

# Muuyal 12-Bedroom Luxury Villa

**Price: \$3,500,000 USD**



**Bedrooms:** 12

**Bathrooms:** 14

**Size:** 12,412 sq ft

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

## Description

Muuyal is a luxury 12-bedroom villa in Tulum, set within the jungle and positioned a short drive from the area's iconic beaches, beach clubs, dining, and outdoor adventures.

Designed with entertaining in mind, the home balances open social zones with well-separated private suites. A rooftop lounge and private pool anchor the experience, while the chef's kitchen and open-concept dining areas make hosting feel effortless, whether it is a full-house weekend or a quieter stay with family.

Size and scale are a defining advantage here. The villa is supported by reported figures of 12,412 sq ft (about 1,153 sq m) of construction on a 17,120 sq ft lot (about 1,591 sq m), with a stated total interior area of 987 sq m (about 10,624 sq ft).

With 12 bedrooms, 10 full bathrooms, and 4 half baths, Muuyal is well-suited for groups that want space to gather and space to reset. A dedicated wellness and yoga area and multiple indoor and outdoor entertainment spaces add flexibility for retreats, celebrations, and extended stays.

The property features climate-controlled interiors, high-speed connectivity, premium finishes and furnishings, and smart home integration available upon request. Concierge and maintenance options are also noted, supporting owners who want a more streamlined experience.

For buyers prioritizing clarity and long-term usability, Muuyal is described as fully deeded and titled, with turnkey and fully managed options, as well as international buyer support and legal advisory. The villa also has short-term rental revenue potential for those considering performance alongside personal use.

### How is Muuyal set up for hosting large groups?

Muuyal is built around group-friendly living, with 12 bedrooms, 10 full bathrooms, and 4 half baths, plus indoor and outdoor entertainment areas that support gatherings without sacrificing privacy.

### What are the standout lifestyle features on the property?

The most defining features include the private pool, rooftop lounge, chef's kitchen with open-concept dining, and a dedicated wellness and yoga space, all within a gated setting.

### What size is the villa and the land?

The property reports 12,412 sq ft (about 1,153 sq m) of construction on a 17,120 sq ft lot (about 1,591 sq m), and also cites a total interior area of 987 sq m (about 10,624 sq ft).

### Are there turnkey, management, and ownership-support options?

Yes. The villa is described as fully deeded and titled with turnkey and fully managed options, plus international buyer support and legal advisory. Concierge and maintenance options are also referenced.





