



NONAI VILLAS

From \$8,790,000 MXN	4	4.5	461.5 – 470 m ² 4968 – 5059 ft ²	254 m ² 2734 ft ²	Tulum Quintana Roo
PRICE	BEDROOMS	BATHROOMS	BUILT	LOT	LOCATION

DESCRIPTION

These 4-bedroom villas with private pools in Tulum belong to a boutique residential collection of only 8 private homes, created for buyers who value privacy, space and a stronger connection with Tulum's tropical environment. Rather than following a high-density model, the project focuses on independent residences surrounded by vegetation and designed as private sanctuaries. Each villa is distributed across three levels and combines family living, entertaining and private retreat spaces.

The homes include 4 bedrooms, 4.5 bathrooms, a private ground-floor swimming pool and a rooftop with a second pool and social area, creating multiple environments for both daytime and evening use. Lots begin from 254 m², providing generous outdoor areas while maintaining functional interior layouts. The architectural language combines stone, wood, expansive glazing, double-height spaces and integrated landscaping, creating a contemporary aesthetic rooted in Tulum's jungle setting. The main social spaces are designed around natural light and indoor-outdoor living....

Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$8,790,000 MXN
BEDROOMS	4
BATHROOMS	4.5
BUILT AREA	461.5 – 470 m ² / 4968 – 5059 ft ²
LOT AREA	254 m ² / 2734 ft ²
LOCATION	Tulum, Quintana Roo
ADDRESS	Region 15, Tulum
COORDINATES	20.1840, -87.4724

Technical sheet

FULL DESCRIPTION

...Living, dining and kitchen areas open directly toward the private pool and garden, while the equipped kitchen supports both everyday use and entertaining. Ceiling fans, air conditioning and premium equipment are also included within the project specifications.

Upper levels provide greater privacy for the bedrooms. Renderings show primary suites with terraces, walk-in closets and views toward the pool or surrounding vegetation, along with contemporary bathrooms designed to maximize natural light.

The rooftop is one of the strongest lifestyle features. In addition to a second private pool, it includes a social area for dining, entertaining or relaxing outdoors, effectively adding another full living environment to the property.

The location balances privacy with convenient access to Tulum's main attractions. The beach is approximately 6 minutes away, the archaeological zone around 11 minutes, and the area with restaurants and beach clubs about 4 minutes from the project.

How many villas are in the project? Only 8.

Does each villa have a private pool? Yes. Each home includes a ground-floor pool plus a second pool on the rooftop.

For buyers looking for a larger Tulum residence with strong privacy and multiple private outdoor areas, this boutique collection offers a distinctive alternative.

Contact L'Agence for current models, exact sizes and purchasing conditions.

