

Luxury Boutique Beachfront Villa Casa Yakunah For Sale Mexico, Quintana Roo, Sian Ka'an, ROO 77780

3,795,000 €

QUICK SPEC

Year of Construction	2011
Bedrooms	5
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	368 m2 - 3,971 Sq.Ft.
Exterior Surface approx	5,220 m2 - 56,192 Sq.Ft
Parking	2 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

This This majestic Villa is located in the Biosphere of Sian Ka'an, the main ecological reserve at the Riviera Maya. The zone is characterized for its flora and fauna diversity, which are protected, and this is the reason why restrictions regarding environment impact and density are very strict. Only single family homes are allowed every 86 meters of beachfront.

Constructions in the area are self-sustaining and eco-friendly. It is located just a few minutes from Tulum, and it has access to virgin beaches of white sand and turquoise waters on one side, and on the other the lagoon. Located only 7 kilometers into the Sianka'an Reserve, the Villa is easily accesible but at the same time extremely secluded and private. The house is well integrated with the enviroment, invisible to passerby, and protected by a deep dune and well cultivated flora and fauna. The broad outside decks, spectacular views, rooftop pool, endless beach, multiple areas for relaxing indoor, all contribute to making the villa a true oasis. The grand palapa living room overlooking the azure sea without doubt is the heart of the house. One can experience spectacular sunrises from the large front deck and majestic sunsets from the private dock facing the lagoon and rooftop. The integrated architecture and tasteful interior design of the Villa, make it a unique offering in Sianka'an and indeed in the Riviera Maya. The house and the surroundings were designed to maximize the enjoyment and experience of being in a Biosphere Reserve, but at the same time providing ultimate luxury and comfort in a private tropical beachfront paradise.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 4
- Half Bathrooms - 1

OTHER ROOMS

- Grand Palapa Living Room
- Breakfast Room
- Kitchens
- Large Central Living Area
- Breakfast Bar
- Home Cinema Room

INTERIOR FEATURES

- Designed By Architect Jokin Donnay And Kince Arquitectura, And Interior Design By Susan Jaimeson Of Bridget Beari Design
- Great Palapa Roof
- Eco Friendly
- Equipped With Sun, Wind Power And Ultra-Silent Backup Generator
- Completely Self-Sufficient In Energy

EXTERIOR AND LOT FEATURES

- Located Only 7 Kilometers Into The Sianka'an Reserve
- Ocean Front
- Beach Acces
- Protected By A Deep Dune And Well Cultivated Flora And Fauna.
- Outside Decks
- Spectacular Views
- Endless Beach
- Multiple Areas For Relaxing Indoor

HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Forced air Gas

POOL AND SPA

- Rooftop Pool
- Hot Tub

LAND INFO

- Lot Size: 5,220 m2 - 56,192 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 2 Cars
- Parking Spaces: 1 Golf Cart

BUILDING AND CONSTRUCTION

- Living : 368 m2 - 3,971 Sq.Ft.
- Year Built: 2011
- Location :
- Topography : Waterfront
- Levels or Stories: 1
- Structure Type: Villa
- House Style: Mexican Caribbean
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Mexico, is normally divided into three levels: primary school (ages six to 12), junior high school (ages 12 to 15) and high school (ages 15 to 18). Throughout all three levels of schooling, attendance is compulsory.

- Tulum International School
- Green School Tulum - Selvazamá
- Colegio Inter de la Riviera
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AMENITIES AND COMMUNITY FEATURES

- Foreigners can own property in Mexico. It's perfectly legal. Outside the restricted zones—50 kilometers (about 31 miles) from shorelines and 100 kilometers (about 62 miles) from international borders—foreigners can hold direct deed to property with the same rights and responsibilities as Mexican nationals.

OTHERS

- Power generator
- Water View
- Ocean View
- Water View
- Waterfront
- Eco-Friendly (Green)
- Ocean Front
- Lagoon
- Scenic View
- Outdoor Kitchen
- Staff Quarters
- Terrace / Outdoor Space
- Outdoor Pool
- Caretaker House
- Cathedral Ceilings

ABOUT THE AREA

Mexico, officially the United Mexican States, is a country in the southern portion of North America. It is bordered to the north by the United States; to the south and west by the Pacific Ocean; to the southeast by Guatemala, Belize, and the Caribbean Sea; and to the east by the Gulf of Mexico.

Quintana Roo is a Mexican state on the Yucatán Peninsula. On its Caribbean coast, the town of Tulum offers seaside Mayan ruins, sandy beaches and undersea caverns. To the northeast, the resort city of Cancún is known for its nightlife, Nichupté Lagoon nature reserve and long beaches with coral reefs. Off Cancún's coast, the tiny, reef-fringed island of Isla Mujeres has nature trails and beachfront restaurants

Sian Ka'an is a biosphere reserve in the municipality of Tulum in the Mexican state of Quintana Roo. It was established in 1986 and became a UNESCO World Heritage Site in 1987. "Sian Ka'an" means "gate of heaven" or "a place where heaven begins"