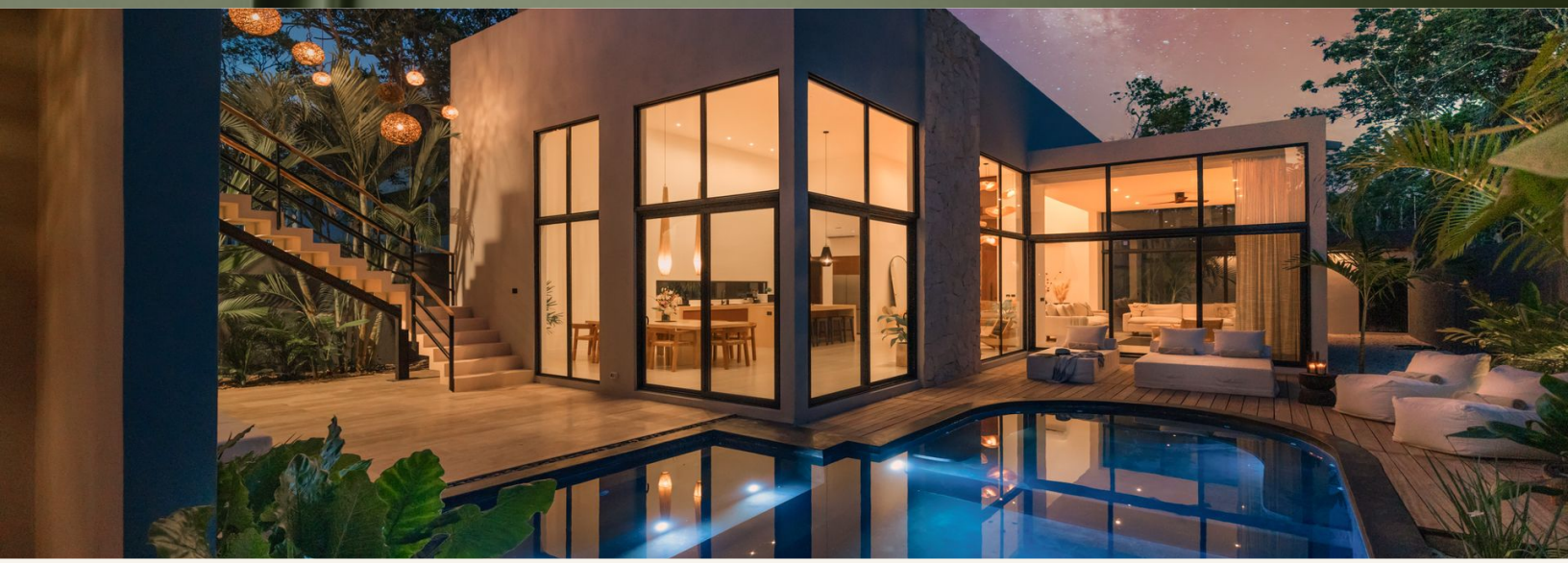


CASA COLETTE

$1,250,000 USD	6	6	500 m²	Tulum
			5382 ft²	Quintana Roo
PRICE	BEDROOMS	BATHROOMS	BUILT	LOCATION

DESCRIPTION

This 5-bedroom villa in Region 15 Tulum is a completed, move-in-ready property built approximately three years ago. Its architecture combines contemporary lines with Balinese-inspired elements, while the layout was designed around practical use, privacy and straightforward maintenance. The property is particularly well suited to families, groups and buyers looking for a Tulum home that can also function efficiently as a vacation rental. A key feature of this 5-bedroom villa in Region 15 Tulum is the separation between the sleeping quarters and the main social building.

The five primary bedrooms are located in a different structure from the living room, kitchen and dining area. This allows guests who want to rest to remain physically separated from the group using the common spaces. For multi-generational families or groups traveling together, that layout can make extended stays more comfortable because different schedules can coexist without placing bedrooms directly beside active entertainment areas. In addition to the five main bedrooms, the property includes a separate studio near the entrance with its own bathroom....

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Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	$1,250,000 USD
BEDROOMS	6
BATHROOMS	6
BUILT AREA	500 m^2 / 5382 ft^2
LOCATION	Tulum, Quintana Roo
ADDRESS	Región 15, Tulum
COORDINATES	20.1851, -87.4741

AMENITIES

- Alberca
- Studio independiente con cocina propia
- Cuarto de Lavado
- Estacionamiento
- Totalmente amueblada

Technical sheet

FULL DESCRIPTION

...This space can accommodate an additional guest with greater independence. For long-term residential use, it can also function as staff accommodation because it is separated from the principal living areas and has its own kitchen space.

The private swimming pool is one of the central outdoor features of the villa and provides a dedicated area for relaxation and group use. The modern Balinese-inspired design is paired with materials selected with practical ownership in mind, emphasizing easier maintenance and repairs rather than highly specialized finishes that may be difficult to replace.

