

VILLA NIBIRU

$795,000 USD	4	4.5	441 m²	318 m²	Tulum
			4747 ft²	3423 ft²	Quintana Roo
PRICE	BEDROOMS	BATHROOMS	BUILT	LOT	LOCATION

DESCRIPTION

Unique Luxury Villa for Sale in Tulum, Region 15, with Private Pools and Glass-Bottom Rooftop Pool

Discover an extraordinary luxury villa in Tulum's Region 15, where contemporary architecture, natural materials and lush tropical vegetation come together to create a truly distinctive living experience. Inspired by the spiritual connection between people and nature, this exceptional residence combines minimalist design, double-height spaces, natural wood, chukum finishes and an extraordinary rooftop swimming pool with a glass bottom.

With four bedrooms, four full bathrooms, a guest half bathroom, two private pools, spacious outdoor terraces and accommodation for up to ten guests, the villa offers a remarkable combination of privacy, architectural character and comfort. Whether envisioned as a private residence, an exclusive Caribbean retreat or a luxury vacation rental investment, this property represents a distinctive opportunity in Tulum's real estate market....

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Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	$795,000 USD
BEDROOMS	4
BATHROOMS	4.5
BUILT AREA	441 m^2 / 4747 ft^2
LOT AREA	318 m^2 / 3423 ft^2
LOCATION	Tulum, Quintana Roo
ADDRESS	Region 15, Tulum
COORDINATES	20.1818, -87.4605

AMENITIES

- 4 Bedrooms
- 2 Private Pools
- Private Rooftop
- Central Courtyard with Pool
- Roof Garden Jacuzzi per Design Specification
- Tropical Landscaping
- Fully Equipped Kitchen
- Bioclimatic Architecture
- 4 Full Bathrooms and Guest Half Bath
- Glass-Bottom Rooftop Pool
- Outdoor Terraces
- Central-Area Jacuzzi per Design Specification
- Sun Loungers
- Double-Height Living Room
- Dining Area
- Chukum and Exposed Concrete Finishes

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Technical sheet

- Tzalam Wood Details
- Wi-Fi
- Parking for 1 Vehicle
- Furnished and Equipped per Brochure
- Air Conditioning
- In-Room Safes
- 24/7 Security per Brochure

FULL DESCRIPTION

...Region 15: tropical surroundings and the Tulum lifestyle

The villa is located in Region 15, a residential area of Tulum characterized by tropical vegetation, contemporary architectural projects and private residences.

This part of Tulum appeals to buyers looking for a more intimate and nature-oriented environment while remaining connected to the town's restaurants, cafés, shops and everyday services.

The surrounding area reflects the lifestyle that has made Tulum internationally recognized: a combination of natural beauty, contemporary design, wellness culture and relaxed Caribbean living.

From the property, residents can explore Tulum's beaches, cenotes, cultural attractions and the region's celebrated dining scene.

For buyers who appreciate privacy and a strong connection with nature, Region 15 offers an attractive alternative to the busier tourist districts.

Architecture inspired by nature

The villa's architectural concept is rooted in the relationship between human beings and the natural environment.

Its minimalist design celebrates open spaces, generous ceiling heights, natural light and the integration of existing tropical vegetation.

The residence incorporates bioclimatic design principles, with carefully considered orientation and open areas intended to promote natural ventilation and limit direct solar exposure.

Concrete, chukum, steel, textured finishes and regional wood contribute to the property's distinctive architectural identity.

Inside, dark wood, natural textures, exposed structural elements and subtle industrial influences create a refined yet authentic atmosphere.

Rather than relying on excessive decoration, the architecture itself becomes the centerpiece of the living experience.

A central courtyard designed for indoor-outdoor living

One of the villa's most compelling features is its layout around a central courtyard.

The swimming pool and outdoor terraces form the heart of the residence, connecting the surrounding living spaces and creating a continuous relationship between the interiors and tropical landscape.

Double-height ceilings and large windows bring light and greenery into the home.

The living area offers a sophisticated setting for relaxation and entertaining, while the fully equipped kitchen features a black quartz counter and beautiful tzalam wood cabinetry.

The dining and social spaces are designed to provide comfort and functionality without compromising the residence's minimalist aesthetic.

