

Maison Sicolino 4 Bedroom Villa

Price: \$650,000 USD



Bedrooms: 4

Bathrooms: 4.5

Size: 2,637 sq ft

Lot Size: 3,240 sq ft

Address: Region 15, Tulum Real Estate, Quintana Roo, 77765

Description

Located in a peaceful residential setting approximately six minutes from Tulum's beach zone, this four-bedroom villa blends architectural distinction with operational readiness. Fully furnished and configured for immediate use, the property functions equally well as a private residence or a structured rental investment in one of the Riviera Maya's most active markets.

The villa sits on a 301 square meter lot, equivalent to approximately 3,240 square feet, with 245 square meters of interior construction, or about 2,637 square feet. The layout is deliberate, prioritizing open social areas, private bedroom suites, and outdoor spaces designed for year-round enjoyment.

Ground Level Living with Direct Pool Access

Upon entry, the home opens into a sunken living and dining area that creates visual separation while maintaining an open plan concept. Floor-to-ceiling sliding glass doors connect the interior to the terrace, encouraging natural airflow and abundant daylight.

The kitchen is fully equipped and positioned to serve both indoor and outdoor dining areas, anchored by a functional bar that supports entertaining. Adjacent to the main living area, a king bedroom suite includes an en suite bathroom and walk in closet.

The terrace is defined by a swim-up style pool that runs along the edge of the home, establishing a private outdoor environment framed by tropical landscaping. This level also includes a powder room, laundry room, and gated parking for two vehicles.

Upper Level Suites and Rooftop Opportunity

The second floor accommodates three additional bedrooms, each with its own en suite bathroom. Two king suites overlook the surrounding greenery, while a fourth bedroom configured with two queen beds is well-suited for flexible occupancy. The primary suite includes a soaking tub and separate rain shower, reinforcing the home's emphasis on comfort.

Above, the rooftop terrace introduces a second private pool. The plunge pool features integrated seating and is complemented by lounge and sunbathing areas. Structural preparation has been completed to allow the addition of a fifth bedroom, offering future scalability without major redesign.

Property Highlights

- 245 m² interior | 2,637 ft² construction
- 301 m² lot | 3,240 ft² land
- 4 bedrooms with en suite bathrooms
- 4 full bathrooms plus powder room
- Ground floor swim-up pool
- Rooftop plunge pool
- Rooftop engineered for fifth bedroom addition
- Fully furnished and equipped
- Gated parking for two vehicles
- Approximately six minutes to Tulum Beach Zone

This Tulum villa stands out for its dual private pools, adaptable rooftop, and proximity to the coast while remaining set within a quieter residential environment.

FAQ

Is the villa ready to operate as a rental from day one?

Yes. The property is fully furnished, equipped, and configured to begin personal use or rental activity immediately.

What makes this villa stand out in the Tulum market?

The combination of two private pools, four en suite bedrooms, and rooftop expansion potential is rare in this price segment and location.

Does the location support strong guest demand?

Yes. Being approximately six minutes from the beach zone, while set in a quieter residential area, makes it attractive to both vacation guests and long-term residents.

Can the rooftop be customized beyond adding a bedroom?

Absolutely. In addition to the prepared fifth bedroom option, the rooftop can be enhanced with additional lounge space, an outdoor kitchen, or entertainment features to further elevate its appeal.











