

Twolum 5 Bedroom Villa

Price: \$1,399,000 USD



Bedrooms: 5

Bathrooms: 5.5

Size: 5,403 sq ft

Lot Size: 7,009 sq ft

Address: Region 8, Tulum Real Estate, Quintana Roo

Description

Twolum is a small, gated community of only four villas in Tulum Region 8, positioned near Avenida Kukulkán for direct access toward the beach corridor and the daily conveniences of town. Villa Three is the largest layout in the collection, offering the feel of a private home with a strong emphasis on indoor-outdoor living and privacy across multiple levels.

A Larger Villa Footprint with Room to Live

This five bedroom, five and a half bathroom villa provides 5,403 square feet (502 square meters) of total construction on a 7,007 square foot (651 square meter) lot. The distribution includes approximately 3,681 square feet (342 square meters) of interior living space, complemented by a 753 square foot (70 square meter) terrace and a 990 square foot (92 square meter) rooftop level. The scale supports multiple uses, including full-time living, hosting friends and family, or setting up dedicated space for remote work.

Everyday Flow, Designed for Comfort

The main living level is planned for real day-to-day function, with open living and dining areas that open toward the pool and garden. The kitchen is designed for frequent use and typically includes a gas range, a feature many buyers prioritize. With five and a half bathrooms, the home supports a comfortable guest experience and helps keep routines simple when the property is occupied by multiple people.

Private Outdoor Living on Two Levels

Outside, the villa is centered around a private pool and generous garden space that creates separation from neighboring homes. An outdoor kitchen and grilling area keeps entertaining outdoors without disrupting the interior. Above, the rooftop adds a second destination with additional lounge space and a soaking or plunge-style water feature, offering a more elevated setting for evenings and quiet mornings.

A Boutique Setting with a Residential Feel

With only four villas, Twolum appeals to buyers who want a quieter atmosphere than large condominium developments. Villa Three, in particular, stands out for its larger built area and lot size, giving you a stronger sense of space while staying close to the primary access route that connects Region 8 to the rest of Tulum.

The images on this listing are of the Twolum showroom property. This villa for sale is fully built but currently unfurnished. If you would like photos of the unfurnished villa please contact us.

FAQ

Where is Twolum located, and what does Region 8 offer?

Twolum is located in Tulum Region 8 near Avenida Kukulkán, a key route that connects toward the beach corridor while keeping you close to town for dining, services, and day-to-day essentials. Region 8 is valued for its balance of accessibility and a more private, residential feel compared to denser central areas, making it attractive for both full-time use and second-home owners.

What makes this villa a good fit for larger groups or extended stays?

The home includes five bedrooms and five and a half bathrooms, which helps maintain privacy and reduces congestion during busy mornings or when hosting. The large interior footprint plus two distinct outdoor living zones supports both shared time and personal space.

What outdoor features are private to the villa?

Villa Three includes its own private pool and a sizable garden area, along with an outdoor kitchen and barbecue space. The rooftop also adds a dedicated outdoor lounge setting with a plunge or soaking-style water feature, creating a second private area to use throughout the day.

Why does the limited number of villas matter?

With only four villas in Twolum, the community tends to feel quieter and more residential than higher-density developments. For many buyers, that translates into more privacy, fewer shared spaces, and a stronger sense of owning a true standalone home in Tulum.