Two private pools and an extraordinary glass-bottom rooftop pool

Technical sheet

The villa's swimming pools are among its most remarkable architectural features.

The main pool is located within the central courtyard, surrounded by wooden decking, tropical landscaping and outdoor relaxation areas.

Above, a second dipping pool features an extraordinary glass-bottom design, creating a striking visual connection with the spaces below.

The rooftop provides an elevated retreat overlooking the surrounding tropical environment, with comfortable lounge areas and space to enjoy Tulum's warm climate.

The combination of the central courtyard pool, rooftop water feature and outdoor terraces makes this villa particularly distinctive within the luxury residential market.

Four bedrooms and accommodation for up to ten guests

The residence offers four bedrooms, thoughtfully arranged to accommodate families and groups.

The sleeping configuration includes two king-size bedrooms, one queen-size bedroom and a fourth bedroom with two queen-size beds.

Bedrooms feature air conditioning, Wi-Fi access and safety boxes.

The villa's generous living areas and private outdoor spaces create an appealing balance between shared experiences and individual comfort.

Its layout makes it especially attractive to owners who frequently host family and friends.

A unique expression of Tulum's architectural identity

This residence captures the spirit of Tulum through an original interpretation of tropical minimalism.

Its use of regional materials, integrated vegetation, dramatic architectural volumes and unusual glass-bottom pool creates a property with a strong visual identity.

The home offers an immersive environment for relaxation, entertaining and enjoying the natural surroundings of the Riviera Maya.

Presented fully furnished and equipped, the villa combines architectural sophistication with practical everyday comfort.

An attractive opportunity for luxury living and vacation rental investment

The property's four-bedroom configuration, two private pools, rooftop and memorable architectural design make it an interesting candidate for the high-end vacation rental market.

Its distinctive features may help differentiate it from more conventional accommodations, subject to applicable rental regulations and a detailed review of occupancy, revenue and operating costs.

For private buyers, the villa offers a unique opportunity to own a design-focused residence surrounded by tropical nature.

Combining privacy, architecture and the distinctive lifestyle of Tulum, this is an exceptional property for buyers seeking something beyond the ordinary.

Contact L'Agence by Los Socios for further information or to schedule a private viewing of this extraordinary luxury villa in Tulum's Region 15.

