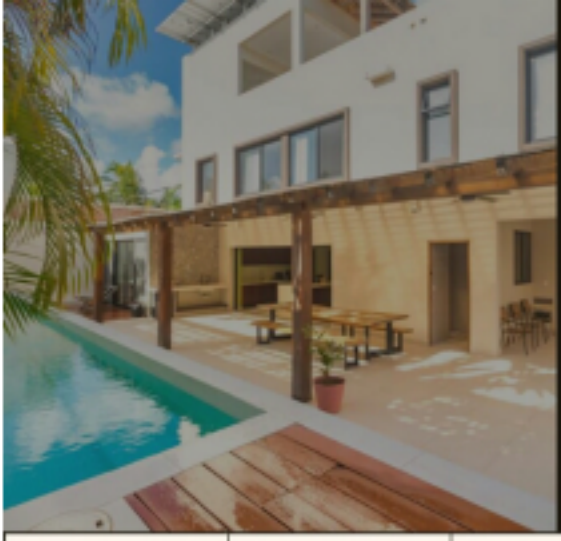
Offered at

MXN 5,500,000



Gran Malix

LOCATION
Region 7, Tulum

TOTAL AREA
554 m² (5,963 ft²)

LOT SIZE
441 m² (4,746 ft²)

7 BEDS	7 BATHS	2 POOLS	TURNKEY

KEY FEATURES

- Ground floor
  - 3 bed - 3 bath
  - 15m (49 ft) lap pool
- First floor
  - 4 bed - 3 bath
- Rooftop
  - Plunge pool - Open kitchen
- No HOA fees, independent property

INFRASTRUCTURE

- 26 solar panels
- 1 Gbps fiber
- 350 Mbps Starlink
- Water softener
- Security camera system
- Smart AC controls
- 5m (16 ft) security wall
- Gated parking for 3 cars

OFFERED AT **MXN 5,500,000**

THE PROPERTY

Designed for Flexibility, Built for Comfort

A fully furnished two-level property in Region 7, Tulum. Two independent units plus a shared rooftop, and a layout designed for flexibility from day one. As an independent property, it carries no HOA fees.

The ground floor unit features three bedrooms, three bathrooms, and an open-concept living, dining, and kitchen area with direct access to a 15m lap pool. The kitchen includes an oversized quartz island, tropical walnut cabinetry, and a retractable glass wall connecting to a 50 m² covered outdoor dining area.

The first floor unit operates independently with four bedrooms, three bathrooms, and its own living and kitchen area. It is accessible from the exterior via a staircase with its own entrance, as well as from the ground floor through a lockable connecting door.
Both units share a rooftop terrace with a plunge pool, an open kitchen, and a full bathroom, accessible independently from each floor.

Seven bedrooms, seven bathrooms, two pools, two independent units with a shared rooftop, and a price that stands out in Tulum's market.

CASA MALIX

Ground Floor

3 Beds · 3 Baths · 15m Lap Pool

The ground floor operates as a self-contained unit with three bedrooms, all en-suite, and an open-concept living, dining, and kitchen area. The kitchen features an oversized quartz island, tropical walnut cabinetry, and a retractable glass wall that opens to a 50 m² covered outdoor dining area and a 15m lap pool.

KEY FEATURES

- 3 en-suite bedrooms
- Primary bedroom with jacuzzi tub
- Open-concept living, dining, and kitchen area
- 50 m² covered dining terrace
- Kitchen with quartz island and tropical walnut cabinetry
- 15m lap pool
- Garden and tropical greenery
- Parking for 3 vehicles

