

TULUM · QUINTANA ROO

EXPID-1036

PENTHOUSE DE AUTOR EN SELVA NORTE | 201 M2 CON ROOF PRIVADO, ALBERCA Y SISTEMA LOCK-OFF

$3,300,000 MXN

Approximately $170,395 USD

FIX exchange rate 19.3668 · Reference only; the valid price is in MXN

2 bedrooms · 2 bathrooms · 201 m²

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FEATURES

BEDROOMS
2

BATHROOMS
2

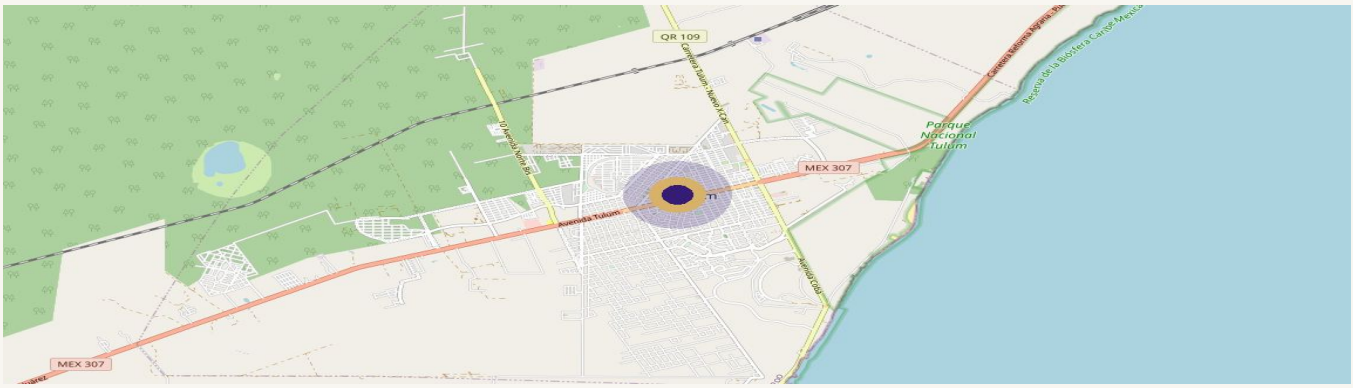
BUILT AREA
201 m²

OPERATION
Venta

DESCRIPTION

SPACE, PRIVACY, AND STRONG RETURNS IN A GATED COMMUNITY WITH NATURAL CENOTES Located in Selva Norte, one of Tulum's most secure and established residential communities, this Sáasil model penthouse stands out for its generous indoor and outdoor space that's hard to find in today's market. Property Highlights: Dual lock-off configuration: The secondary bedroom has independent exterior access, a private balcony, and a full bathroom, allowing you to rent two units simultaneously and independently to maximize returns on vacation or mid-term platforms. Private rooftop of over 105 m2: An entire level dedicated to outdoor relaxation and entertaining, equipped with a private pool/jacuzzi, pergola area, and an ideal space for an outdoor lounge. Security and nature: The development offers 24/7 controlled access, a clubhouse, family pools, a bike path, and two living natural cenotes integrated into the complex. Actual area vs. market: Over 200 m2 of deeded property at a fraction of the cost per m2 of saturated zones like La Veleta or Región 15. Property with documentation in strict order. Serious offers with defined payment schemes are welcome. Quick Facts: Total area: 201.26 m2 (96 m2 interior + 105.26 m2 private roof garden) Layout: 2 bedrooms | 2 full bathrooms | Continuous balcony across the living area and primary bedroom Legal status: Deeded, lien-free, ready for delivery and notary signing.

APPROXIMATE LOCATION



Mapa © OpenStreetMap contributors · ubicación aproximada

This sheet is for reference only and does not constitute a binding offer. Measurements are approximate. Verify title and land use before any transacti



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