





Entorno Tulum Villas

Region 15, Tulum

$3,300,000 USD

Bedrooms	Bathrooms	Interior
28	26	2,583 m² / 27,808 ft²

AT A GLANCE

Highlights

Private Pool · Private Rooftop · Private Terrace

The property

Entorno Tulum - 12 Furnished Villas with Up to 20 Rental Keys

Entorno Tulum presents an opportunity to acquire an established villa rental property in Región 15, one of Tulum's developing residential neighborhoods. The offering includes 12 fully furnished villas, 28 bedrooms, and 24 private swimming pools, all within a gated development designed to accommodate both short-term guests and extended stays.

With a total construction area of approximately 27,808 sq ft (2,583.47 m²) on 18,582 sq ft (1,726.35 m²) of land, Entorno combines substantial accommodations with an existing rental operation. The property is being sold as a complete portfolio, making it particularly relevant to buyers seeking a boutique hospitality investment in Tulum, Quintana Roo.

A Versatile Collection of Two- and Three-Bedroom Villas

The development includes eight two-bedroom villas and four three-bedroom corner residences, providing a range of accommodation options for couples, families, and groups traveling together.

Each two-bedroom villa features a lock-off layout that can be divided into two separate rental suites. When configured individually, these eight villas provide 16 rental keys, while the four three-bedroom villas contribute another four whole-villa accommodations. This creates the potential for 20 rentable keys across the property.

Each villa spans three levels, with living areas, private outdoor spaces, and a rooftop terrace. A ground-floor plunge pool and an additional rooftop pool give each residence two private swimming areas, creating 24 pools throughout the development.

The interiors are furnished, including handmade Tzalam hardwood beds, and share a cohesive architectural design that gives Entorno a recognizable identity.

An Established Rental Property with Documented History

Entorno Tulum is already operating as a managed rental property, with three seasons of recorded short- and long-term rental activity.

Reservations come through established accommodation platforms, including Airbnb, Booking.com, and Expedia, as well as direct bookings. Professional management is currently in place, providing an operational structure that a prospective owner can evaluate as part of the acquisition process.

Historical rental records are available for qualified investors, allowing them to review actual operating results rather than depend exclusively on financial projections.

The existing management arrangement may be transferred to a new owner, subject to the applicable terms, or the buyer may explore alternative operating arrangements.

Access to Tulum's Beaches, Restaurants, and Attractions

Entorno is situated in Región 15, Tulum, Quintana Roo, with access to the town's dining, shopping, and entertainment options.

The listing agent estimates a drive of approximately five minutes to central Tulum and ten minutes to the beach. Travel times may vary depending on traffic and road conditions.

The location offers a practical base for visitors interested in exploring Tulum's coastline, cultural attractions, and surrounding Riviera Maya destinations while staying in a private villa setting.

A Single-Portfolio Acquisition

The 12 villas are held through a single Delaware LLC and are offered together, not as individually available properties.

The acquisition brings together a fully furnished villa collection, flexible rental configurations, private guest amenities, and an existing management operation.

For buyers evaluating hotels, multi-unit rental properties, or boutique hospitality investments for sale in Tulum, Entorno offers an established operation supported by documented rental history.

Qualified buyers can request detailed financial records, ownership information, and additional due diligence materials.

Contact our real estate team for further information or to arrange a private viewing of Entorno Tulum.

IN PICTURES

A closer look

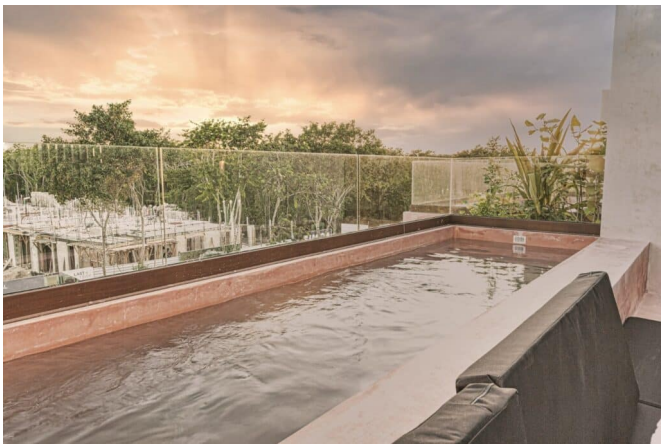







IN PICTURES

A closer look








IN PICTURES

A closer look









This brochure includes 21 of the property's 53 photos. Ask your agent for the complete photo collection.