

Villa Coccoloba 4 Bedroom Beachfront Home

Price: \$2,298,000 USD



Bedrooms: 4

Bathrooms: 4

Size: 6,728 sq ft

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

Description

Escape the ordinary and step into a world where modern architecture meets the rhythmic pulse of the Caribbean. Villa Coccoloba isn't just a home; it's a sensory experience perched directly on the sands of Tankah Bay, Tulum. If you've been searching for a sanctuary that balances high-end luxury with the raw, untamed beauty of the Riviera Maya, this is your finish line.

Space, Light, and Infinite Horizons

Spread across a sprawling 625 m² (6,728 sq. ft.) of meticulously designed living space, this villa centers on the concept of "unfiltered views." With 20 meters (65 feet) of private beach frontage, the turquoise waters of the bay aren't just a backdrop; they are the focal point of every room.

The ground floor features an expansive open-concept layout, with floor-to-ceiling glass that vanishes to invite the sea breeze inside. Here, you'll find:

- **The Heart of the Home:** A professional-grade kitchen equipped with a gas range and wine cooler, flowing seamlessly into the dining and lounge areas.
- **Oceanfront Suites:** Three primary-style bedrooms with private en-suites, plus a versatile fourth "flex" room—all oriented toward the water.
- **The Rooftop Sanctuary:** A massive third-story terrace designed for sunrise yoga or sunset cocktails, offering 360-degree views of the jungle and sea.

Beyond the Main Villa

True luxury lies in the details. Villa Coccoloba is sold fully furnished and turnkey, featuring custom-curated décor that reflects the local landscape. The property also includes:

- **The Guest House:** A separate building housing a private one-bedroom apartment—perfect for staff or long-term guests, alongside a double garage and ample storage.
- **Recreation & Nature:** Sharpen your short game on the private, oceanside six-hole putting green, or cool off in the pool tucked away in lush, landscaped gardens.
- **A Natural Wonder:** This stretch of beach is a protected nesting site for sea turtles. Between May and October, you may witness the magic of hatchlings making their first journey to the ocean.

The Tankah Lifestyle

Located within a secure gated community, you are steps away from the crystal-clear Casa Cenote, a world-renowned spot for diving and snorkeling. Whether you are looking for a high-yield vacation rental with a proven track record or a private family legacy home, Villa Coccoloba represents the pinnacle of Tulum living.

What makes Tankah Bay different from downtown Tulum or the Hotel Zone?

Tankah Bay offers a much more exclusive, residential feel. While the Hotel Zone is known for its high-energy beach clubs, Tankah is a quiet, gated sanctuary. You get the same stunning Caribbean water but with far more privacy, less traffic, and the unique advantage of having both the ocean and fresh-water cenotes (like Casa Cenote) within walking distance.

Is the villa equipped for immediate rental or move-in?

Absolutely. Villa Coccoloba is offered as a “turnkey” property. This means all custom furniture, high-end kitchen appliances, and hand-selected décor are included in the sale. It currently operates as a successful vacation rental with a history of five-star reviews, making it a “plug-and-play” investment.

How does the guest house setup work for privacy?

The guest house is a completely independent structure from the main four-bedroom villa. It sits above the double garage and includes its own kitchen and living space. This is ideal for owners who want to stay on-site while renting out the main house, or for housing a full-time property manager or private chef.

What kind of maintenance is required for a beachfront property like this?

The villa was constructed with high-quality, tropical-grade materials designed to withstand the coastal environment. The gated community provides 24-hour security and trash removal, while the lush gardens and pool are easily maintained by local property management teams already familiar with the estate.