Location is another relevant advantage of this 5-bedroom villa in Region 15 Tulum. The property sits approximately one block from Calle 29 in Region 15. That street is already paved, providing straightforward access toward Avenida Kukulcán and from there toward Tulum's coastal area and beach. For owners and vacation guests, paved access is an important operational consideration for year-round arrivals, transportation and property management.

The property also provides parking for 2 vehicles inside the lot, with additional street parking potentially available in front of the home depending on availability.

Is this villa suitable for families and groups? Yes. The five primary bedrooms are physically separated from the living, dining and kitchen building, allowing guests to rest while others continue using the social areas. Is the property ready for immediate use? Yes. This is an already completed residence rather than an early-stage presale.

From an investment perspective, the villa is already operating and, according to the information provided, has produced strong rental results. Exact occupancy, average daily rate, annual revenue, operating expenses and cap rate should be reviewed before publishing a specific return figure. Contact L'Agence to request the asking price, verified rental performance, property specifications and a private showing in Tulum.

Gallery 1/4













Gallery 2/4













Gallery 3/4













Gallery 4/4

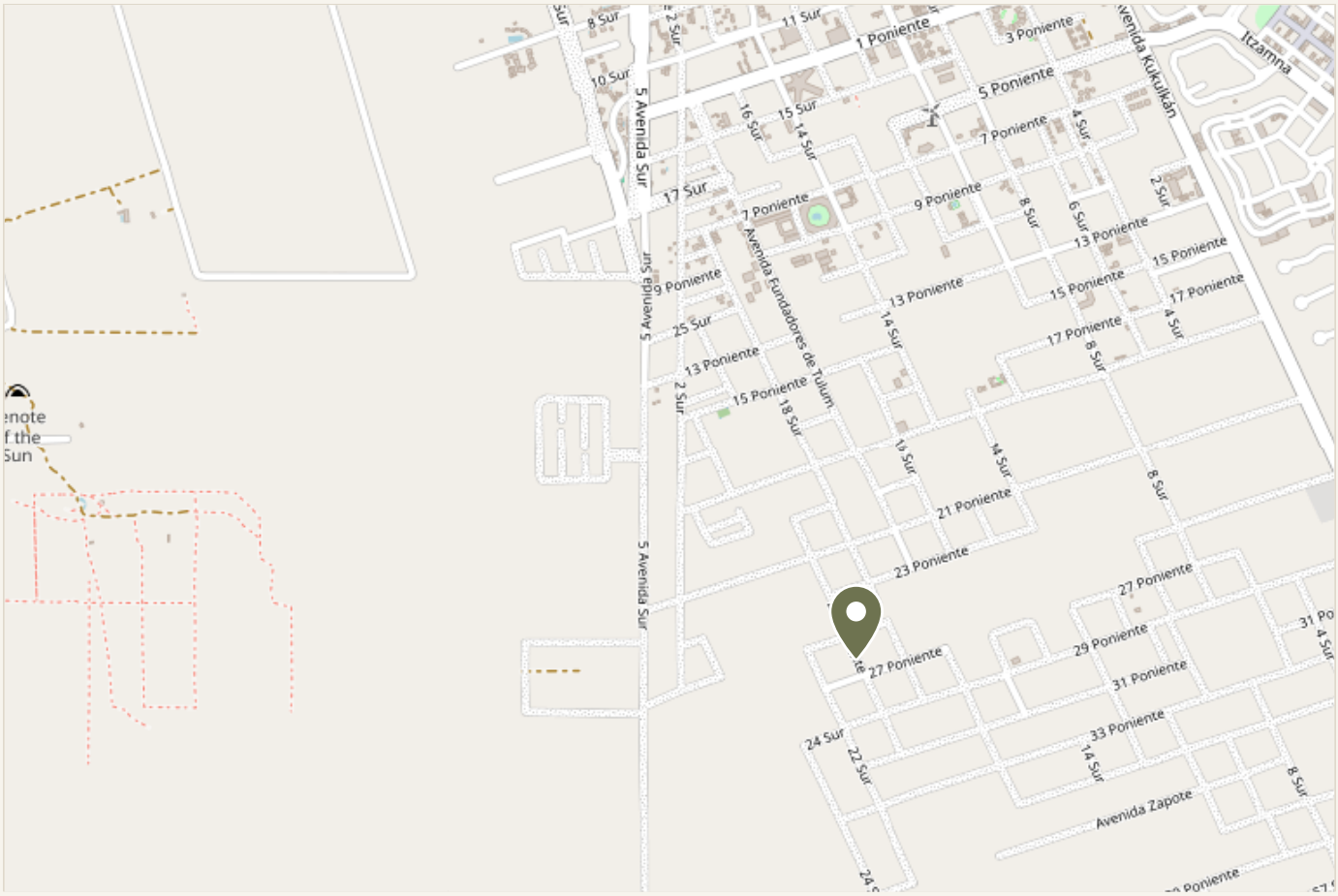




SEE FULL GALLERY

L'AGENCE
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Location



LOCATION

Tulum, Quintana Roo

Región 15, Tulum

Coordinates: 20.1851, -87.4741

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