# Kaoba 3 Bedroom Beachfront Penthouse

## Price: $1,990,000 USD



**Bedrooms:** 3

**Bathrooms:** 3.5

**Size:** 3,027 sq ft

**Address:** Beachfront, Tankah Bay, Tulum Real Estate, Quintana Roo, 77776

## Description

Beachfront living in Bahía Tankah takes a different form in this three-bedroom penthouse at KAOBA, where the connection to the Caribbean is immediate and uninterrupted. Positioned directly on the sand within a well-established coastal community, the building offers a rare combination of direct beach access and a quieter residential atmosphere just minutes from Tulum.

The penthouse encompasses 281.24 m² (3,027 ft²) of total space, with 163.10 m² (1,756 ft²) dedicated to interior living. The main level includes a 24.25 m² (261 ft²) terrace and a 6.90 m² (74 ft²) balcony, both designed to extend the living areas toward the coastline. Inside, the layout is practical and well-balanced, with three bedrooms, three full bathrooms, and two half bathrooms arranged around a central living and dining space that benefits from natural light and open sightlines. Reverse osmosis filtration is installed, providing drinkable water directly within the unit.

The upper level introduces a private rooftop garden measuring 77.12 m² (830 ft²), offering a separate outdoor environment with its own identity. This space includes a plunge pool, lounge area, and wood-fired oven, allowing for outdoor dining and gathering with elevated views over the surrounding beachfront. The two-level configuration creates a clear distinction between everyday living spaces and areas dedicated to leisure or entertaining.

KAOBA is a low-density beachfront development with a limited number of residences, designed with efficiency and long-term use in mind. Amenities include direct beach access, a beachfront pool, rooftop sunset pool, fitness center, bar and lobby area, and 24-hour security, along with energy-conscious systems throughout the property. Bahía Tankah is recognized for its natural setting and reduced density compared to central Tulum, offering a more relaxed coastal environment with convenient access to nearby dining and services.

### FAQ

**What makes this penthouse different from other units in the building?**

This penthouse includes a private rooftop garden with a plunge pool and wood-fired oven, offering a separate outdoor living area that is not available in standard units.

**How close is the property to the beach?**

The building is positioned directly on the beachfront, providing immediate access to the sand and uninterrupted coastal views from the property.

**What is the total size of the penthouse?**

The residence offers 281.24 square meters (3,027 square feet) of total space, including interior living areas, a terrace, a balcony, and a private rooftop.

**What amenities are available within KAOBA?**

Residents have access to beachfront entry, a beach-level pool, a rooftop pool, a gym, a bar and lobby area, and 24-hour security within a low-density residential setting.
























































