



XUNIK

From \$1,865,000
MXN

PRICE

1 – 2

BEDROOMS

1 – 2

BATHROOMS

32 – 78 m²

344 – 840 ft²

AREA

Tulum

Quintana Roo

LOCATION

DESCRIPTION

Xunik in Region 5, Tulum is a residential community designed for buyers who want convenient access to everyday city life while maintaining a quieter tropical setting. Located just outside Tulum Downtown, the development offers practical access to restaurants, shops, cenotes and essential services, with direct connections toward the coast through Kukulcan and Coba avenues. The project includes 76 residences distributed across five three-story buildings, together with one commercial space. This creates a residential environment that offers a meaningful amenity program without becoming an oversized resort-style development.

Available layouts include studios, one-bedroom condos and two-bedroom residences. The studio residences feature between 32.90 and 33.77 m² of interior space, plus terraces ranging from 3.65 to 4.15 m². Ground-floor studios may also include a 6.78 m² private garden. Layouts integrate the sleeping area, bathroom, kitchenette, dining space, terrace and utility closet with water connection. The one-bedroom condos, located in Towers 1, 2 and 3, offer between 40.50 and 44.70 m² indoors plus a 13.40 m² terrace....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	From \$1,865,000 MXN
BEDROOMS	1 – 2
BATHROOMS	1 – 2
AREA	32 – 78 m ² / 344 – 840 ft ²
LOCATION	Tulum, Quintana Roo
ADDRESS	Region 5, Tulum
COORDINATES	20.2144, -87.4701

Technical sheet

FULL DESCRIPTION

...These residences include a separate bedroom with closet, full bathroom, kitchenette, dining area, living room and utility storage. For buyers looking for more space, the two-bedroom residences provide approximately 78.23 m² of interior area, two bathrooms, full kitchen, living and dining spaces, two terraces and a laundry area. Selected ground-floor units also include private gardens ranging from approximately 6.15 to 22.71 m².

The development is organized around a landscaped central area where an organic-shaped swimming pool with waterfall becomes the main social feature. Sun loungers and tropical vegetation create a relaxed environment at the center of the five residential buildings. Additional amenities include an equipped gym, yoga area, BBQ zone, reception, parking, bicycle area, elevator in every tower, high-speed internet, surveillance cameras and controlled access.

What types of residences does Xunik offer? Studios plus one and two-bedroom condos.

Where is Xunik located? In Region 5, close to downtown Tulum with convenient connections to the beach through Kukulkan and Coba avenues.

For buyers looking for a practical residence near downtown with a broad range of essential amenities, Xunik offers a balanced option for personal use, longer stays or a second home in Tulum.

Contact L'Agence for current availability and purchasing conditions.

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Gallery 2/4



Gallery 3/4

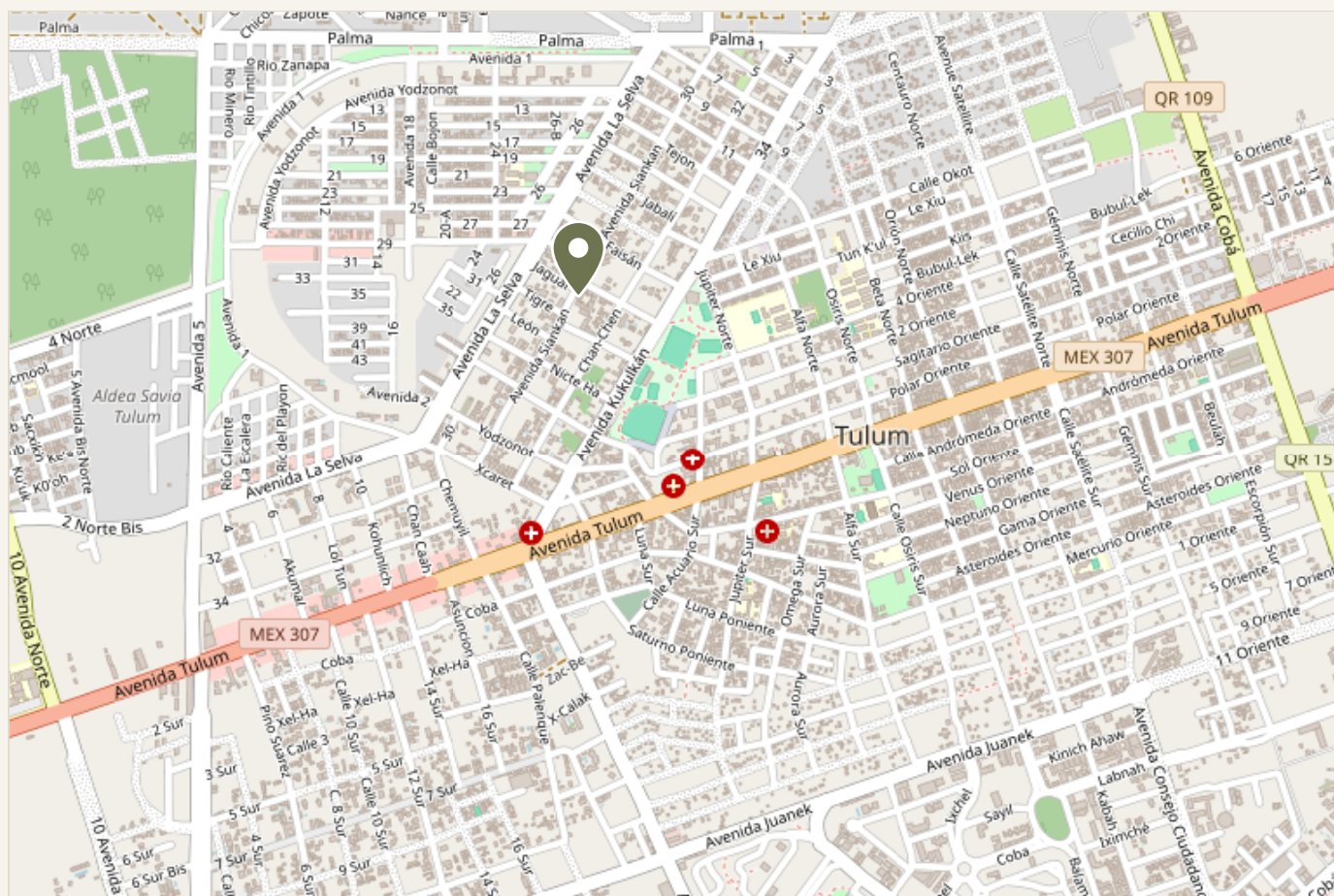


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Tulum, Quintana Roo

Region 5, Tulum

Coordinates: 20.2144, -87.4701

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