Gallery 1/4





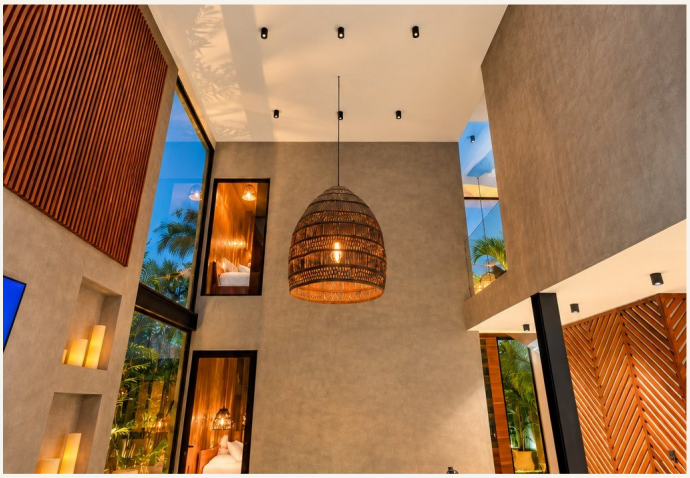








Gallery 2/4













Gallery 3/4







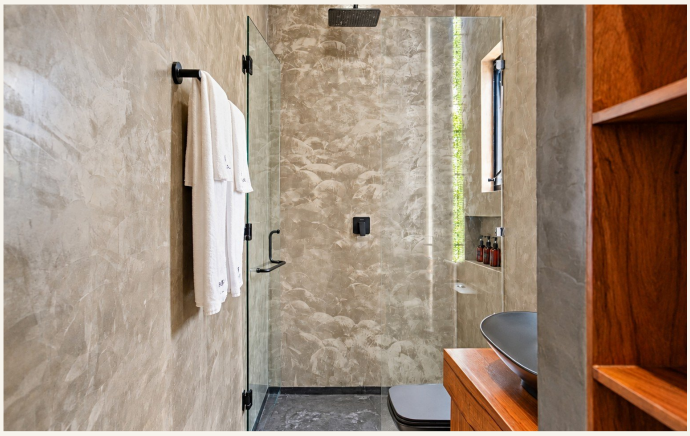






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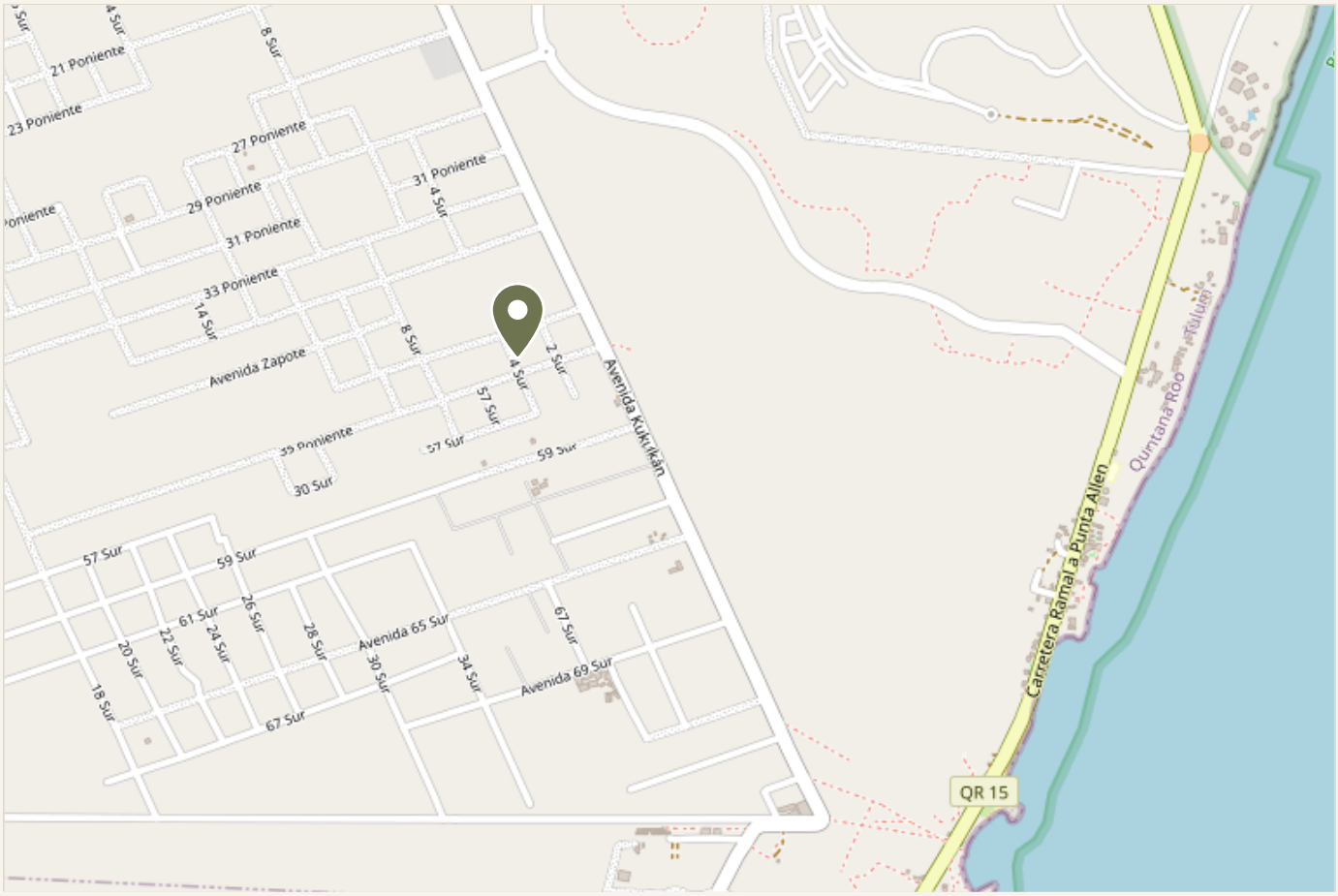




SEE FULL GALLERY

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Location



LOCATION

Tulum, Quintana Roo

Region 15, Tulum

Coordinates: 20.1818, -87.4605

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