



VILLA XATÁ - 5-BEDROOM LUXURY VILLA WITH TWO POOLS IN TULUM

\$3,950,000
USD

PRICE

5

BEDROOMS

10

BATHROOMS

1230 m²
13240 ft²

BUILT

1000 m²
10764 ft²

LOT

Tulum

Quintana Roo

LOCATION

DESCRIPTION

This 5-bedroom luxury villa in Tulum offers a scale and level of private amenities rarely found in the local residential market. Located within Los Santos in Aldea Zama, the residence provides approximately 1,230 m² of construction on an 827 m² lot, combining expansive social areas, private spaces, wellness features and service infrastructure within a fully furnished, move-in-ready home. The architecture is centered around Tulum's indoor-outdoor lifestyle. The property's imagery shows generous open-air areas, terraces, integrated tropical landscaping and a strong visual connection between the main living spaces and the pools.

Natural materials, warm finishes and contemporary furniture create a refined atmosphere while maintaining the relaxed character associated with the Mexican Caribbean. The villa offers 5 bedrooms and 10 bathrooms, providing an exceptionally comfortable setup for large families, multiple guests or owners who want clear separation between private, social and service areas. Its 1,230 m² of construction creates substantial living volumes throughout the property. Outdoor living is a major part of the residence....

Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	\$3,950,000 USD
BEDROOMS	5
BATHROOMS	10
BUILT AREA	1230 m ² / 13240 ft ²
LOT AREA	1000 m ² / 10764 ft ²
LOCATION	Tulum, Quintana Roo
ADDRESS	Los Santos - Aldea Zamá, Tulum
COORDINATES	20.1966, -87.4568

Technical sheet

FULL DESCRIPTION

...The property features two swimming pools and one jacuzzi, allowing different areas to be used for relaxation, entertaining or spending time with family and friends. A dedicated yoga area and fire-pit space add additional environments for wellness and evening gatherings. One of the villa's more unusual luxury features is a private massage room. A separate staff room with a full bathroom provides additional functionality, particularly for owners who plan to spend extended periods at the property.

The residence also includes two elevators: one for guests and another dedicated to food and service. This infrastructure is particularly valuable in a villa of this scale, allowing daily operations to remain discreet and efficient.

Three parking spaces and 24/7 security within the residential community complete the practical side of the property.

How many bedrooms does this Tulum villa have? Five bedrooms and ten bathrooms.

Is the villa move-in ready? Yes. It is offered furnished and decorated, with immediate delivery under a turnkey concept.

For buyers looking for a truly substantial luxury residence in Tulum, this villa combines space, private amenities, design and convenience in a property ready to enjoy from day one.

Contact L'Agence to arrange a private showing and receive full property details.

Gallery 1/4



Gallery 2/4



Gallery 3/4

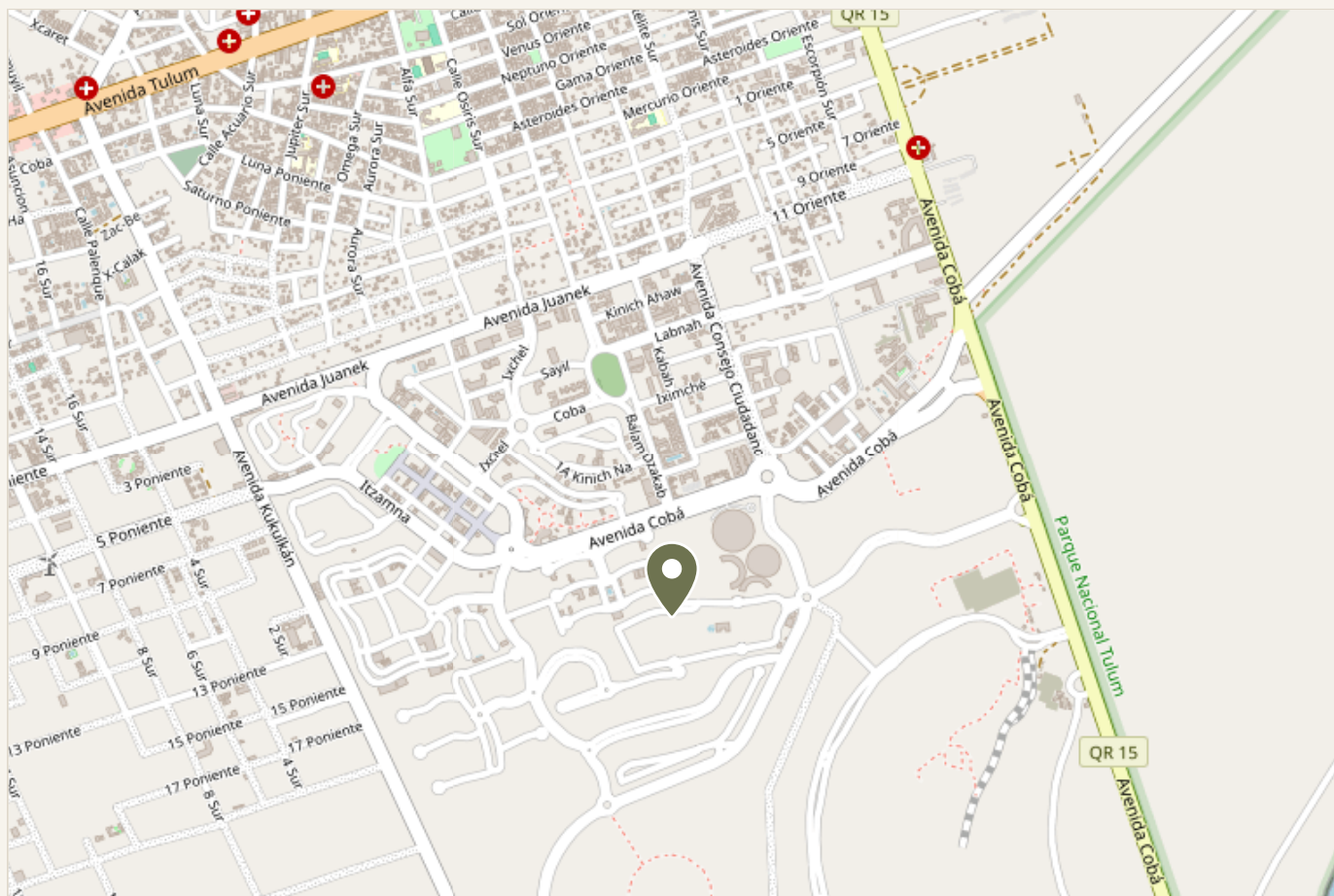


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Tulum, Quintana Roo

Los Santos - Aldea Zamá, Tulum

Coordinates: 20.1966, -87.4568

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