

Esperia 6 Bedroom Villa

Price: \$1,190,000 USD



Bedrooms: 6

Bathrooms: 6

Size: 3,659 sq ft

Lot Size: 4,359 sq ft

Address: Aldea Zama, Tulum Real Estate,
Quintana Roo, 77760

Description

Positioned within the well-planned community of Aldea Zamá in Tulum, this six-bedroom villa reflects a thoughtful architectural approach that blends modern design with references to regional pre-Hispanic influences. Natural materials, clean structural lines, and carefully balanced indoor and outdoor spaces create a home that feels both contemporary and closely connected to its tropical surroundings.

The property sits on a 405 square meter lot (4,359 square feet) and offers 340 square meters of construction (3,660 square feet) distributed across two levels. The exterior incorporates local stone, stucco finishes, and select hardwood accents that echo traditional building techniques while maintaining a refined modern aesthetic inside.

The ground floor centers around an open living, dining, and kitchen space designed for both everyday comfort and entertaining. Wide glass doors open toward the outdoor terrace and pool area, allowing natural light and airflow to move easily through the main living areas. Two bedrooms are also located on this level, offering convenient access to the garden and shared living spaces.

The upper level includes four additional bedrooms, creating a layout that comfortably accommodates larger families or groups. Five of the six bedrooms include private en suite bathrooms, enhancing privacy for residents and guests. Two of the rooms feature lock-off configurations, allowing sections of the villa to operate independently. This design provides valuable flexibility for owners who wish to host guests, maintain private areas of the home, or generate rental income.

Outdoor living plays a central role in the design. The property features a private swimming pool measuring approximately 23.8 square meters (256 square feet) surrounded by a terrace and a covered outdoor dining area, creating a comfortable space for gatherings or quiet evenings in Tulum's warm climate.

The villa is delivered **fully turnkey**, allowing new owners to immediately begin enjoying the property or operating it as a vacation rental. Aldea Zamá continues to be one of Tulum's most established residential communities thanks to its paved roads, green spaces, organized infrastructure, and proximity to both downtown Tulum and the beach corridor.

With six bedrooms, lock-off flexibility, and a location in one of Tulum's most recognized residential areas, this villa offers a combination of space, versatility, and long-term lifestyle appeal.

FAQ

How large is the villa and the property lot?

The home is built on a 405 square meter lot (4,359 square feet) and includes 340 square meters of interior construction (3,660 square feet) across two levels.

What is the advantage of the lock-off rooms?

The lock-off rooms allow portions of the villa to function independently. This feature is useful for hosting guests with added privacy or for operating part of the home as a short-term rental while maintaining a private living space for the owner.

Is the property suitable for vacation rental investment?

Yes. The six-bedroom layout, multiple en suite bathrooms, lock-off flexibility, and outdoor living spaces make the villa well-suited for short-term rental demand in Aldea Zamá, one of Tulum's most established residential communities.

How close is Aldea Zamá to Tulum's beach and town center?

Aldea Zamá sits between downtown Tulum and the beach road, allowing residents to reach restaurants, cafés, shops, and beach clubs within a short drive or bike ride while still enjoying a quieter residential environment.















