

Esencia 3 Bedroom Villa

La Veleta, Tulum

$439,000 USD

Bedrooms	Bathrooms	Interior	Land	HOA
3	2.5	196 m² / 2,109 ft²	140 m² / 1,506 ft²	$250 USD/Month

AT A GLANCE

Highlights

24 Hour Security · Private Gardens · Private Pool

THE DETAILS

The property

Surrounded by dense jungle just minutes from the heart of Tulum, this three-bedroom residence offers a thoughtful balance between contemporary design and a natural setting that defines the area. Set within a gated community with 24-hour security, the arrival experience is intentionally quiet, with a short walk through greenery leading to a private entrance that immediately separates the home from its surroundings.

The residence offers approximately 2,110 square feet (196 square meters) of interior living space on a 1,507 square foot (140 square meter) lot. Its curved architectural form creates a distinctive layout that feels both open and intimate, with carefully planned sightlines connecting the interior spaces to the outdoor areas. Large sliding glass panels open fully to the terrace, allowing the living area to extend naturally toward the pool and garden.

Outdoor living is central to the property. A private pool is positioned alongside a continuous waterfall feature, creating a consistent ambient sound that enhances the sense of privacy. The surrounding terrace includes shaded seating areas, integrated audio, and landscaped greenery that softens the architecture while maintaining usable outdoor space for both everyday living and entertaining.

Inside, the main level is anchored by a sunken living room that adds depth and character to the open-concept design. The kitchen and dining areas are positioned for easy flow, while a custom-built sofa pit can be converted into an additional sleeping area when needed. This flexibility allows the home to comfortably host up to eight occupants.

The upper level is dedicated to three bedrooms, arranged to provide separation from the main living space. The layout includes two full bathrooms and one half bathroom, supporting both full-time living and short-term rental use. Additional features include a laundry area and pre-installed connections for a dishwasher, offering practical functionality alongside the design elements.

From a lifestyle perspective, the property benefits from close proximity to two of Tulum’s most recognized wellness and hospitality destinations. Hotel Holistika is within walking distance, offering daily yoga, breathwork sessions, and community-focused programming. Hotel Milam is located nearby, providing access to dining and curated guest experiences. Tulum’s town center is approximately five minutes away, while the beach can be reached in about twelve minutes.

With an established property management structure already in place, this home is well suited for buyers considering a combination of personal use and rental income, particularly in a market that continues to prioritize design, privacy, and experiential living.

FAQ

Is this property suitable for short-term rentals in Tulum?
Yes. The layout, sleeping capacity, and location near wellness destinations make it well positioned for short-term rental demand. The existing property management setup also simplifies operations for owners.

How private is the home within the community?
The home offers a high level of privacy. It is accessed through a gated community, followed by a private jungle pathway and a secondary secured entry with smart lock access.

What makes this property different from other homes in Tulum?
The semi-circular architecture, sunken living area, and integrated waterfall feature create a distinct design rarely found in the market. The indoor-outdoor flow is also more refined than typical layouts.

Are there ongoing maintenance or service considerations?
Yes. The property includes regular maintenance support for systems such as air conditioning, along with HOA services for community upkeep, making ownership more straightforward for both full-time and part-time use.

IN PICTURES

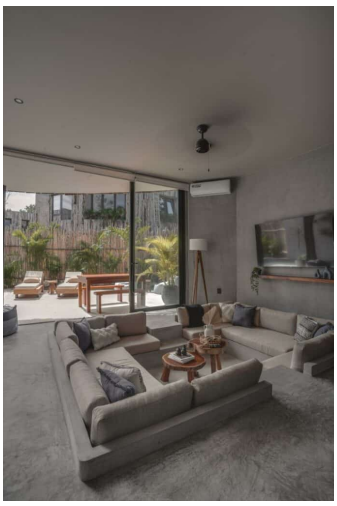
A closer look











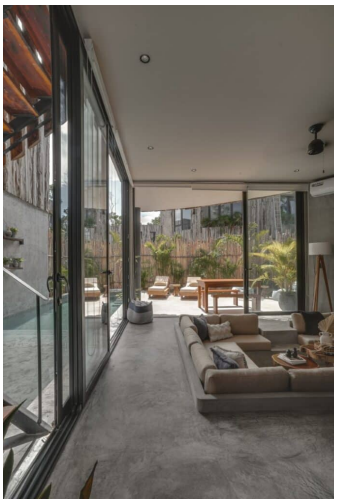


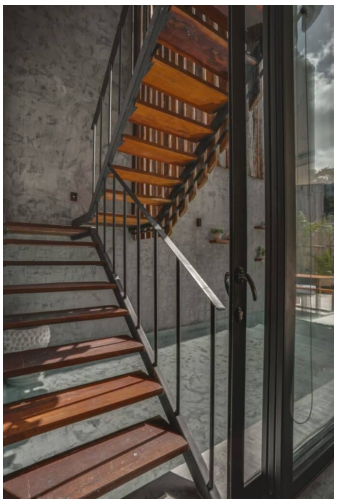
IN PICTURES

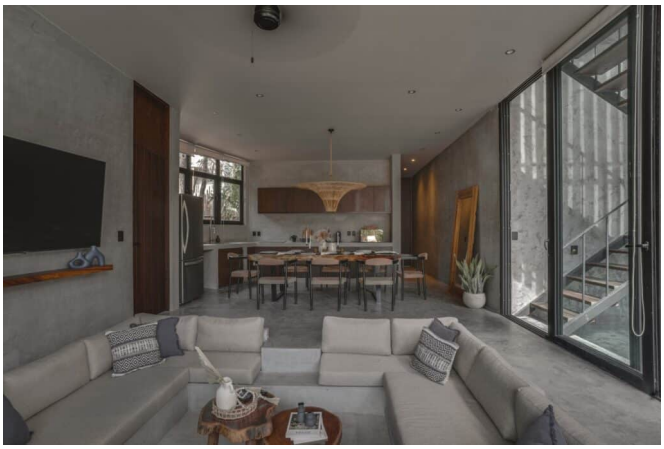
A closer look













IN PICTURES

A closer look









This brochure includes 21 of the property's 30 photos. Ask your agent for the complete photo collection.