Gallery 1/4



Gallery 2/4



Gallery 3/4

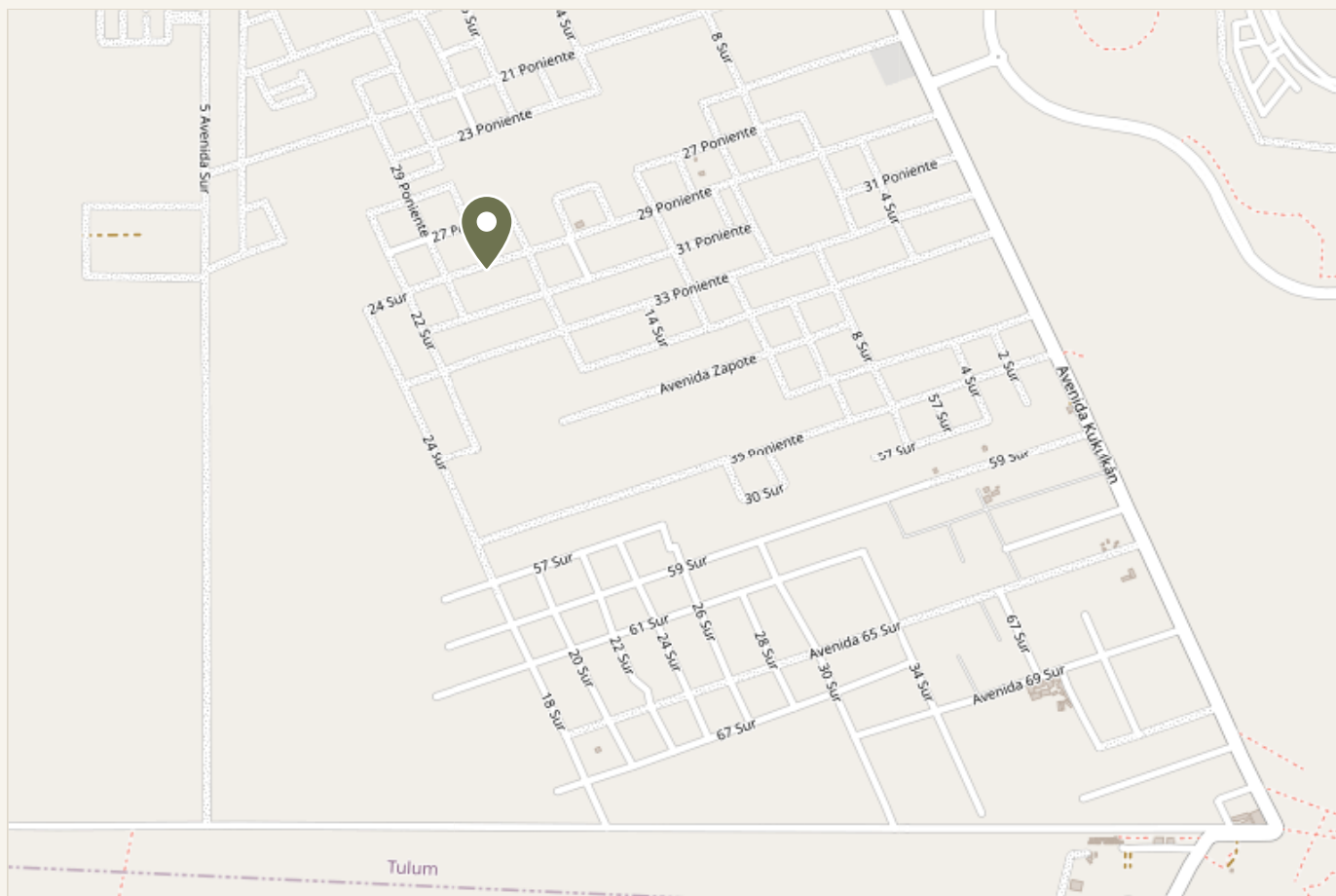


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

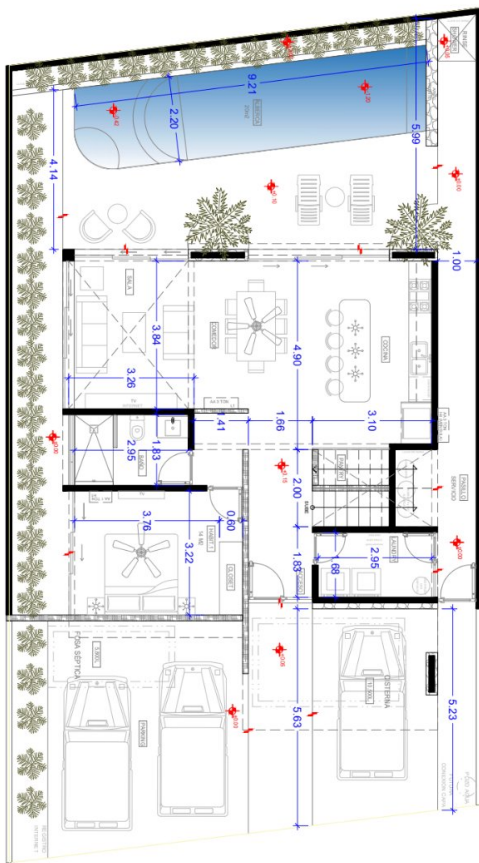
Tulum, Quintana Roo

Region 15, Tulum

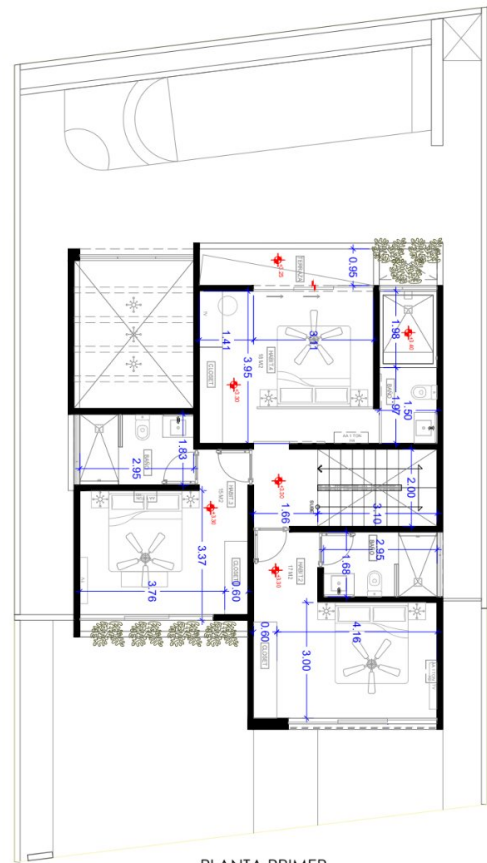
