PROPERTY DETAILS



Brisas 45 - 5 Bedroom Villa

Xpu Ha, Puerto Aventuras

$1,032,544 USD

Bedrooms	Bathrooms	Interior	Land	HOA
5	4	497 m² / 5,349 ft²	618 m² / 6,652 ft²	$245 USD/Month

AT A GLANCE

Highlights

Asoleadero · BBQ Area · Gardens · Swimming Pool

THE DETAILS

The property

Located just five minutes from the pristine beaches of Xpu-Há, Brisas 45 is a private residence that blends clean architectural lines with smart technology and eco-conscious design. Set within a serene pocket of the Riviera Maya, this home is a perfect retreat for those who value privacy, modern comfort, and seamless indoor-outdoor living.

Refined Living in a Tropical Setting

Built on a 618 m² lot with 497 m² of construction, Brisas 45 offers a spacious yet intimate layout, thoughtfully designed to create a sense of openness and flow. Natural light filters through expansive glass walls, while soft neutral tones and premium finishes bring warmth and sophistication to every space.

Spacious and Functional Layout

The residence features four beautifully appointed bedrooms and four full bathrooms, along with a dedicated service room and bath. Each bedroom offers serene garden or pool views, creating a restful sanctuary for residents and guests alike. The open-concept kitchen, dining, and living areas are ideal for both family gatherings and entertaining in style.

Outdoor Living at Its Finest

Step into a lush private garden where a sun-drenched swimming pool is surrounded by shaded seating areas, perfect for relaxing or hosting friends. The outdoor space is designed to enhance the experience of tropical living, with seamless transitions between indoor and outdoor zones.

Smart Home Features and Sustainable Design

Brisas 45 is equipped with state-of-the-art home automation, a water purification system, alarm and security technology, and solar panels—offering both peace of mind and long-term energy efficiency. An automatic irrigation system ensures the landscaping remains lush and low-maintenance year-round.

A Prime Location in the Riviera Maya

Tucked between Playa del Carmen and Tulum, Xpu-Há is one of the Riviera Maya’s hidden gems—known for its tranquil beaches, crystal-clear waters, and low-density residential developments. Brisas 45 offers immediate access to world-class dining, shopping, and natural wonders while maintaining a sense of privacy and retreat.

FAQ

How far is Brisas 45 from the beach?

Only 5 minutes by car to Xpu-Há’s stunning white-sand beach.

Is the home move-in ready?

Yes, the property is available for immediate delivery.

What eco-friendly features are included?

It has solar panels, automatic irrigation, and water purification.

Is it suitable for families or entertaining?

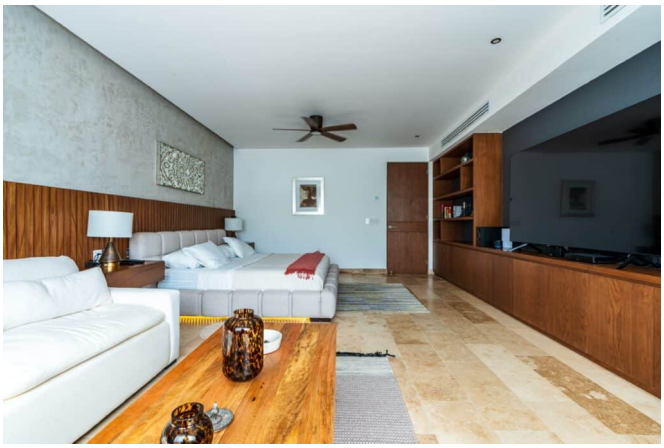
Absolutely. With a pool, garden, outdoor lounge, and open-plan design, it’s perfect for both.

IN PICTURES

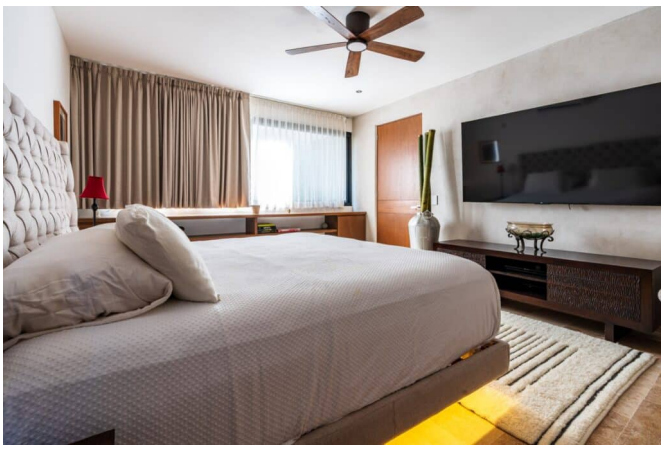
A closer look













IN PICTURES

A closer look








IN PICTURES

A closer look









This brochure includes 21 of the property's 34 photos. Ask your agent for the complete photo collection.