

📍 Tankah Cuatro, Tulum, Quintana Roo

Oceanfront Fully Furnished House in Tankah Bay, Tulum

USD 2,750,000

**4**

BEDROOMS

**4**

BATHROOMS

**449 m²**

BUILT AREA

**3**

PARKING

DESCRIPTION

The house holds its own oceanfront in Tankah Bay: a walled garden of lawn and palms running from the terrace down to the water, with an infinity pool and jacuzzi at the edge of it.

- Private oceanfront frontage, with the reef breaking offshore
- Walled palm garden between the house and the water
- Infinity pool with built-in jacuzzi facing the sea
- Rooftop terrace with lounge and yoga area
- Top-floor suite with panoramic bathroom and outdoor tub
- Turnkey: furnished and decorated

Tankah Bay

Tankah is one of the lowest-density stretches of the Tulum coast, a cove where the cenote system meets the open sea — Casa Cenote and Playa Virgen are minutes away, and the bay operates under 24/7 security. The house is contemporary tropical architecture built for the climate rather than against it: bioclimatic orientation, Parota wood in the kitchen, Tzalam wood on the stairs, full-height openings in every room, and pocket sliding glass doors that fold the living and dining areas into the garden.

Interior

- Lot of 822 m² (≈ 8,848 sq ft) with 449 m² (≈ 4,833 sq ft) of construction across three levels
- Ground floor: fully equipped kitchen with Koblenz and Teka appliances, opening onto the living and dining areas and out to the covered terrace and pool
- Second level: two suites facing the ocean, one opening onto a terrace that carries the garden into the bathroom
- Third level: the largest suite, with panoramic bathroom and a private terrace with outdoor tub
- Jungle Suite: independent fourth bedroom in the rear gardens, with water mirror, two double beds plus bunks, and a bathroom with outdoor shower
- Four bedrooms, all en-suite, plus indoor and outdoor half-baths; ceilings from 2.75 m to 3.3 m
- Laundry and storage room, and parking on the lot

Infrastructure: rainwater harvesting, an on-site water treatment plant, constant water pressurization, LP gas backup generator, inverter air conditioning, LED lighting and fiber-optic internet. Concrete walls of 18 to 26 cm and anti-hurricane glazing throughout.

Room to grow: the structure allows additional bedrooms....

Full description and all photos at almarmx.com

AMENITIES

- ✓ Beach Access
- ✓ Cistern
- ✓ Waterfront
- ✓ Patio
- ✓ Roof Garden
- ✓ Oceanview
- ✓ Furnished
- ✓ Service Room
- ✓ Private housing development
- ✓ 24 Hour Security
- ✓ Hot tub
- ✓ Balcony
- ✓ Beachfront
- ✓ Garden
- ✓ Sprinkler irrigation
- ✓ Terrace
- ✓ Air conditioning
- ✓ Equipped Kitchen
- ✓ Double story
- ✓ Pets allowed
- ✓ Pool
- ✓ Multipurpose room

ESTIMATED FINANCING

Estimated monthly payment

USD 21,964/mo

Down payment **20% · USD 550,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **USD 2,200,000**

Estimate only. Check with your bank for actual terms.







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