





Villa Niburu 4 Bedroom House

Region 15, Tulum

$850,000 USD

Bedrooms	Bathrooms	Interior	HOA
4	4.5	440 m² / 4,736 ft²	$100 USD/Month

THE DETAILS

The property

Villa Niburu is an extraordinary four-bedroom, four-and-a-half-bathroom luxury villa located in the heart of Tulum, Mexico. Designed to offer an unparalleled blend of modern elegance and natural serenity, this home is a true sanctuary for those who appreciate minimalist architecture, high-end materials, and seamless indoor-outdoor living. Every element of the villa has been meticulously crafted to enhance comfort and relaxation while embracing the lush surroundings of the Mayan jungle.

From the moment you arrive, Villa Niburu captivates with its striking design and bioclimatic features, ensuring natural airflow and optimal temperature control throughout the residence. The open-concept layout is centered around a private courtyard and swimming pool, creating a tranquil atmosphere where indoor and outdoor spaces flow harmoniously together. Floor-to-ceiling windows, natural wood accents, and polished concrete finishes add to the villa’s sophisticated aesthetic, making it a masterpiece of contemporary architecture.

Inside, the villa boasts spacious and beautifully furnished living areas. The gourmet kitchen features sleek black quartz countertops, custom tzalam wood cabinetry, and high-end appliances, offering both functionality and style. The dining area, with its handcrafted wooden table, provides the perfect setting for intimate dinners or entertaining guests. The living room, with its double-height ceilings and designer furnishings, creates a warm and inviting space to relax and unwind.

Each of the four bedrooms has been thoughtfully designed to provide maximum privacy and comfort. The master suite features a king-size bed, a private balcony, and an en-suite bathroom with a rainfall shower, double vanities, and custom wood finishes. The second bedroom also includes a king-size bed and offers direct access to the villa’s rooftop terrace, where a glass-bottom dipping pool provides an incredible architectural feature that overlooks the main living space below. The third bedroom includes a queen-size bed, a flat-screen TV, and an en-suite bathroom, while the fourth bedroom is furnished with two queen-size beds, making it ideal for guests or family members. All bedrooms come with air conditioning, Wi-Fi access, and built-in safety boxes for added security and convenience.

One of the most impressive features of Villa Niburu is its rooftop oasis, offering breathtaking views of the surrounding jungle. This exclusive outdoor retreat includes a second swimming pool, comfortable lounge seating, and a shaded pergola, creating the perfect environment for relaxation or entertaining. Whether enjoying a morning coffee with panoramic views or watching the sunset from the rooftop pool, this space defines luxury living in Tulum.

Located in Region 15, just minutes from Tulum’s world-famous beaches, cenotes, and vibrant town center, Villa Niburu offers both tranquility and easy access to the area’s best attractions. With private parking, 24/7 security, and daily cleaning services, this home is ideal for those seeking a full-time residence, vacation home, or investment property in one of Mexico’s most desirable locations.

For more details or to schedule a private showing, contact us today and discover the extraordinary lifestyle that awaits at Villa Niburu.

Now you can enjoy our LIMITED TIME OFFER.

FAQ

Where is Villa Niburu located?
Villa Niburu is located in Region 15, Tulum, Mexico, just a short drive from Tulum’s white sand beaches, cenotes, and the town center. This location offers a perfect balance of privacy and convenience, surrounded by lush jungle while still being close to the area’s best attractions.

How many bedrooms and bathrooms does the villa have?
The villa features four spacious bedrooms and four-and-a-half bathrooms, providing ample space for up to ten guests. Each bedroom is equipped with air conditioning, Wi-Fi, and a safety box for added comfort and security.

Does the villa have a private pool?
Yes, Villa Niburu has two private pools. The main swimming pool is located in the central courtyard, creating a serene outdoor living space, while the rooftop dipping pool offers a stunning architectural feature with views of the Mayan jungle.

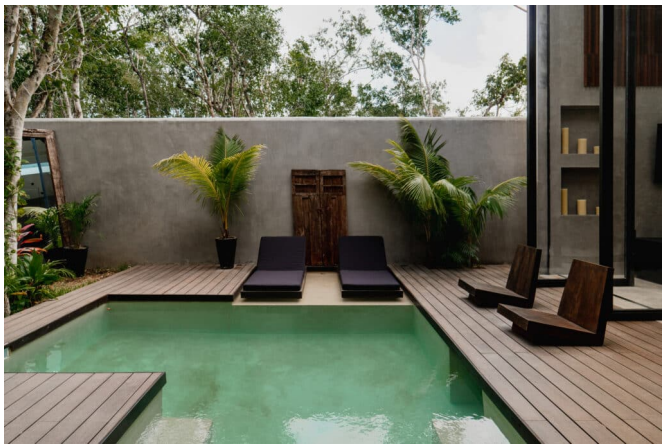
What amenities are included with the villa?
Villa Niburu includes a fully equipped kitchen, high-speed Wi-Fi, 24/7 security, air conditioning, a private parking area, and daily cleaning services. The villa is also furnished with high-end materials and modern décor, ensuring a luxurious and comfortable living experience.

