PROPERTY DETAILS



Casa Sofia 5 Bedroom Beachfront Villa

Beachfront, Tulum

$1,985,000 USD

Bedrooms	Bathrooms	Interior	Land
5	4.5	300 m² / 3,229 ft²	10,785 m² / 116,089 ft²

AT A GLANCE

Highlights

BBQ Area · Beach Club Access · Gardens · Green Areas · Gym · Ocean View · Pools · Private Beach Club · Private Pool · Private Rooftop

The property

Casa Sofia brings together beachfront living, lagoon frontage, and off-grid comfort within the Sian Ka’an Biosphere Reserve, one of the most protected coastal areas south of Tulum. Set along the Tulum Boca Paila road near Kilometer 8.44, the residence sits on approximately 116,089.52 square feet (10,784.76 square meters) of land with 328 feet (99.97 meters) of combined beach and lagoon frontage.

The home offers 3,229 square feet (299.98 square meters) of interior living space, with five bedrooms and four-and-a-half bathrooms arranged between the main residence and a separate guest casita. Four king bedrooms are located in the main home, including two ensuite suites, while the casita provides a queen bedroom and private bathroom for added separation. A media room, shaded terraces, open-air dining areas, and multiple rooftop terraces give the property a flexible layout for hosting, working remotely, or extended stays by the coast.

The setting is the defining feature. From the seaside deck and upper terraces, Casa Sofia captures views toward the Caribbean Sea, the lagoon, and the surrounding jungle canopy. A private swimming pool, solar power system, and strong Starlink Wi-Fi signal support comfortable daily use in a natural beachfront environment where privacy and infrastructure are both important.

For buyers seeking a Tulum beachfront residence with substantial land, direct connection to both water and jungle, and proximity to the Hotel Zone, Casa Sofia offers an uncommon Sian Ka’an ownership opportunity. The property is well suited to those who value space, nature, privacy, and a more self-sufficient style of coastal living.

FAQ

Where exactly is Casa Sofia in relation to Tulum?
Casa Sofia is positioned along Kilometer 8.44 of the Tulum Boca Paila road, within the Sian Ka’an Biosphere Reserve south of Tulum’s Hotel Zone. This gives the property a more private natural setting while still keeping it near Tulum’s beach area.

Does Casa Sofia have both beach and lagoon frontage?
Yes. The property includes approximately 328 feet (99.97 meters) of combined beachfront and lagoon frontage, giving it direct exposure to two distinct natural settings within Sian Ka’an.

How is the bedroom layout arranged?

Casa Sofia has five bedrooms and four-and-a-half bathrooms. The main residence includes four king bedrooms, with two ensuite suites. A separate guest casita adds a queen bedroom with its own private bathroom.

What makes the property practical for extended stays?

The residence includes 3,229 square feet (299.98 square meters) of living space, a private pool, media room, multiple rooftop terraces, shaded outdoor areas, solar power, and a strong Starlink Wi-Fi signal. These features support longer stays in a more remote beachfront location.

IN PICTURES

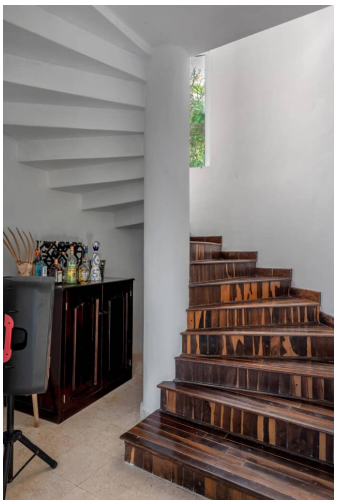
A closer look













IN PICTURES

A closer look








IN PICTURES

A closer look






This brochure includes 21 of the property's 74 photos. Ask your agent for the complete photo collection.