



ENGEL&VÖLKERS®

Kokoon Villa 2

REGIÓN 15, TULUM



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Tranquil 3 Bedroom Jungle Villa with Rooftop Pool



Welcome to Villa 2 at Kokoon Pueblo, a fully furnished 3-bedroom, 3 full bathroom and 2 half bathroom, detached villa located in Tulum's sought-after Region 15. This beautifully designed home offers over 300 square meters of living space across three levels, blending indoor-outdoor living with privacy, comfort, and elegant natural finishes.

Kokoon Pueblo is an intimate boutique development made up of just 8 villas and 2 apartments. Located only 10 minutes from Tulum's beaches and 5 minutes to downtown, this gated community offers a peaceful setting surrounded by nature while keeping you connected to everything Tulum has to offer. Villa 2 includes a private backyard, rooftop terrace with a plunge pool and outdoor kitchen, and designated parking. Inside, the open-plan design features a gas cooktop kitchen, full laundry room, and custom furnishings with warm textures and high-end finishes throughout.

Each of the three spacious bedrooms has its own ensuite and access to lush jungle views. Built with sustainability in mind, the villa incorporates traditional Mayan techniques and materials including stone cladding for thermal insulation, natural stucco, and certified Jamaican dogwood. Interiors are bright, airy, and open to the garden to maximize cross-breeze and natural cooling. Kokoon Pueblo also features shared common areas including a central patio, stunning swimming pool, and lounge space, where approximately 65% of the original jungle and endemic species have been preserved, providing privacy, shade, and a strong connection to nature.

With 24/6 guard-gated security and a prime location in one of Tulum's most desirable neighborhoods, Villa 2 is ideal for families, retreats, or as a vacation home with strong rental potential. A rare opportunity to own a turnkey jungle villa that balances thoughtful design, sustainable living, and Tulum's signature lifestyle.



BEDROOMS

3



BATHROOMS

3 + 2



CONSTRUCTION

3,444 sqft 2,368 sqft



PRICE

\$495,000 USD

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Features

HIGHLIGHTS

- DETACHED 3-BEDROOM, 3 FULL-BATHROOM, 2 HALF-BATHROOM VILLA
- FULLY FURNISHED AND MOVE-IN READY
- OVER 300 SQM OF TOTAL CONSTRUCTION ACROSS 3 LEVELS
- LOCATED IN REGION 15, TULUM'S FASTEST-GROWING NEIGHBORHOOD
- ONLY 8 VILLAS IN THE ENTIRE BOUTIQUE COMMUNITY
- STRONG SHORT-TERM RENTAL HISTORY
- TURNKEY INVESTMENT AND/OR SECOND HOME OPPORTUNITY

FEATURES

- EVERY BEDROOM INCLUDES A PRIVATE ENSUITE BATHROOM
- PRIVATE ROOFTOP WITH PLUNGE POOL, PERGOLA, OUTDOOR KITCHEN, AND LOUNGE
- SIZEABLE PRIVATE BACKYARD IDEAL FOR ENTERTAINING OR RELAXING
- OPEN-CONCEPT LIVING AND DINING AREA WITH INDOOR-OUTDOOR FLOW
- PRIVATE ENTRANCE AND INDIVIDUAL LAYOUT — NO SHARED WALLS
- JUNGLE-FACING TERRACES AND NATURAL LIGHT THROUGHOUT
- OUTDOOR STORAGE AND FULL LAUNDRY ROOM

FINISHES

- HAND-APPLIED CHUKUM WALLS FOR A NATURAL, POLISHED LOOK
- TROPICAL HARDWOOD ACCENTS THROUGHOUT THE VILLA
- ARTISAN TILEWORK IN BATHROOMS AND KITCHEN
- NEUTRAL, ORGANIC PALETTE DESIGNED TO FEEL GROUNDED, WARM, AND ELEVATED
- THOUGHTFULLY CURATED FURNISHINGS WITH A BALANCE OF LUXURY AND COMFORT

AMENITIES

- LUSH RESORT-STYLE SHARED POOL IN CENTRAL COMMON AREA
- BEAUTIFULLY LANDSCAPED WALKWAYS AND CENTRAL PATIO
- 24/7 GATED SECURITY FOR PEACE OF MIND
- LOW-DENSITY LIVING WITH PRIVACY AND EXCLUSIVITY
- LOCATED JUST MINUTES FROM TULUM'S BEACHES, RESTAURANTS, AND WELLNESS SPOTS

Costs

HOA: \$535 USD PER MONTH

PROPERTY TAX: \$950 USD PER YEAR



Kokoon Villa 2

REGIÓN 15, TULUM

PHOTOS

FLOORPLAN

VIDEO

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