Is Villa Niburu a good investment property?
Yes, Villa Niburu is an excellent investment opportunity. Tulum continues to be one of the most desirable destinations in Mexico, attracting international travelers and investors. With its high-end design, prime location, and luxury amenities, the villa has strong potential for vacation rentals and long-term value appreciation.

IN PICTURES

A closer look



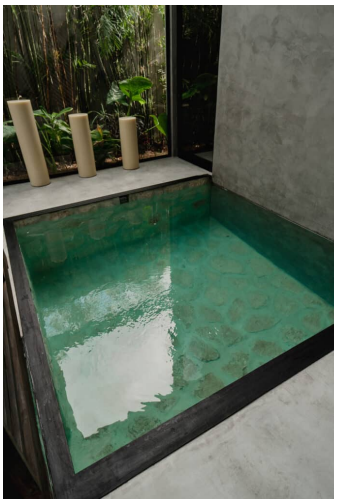



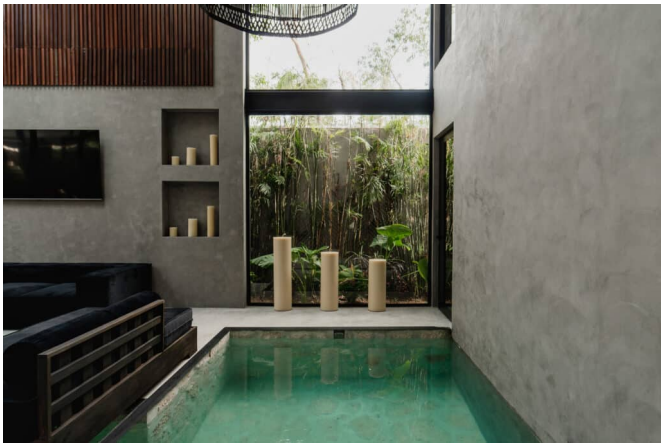


IN PICTURES

A closer look







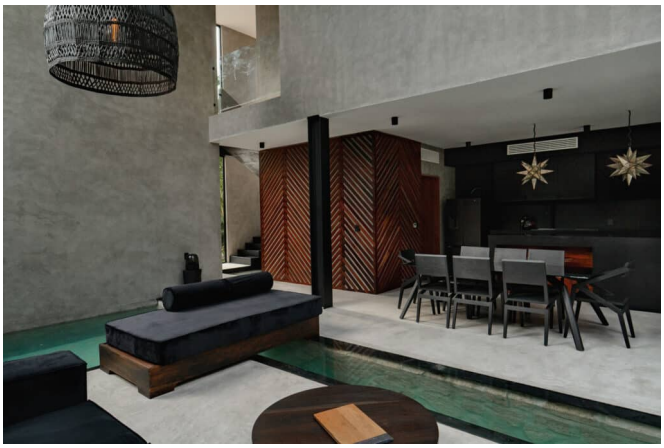
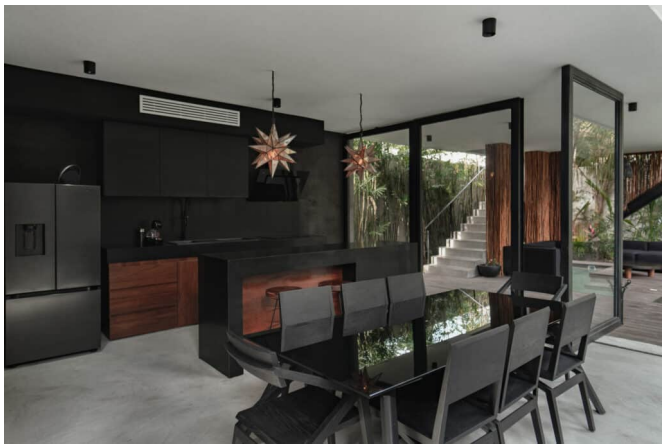
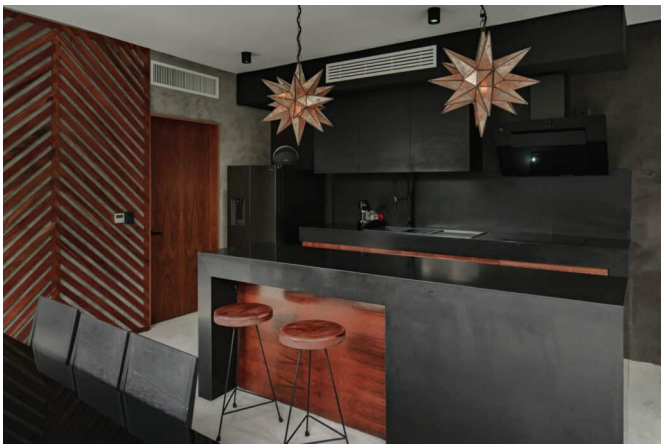






IN PICTURES

A closer look


This brochure includes 21 of the property's 52 photos. Ask your agent for the complete photo collection.