

ENGEL&VÖLKERS®

Casa Chic

TULUM BEACH, TULUM



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# Casa Chic – Fully Gated Tulum Beachfront Estate



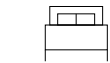
Casa Chic is one of the very few true beachfront estates in Tulum’s Hotel Zone, set on a 2,749 m<sup>2</sup> parcel with 81 feet of direct white-sand frontage. Fully gated and secured, the property offers exceptional privacy within one of the most exclusive stretches of coastline, positioning it as a rare legacy asset.

The main residence features 3,156 sqft (293 m<sup>2</sup>) of interior living space with a seamless indoor–outdoor flow, five ensuite bedrooms, and expansive living areas that open onto a 2,787 sqft (259 m<sup>2</sup>) beachfront pool deck framed by palms and unobstructed Caribbean views.

The estate includes Baby Chic, an independent two-bedroom guest home (323 sqft / 30 m<sup>2</sup>), as well as a dedicated staff building (500 sqft / 46 m<sup>2</sup>) with kitchen and bath, supporting full-service living or high-end rental operations. Offered fully turnkey, Casa Chic is ideal for both private use and luxury rentals.

Within walking distance of Scorpios, Gitano Beach, Nomade, Casa Malca and Be Tulum, and just 100 meters from the Sian Ka’an Biosphere Reserve, the location balances vibrant lifestyle access with long-term environmental protection.

With permitted expansion potential, generous frontage and existing infrastructure, Casa Chic offers a rare opportunity for future enhancement along the Tulum coastline, combining scale, privacy, beachfront presence and enduring value.



BEDROOMS

7



BATHROOMS

6



CONSTRUCTION

3,979 sqft

LOT

29,590 sqft



PRICE

\$7,500,000 USD





## Features

### HIGHLIGHTS

- TRUE BEACHFRONT ESTATE IN TULUM'S HOTEL ZONE
- 2,749 M<sup>2</sup> (29,585 SQ FT) LAND PARCEL
- 81 FEET OF DIRECT WHITE-SAND BEACHFRONT
- FULLY GATED AND SECURED PROPERTY
- LEGACY-SCALE COASTAL ASSET WITH EXPANSION POTENTIAL

### FEATURES

- MAIN RESIDENCE WITH 5 ENSUITE BEDROOMS
- 3,156 SQ FT (293 M<sup>2</sup>) OF INTERIOR LIVING SPACE
- OPEN INDOOR-OUTDOOR ARCHITECTURAL FLOW
- EXPANSIVE LIVING AND DINING AREAS WITH OCEAN VIEWS
- DIRECT ACCESS TO BEACHFRONT POOL TERRACE

### FINISHES

- NATURAL MATERIALS THROUGHOUT
- OPEN-PLAN DESIGN MAXIMIZING LIGHT AND VENTILATION
- SEAMLESS TRANSITIONS BETWEEN INTERIOR AND EXTERIOR SPACES

### AMENITIES

- 2,787 SQ FT (259 M<sup>2</sup>) BEACHFRONT POOL DECK
- SWIMMING POOL FACING THE CARIBBEAN SEA
- MATURE PALM LANDSCAPING
- DIRECT BEACH ACCESS
- INDEPENDENT GUEST HOUSE (BABY CHIC)
- DEDICATED STAFF BUILDING

### EQUIPMENT

- FULLY FURNISHED AND TURNKEY
- KITCHEN AND BATHROOM IN STAFF QUARTERS
- OPERATIONAL INFRASTRUCTURE FOR FULL-SERVICE LIVING OR RENTALS

### INVESTMENT

- RARE GATED BEACHFRONT ASSET IN THE HOTEL ZONE
- STRONG LUXURY RENTAL APPEAL
- FUTURE EXPANSION PERMITTED BY ZONING
- LONG-TERM VALUE SUPPORTED BY PROXIMITY TO SIAN KA'AN BIOSPHERE RESERVE







# Casa Chic

TULUM BEACH, TULUM

PHOTOS

FLOORPLAN

VIDEO

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