CASA MALIX

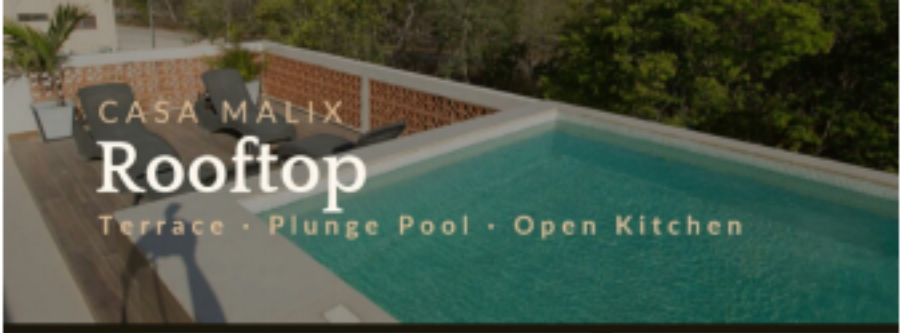
First Floor

4 Beds · 3 Baths · Independent Access

The first floor is a fully independent unit with four bedrooms, three bathrooms, its own living area, and a complete kitchen. One of the bedrooms opens to a spacious private terrace. All bedrooms include ceiling fans and air conditioning. It has its own private entrance via an internal staircase that can be accessed independently from the exterior, and also connects to the ground floor through a lockable interior door that can remain open or closed depending on use.

KEY FEATURES

- 4 bedrooms, one with private terrace
- 3 bathrooms
- Ceiling fans and AC in all rooms
- Full kitchen and living area
- Independent entrance
- Rooftop access



CASA MALIX

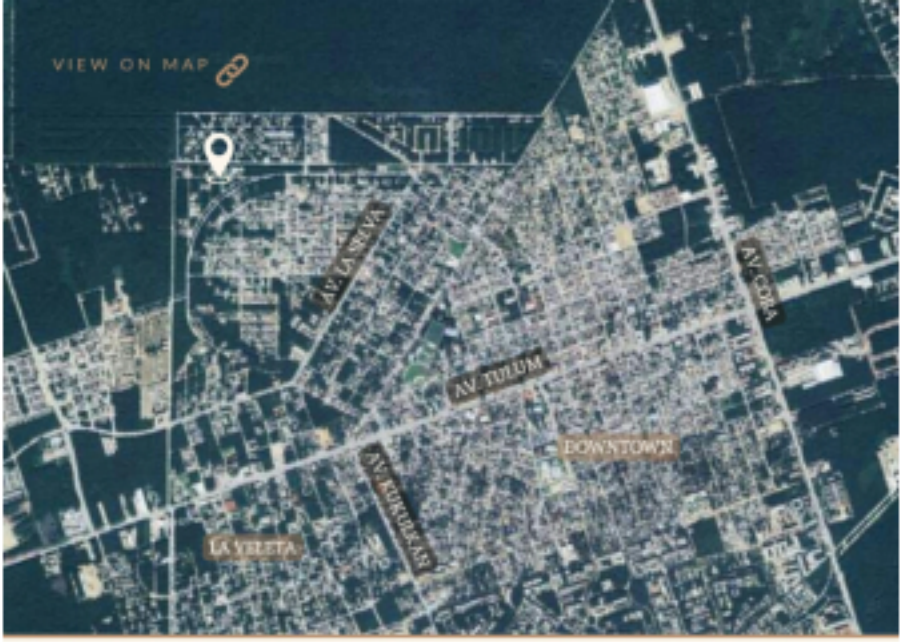
Rooftop

Terrace · Plunge Pool · Open Kitchen

The rooftop is a covered open-air terrace with independent access. It includes a plunge pool, an open kitchen, a full bathroom, a laundry area, and outdoor dining and lounge spaces with sun loungers. As it stands, it functions as a fully equipped outdoor living area for both units. Its layout also offers potential for future enclosure, adding a third fully independent unit if needed.

KEY FEATURES

- Plunge pool
- Open kitchen & dining
- Full bathroom
- Laundry area
- Sun loungers
- Shared access from both units
- Potential to enclose as third independent unit



THE LOCATION

A Neighborhood with Room to Grow

Region 7 is one of Tulum's growing residential areas, home to Tumben Kaa among other neighborhoods. The area sits adjacent to Residencial Riviera Tulum and has seen steady development in recent years, with new homes and villas establishing a more consolidated residential character.

From this location, Tulum's downtown, La Veleta, and Avenida Coba, which connects directly to the Hotel Zone and the beach, are all within a short drive. The neighborhood offers a quieter, more local feel compared to more established communities, while remaining practical for both daily living and short-term rental guests.

15'	10'	35'
TO THE BEACH	TO DOWNTOWN	TO AIRPORT

More Photos & Video

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