

Cupulas 6 Bedroom Ocean View Villa

Isla Punta Sur, Isla Mujeres

$2,300,000 USD

Bedrooms	Bathrooms	Interior	Land
6	5	515 m² / 5,543 ft²	1,760 m² / 18,944 ft²

AT A GLANCE

Highlights

Gardens · Ocean View · Private Pool · Tennis Court

THE DETAILS

The property

A rare architectural statement rises above Punta Sur in Isla Mujeres, where Casa de las Cúpulas brings together design, engineering, and craftsmanship in a way that is seldom replicated in the region. This five-bedroom residence was conceived with a long-term perspective, focusing not only on aesthetics but also on structural integrity, climate performance, and everyday livability.

The property spans a 1,760 m² lot (18,944 sq ft) with approximately 515 m² of total construction (5,543 sq ft). The main residence accounts for 465 m² (5,005 sq ft), complemented by a separate 50 m² guest house (538 sq ft), creating a layout that supports both privacy and flexibility for hosting. Interior spaces are generous and well-proportioned, designed to flow naturally toward the outdoor areas that define the lifestyle of the home.

What sets this property apart is its distinctive dome-based architecture. Nine curved structures shape both the visual identity and the performance of the home. This design allows wind to move efficiently around the structure, reducing pressure during storms while contributing to natural ventilation. Combined with double-thick exterior walls and integrated air chambers, the construction provides effective insulation, quieter interiors, and consistent comfort throughout the year.

Large-format laminated glass panels and storm-rated aluminum frames imported from Spain frame views while maintaining a high level of durability. Double-pane windows with UV filtering further enhance energy efficiency, balancing natural light with temperature control and privacy.

Inside, the attention to detail is evident at every level. Hand-carved wooden doors, crafted over months by skilled artisans, anchor the interiors with warmth and character. Flooring and finishes include pink cantera stone from Querétaro, Tikul and Venado marble, and Macedonian marble in the bathrooms, paired with refined Italian detailing around the pool. The kitchen is fully equipped with premium appliances, including a Viking gas stove and Bosch oven, and is complemented by custom-built furnishings designed specifically for the home.

Outdoor areas are designed for extended use throughout the day. The pool incorporates shaded sections and a palapa-covered swim-up bar, creating a comfortable setting even during warmer hours. It is heated to approximately 32.7°C (91°F) in the winter, ensuring year-round enjoyment. A private tennis court with a cushioned surface adds a recreational element and offers flexibility for alternative uses.

Additional features include zoned central air conditioning, integrated audio systems across indoor and outdoor spaces, mahogany cabinetry, and cedar-lined closets. The positioning of the primary bedroom reflects a thoughtful connection to its surroundings, capturing sunrise views and seasonal moon alignments, while multiple vantage points throughout the property offer views toward the Caribbean.

Casa de las Cúpulas represents a carefully executed vision where architecture, materials, and location come together to create a residence that is both distinctive and built to endure.

FAQ

Can this home be used year-round?
Yes. The design keeps the interior cool, quiet, and comfortable in all seasons, making it suitable for full-time living or extended stays.

How strong is the construction?
Very strong. The dome design and thick walls help the home handle strong winds and improve overall durability compared to typical construction.

Is there space for guests or rentals?
Yes. The separate guest house offers privacy for visitors and can also be used for staff or rental income.

What is Punta Sur like as a location?
Punta Sur is one of the most desirable areas of Isla Mujeres, known for its elevated ocean views, quieter setting, and easy access to beaches and restaurants.

IN PICTURES

A closer look











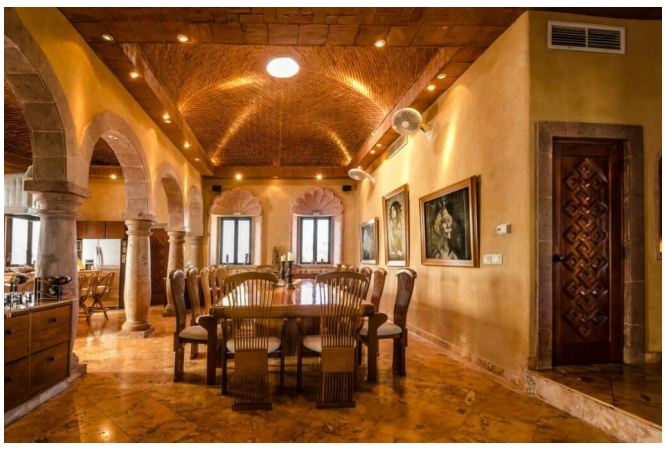


IN PICTURES

A closer look

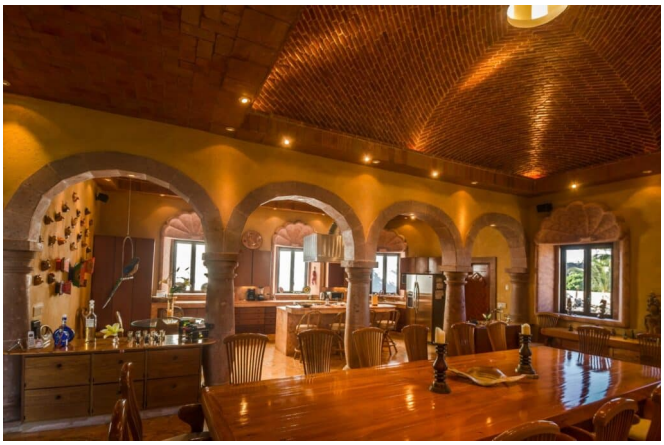




IN PICTURES

A closer look









This brochure includes 21 of the property's 44 photos. Ask your agent for the complete photo collection.