Coordinates: 20.1840, -87.4724

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Floor plan 1/2

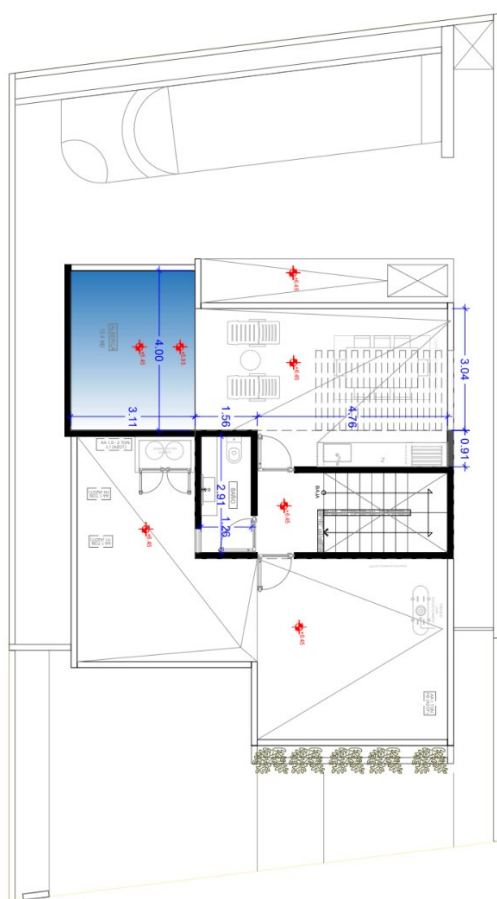


PLANTA BAJA

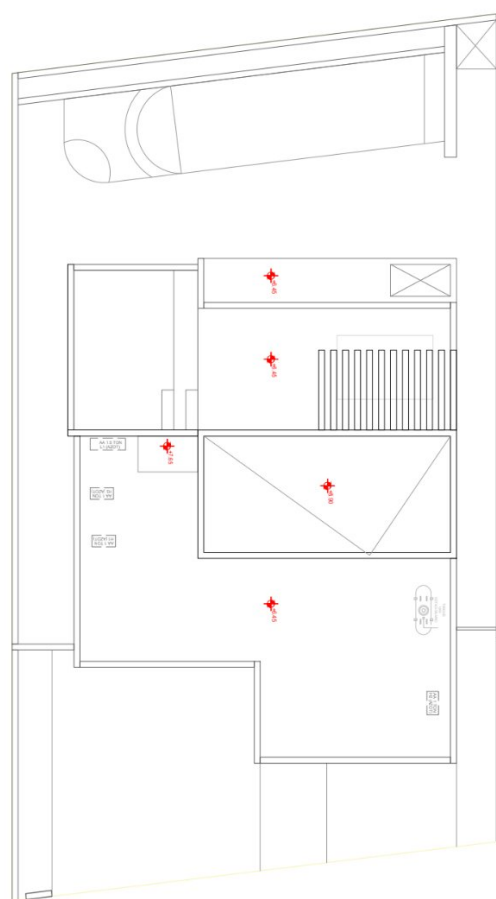


PLANTA PRIMER
NIVEL

Floor plan 2/2



PLANTA SEGUNDO
NIVEL (ROOFTOP)



PLANTA AZOTEAS