Saumeria Residences

Price: $145,849 USD

Bedrooms: 1

Bathrooms: 1

Size: 700 sq ft

Address: Tulum Centro, Tulum Real Estate, Quintana Roo, 77762

Description

Saumeria is a residential development in Tulum, Quintana Roo, conceived around the natural landscape, existing vegetation, and cenotes found within the property. Inspired by the traditional practice of “sahumerio,” the project is designed around a close relationship between architecture, nature, and community, with an emphasis on preserving vegetation and integrating the built environment into its surroundings. The development is divided into two phases, Aloe and Lavanda, which together form one master-planned community.

The residential offering includes a wide selection of layouts rather than a single building type. Lavanda features houses and apartments with one to three bedrooms, with residences ranging from approximately 624 to 2,680 square feet. Configurations include one- and two-bedroom apartments with terraces, two-bedroom garden condos, and two-bedroom rooftop condos. Garden residences provide approximately 1,701 square feet of total area, with select units incorporating a private pool, while rooftop layouts range from approximately 1,356 to 1,593 square feet depending on the configuration.

Aloe introduces the Palo Santo Villa, a larger four-bedroom residence with approximately 4,392 square feet of total area. Its two-level design includes a ground-floor bedroom, three additional bedrooms upstairs, a double-height living area, kitchen and dining spaces, laundry room, terrace, outdoor swimming pool, private garden, and semi-covered parking for two vehicles.

A defining part of Saumeria is its connection with the property’s natural cenotes and surrounding Mayan jungle. The landscape is incorporated into the residential experience through walking areas, outdoor recreation, and community spaces positioned around natural features rather than following a conventional urban layout.

Residents have access to an extensive collection of recreational and social amenities, including a semi-Olympic swimming pool, padel and tennis courts, multi-purpose sports court, athletics circuit, coworking areas, open-air cinema, playground, skate park, pet park, clubhouse, and chill areas. The individual residential phases also include additional amenities such as swimming pools, cenotes, barbecue and grill areas, children’s spaces, pet areas, and fitness facilities within Lavanda.

Saumeria is located on the inland side of Tulum with convenient access to everyday services and key destinations throughout the area. The project is approximately three minutes from a shopping center, five minutes from hospitals, six minutes from a bank, ten minutes from supermarkets and nearby cenotes, 15 minutes from the Tren Maya station, 19 minutes from the beach, and 36 minutes from Tulum International Airport.

Together, Aloe and Lavanda create a varied residential community ranging from compact one-bedroom apartments to expansive four-bedroom villas. The combination of multiple residence types, natural cenotes, preserved vegetation, sports facilities, social spaces, and access to Tulum makes Saumeria well suited for buyers seeking a full-time residence, second home, or property within one of Tulum’s growing residential areas.

FAQ

Where is Saumeria located?

Saumeria is located in Tulum, Quintana Roo, approximately 19 minutes from the beach and 36 minutes from Tulum International Airport.

What are Aloe and Lavanda?

Aloe and Lavanda are the two residential phases that together make up the Saumeria development.

What types of residences are available?

Options include one- and two-bedroom apartments, two-bedroom garden and rooftop condos, larger homes, and four-bedroom Palo Santo villas.

Does Saumeria have natural cenotes?

Yes. Natural cenotes are located within the development and are incorporated into the overall landscape and community design.

LAVANDA