

Villa Cenote

Region: Tulum Sleeps: 20

Overview

Situated in the heart of Tankah Bay, where the jungle gives way to the sea, this spectacular modern villa offers a luxurious place to soak up the paradisiacal setting and relax beneath the Mexican sun.

Recently built, Villa Cenote is arranged over several levels, with the ground floor spilling out to a wonderful pool and terrace that falls away to the beach beyond. Well-designed, the interior has a contemporary aesthetic, with inviting, spacious rooms that enjoy plenty of natural light through the large openings that frame views out to all sides.

Entering on the ground floor, the main living area has been tastefully decorated, with wonderfully high ceilings and elegant furnishings in neutral tones that reflect the natural surroundings outside. To one side, a large kitchen is fully equipped with sleek marble countertops and beautifully crafted cabinets, whilst a breakfast bar and dining table sit nearby where you can enjoy wonderful dishes cooked by the talented team of in-house chefs. To the far end, a sweeping banquette offers a comfortable place to sit, whilst sliding doors to the front of the room invite you to step outside and relax in the shade on the terrace. Various seating arrangements ensure there is plenty of space to spread out, and an impressive outdoor dining table is the perfect place for making the most of the warm weather and sharing leisurely meals in the fresh air.

A central staircase leads to the upper floors, where five generously sized suites are immaculately presented with super king-sized beds and delightful ensuites. Several of the rooms have access to a private balcony, inviting you to wake up and admire a glorious view out to sea or step outside and sit with an early morning coffee and enjoy the peaceful setting. There is a sixth suite on the ground floor



as well as a separate outbuilding that features a separate guest house with two bedrooms, offering a sense of independence and privacy to additional guests.

The villa's roof is simply spectacular, offering panoramic views over the jungle canopy and out to the sea. A stylish daybed sits beneath a wooden pergola, whilst a handful of loungers invite you to recline beneath the blue skies and soak up the sun. A second pergola to the centre shelters a long sofa bench, offering the perfect place to relax in the evening and share a bottle of wine whilst watching the sunset over the ocean.

Surrounded by swaying palms and tropical plants, the garden terrace extends away from the villa, spilling down onto the sand. A sizeable pool sits to the centre, inviting you to cool off with a refreshing swim, whilst the sea is merely several steps away. Along the pool's edge, a series of loungers are perfect for drying off in the sun, whilst further seating is positioned on the beach, where you can relax with a book whilst watching the waves lap along the shore. Enjoy a stroll along the sand, or borrow one of the glass-bottomed kayaks and paddle out to explore the neighbouring bays.

Facilities

Villa • TV • Waterfront • Walk to Beach • Watersports • Canoeing/Kayaking • Historical Sites • Sailing • Beachfront • Air-Con • Scuba Diving • Wi-Fi/Internet • Ground Floor Bed & Bath • Boat Trips • Ideal for Xmas/NY • Hairdryer • Seaview • Coffee Machine • Wow Factor • Chef/Cook Included • Indoor Games • Cots (Cribs) • Chef/Cook Available • Beach Nearby • Private Pool • Seafront • Bicycles Provided • Instagrammable • Modern • Board games • On-Site Concierge • Butler Included • Bikes • Pool inflatables • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • Safety Deposit Box • All Bedrooms En-Suite • Food blender • Satellite TV • Heating • Ceiling Fans • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Cenote is an incredibly-located property, with eight gorgeous suites, and a wonderful team of staff to assist guests during their stay along Mexico's Riviera Maya.

Ground Floor

- Spacious living room with large sofas and access to the terrace
- Fully-equipped kitchen with breakfast bar and dining table (*please see T&Cs*)
- Bedroom with super king-size bed, TV, fully-stocked minibar, en-suite shower, and access to the terrace

First Floor

- Bedroom with super king-size bed, TV, fully-stocked minibar, en-suite bathroom, and access to a terrace
- Bedroom with super king-size bed, TV, fully-stocked minibar, en-suite shower, and access to a terrace
- Bedroom with super king-size bed, TV, fully-stocked minibar, and en-suite shower
- Bedroom with super king-size bed, TV, fully-stocked minibar, and en-suite shower

Second Floor

- Bedroom with super king-size bed, TV, fully-stocked minibar, en-suite shower, and access to the roof terrace

Guest House Ground Floor

- Bedroom with king-size bed and double sofa bed, TV, fully-stocked minibar, and en-suite shower, and access to the exterior
- Kitchenette

Guest House First Floor

- Bedroom with king-size bed and double sofa bed, TV, fully-stocked minibar, and en-suite shower

Exterior

- Covered terrace with large stone dining table and separate seating area
- Private pool with surrounding sun loungers and outdoor shower
- Direct beach access
- Galls-bottom kayaks, paddle boards, and snorkelling equipment
- Adult and child's bikes with helmets
- Outdoor kitchen with bar stools, barbecue and grill, and food preparation area
- Beach chairs and sun loungers

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Hypnos mattresses
- Dyson & GHD hairdryers and straighteners in all bedrooms
- Nespresso coffee machines in all bedrooms
- Cot & highchair
- Food processor
- Bose bluetooth speaker systems in all bedrooms



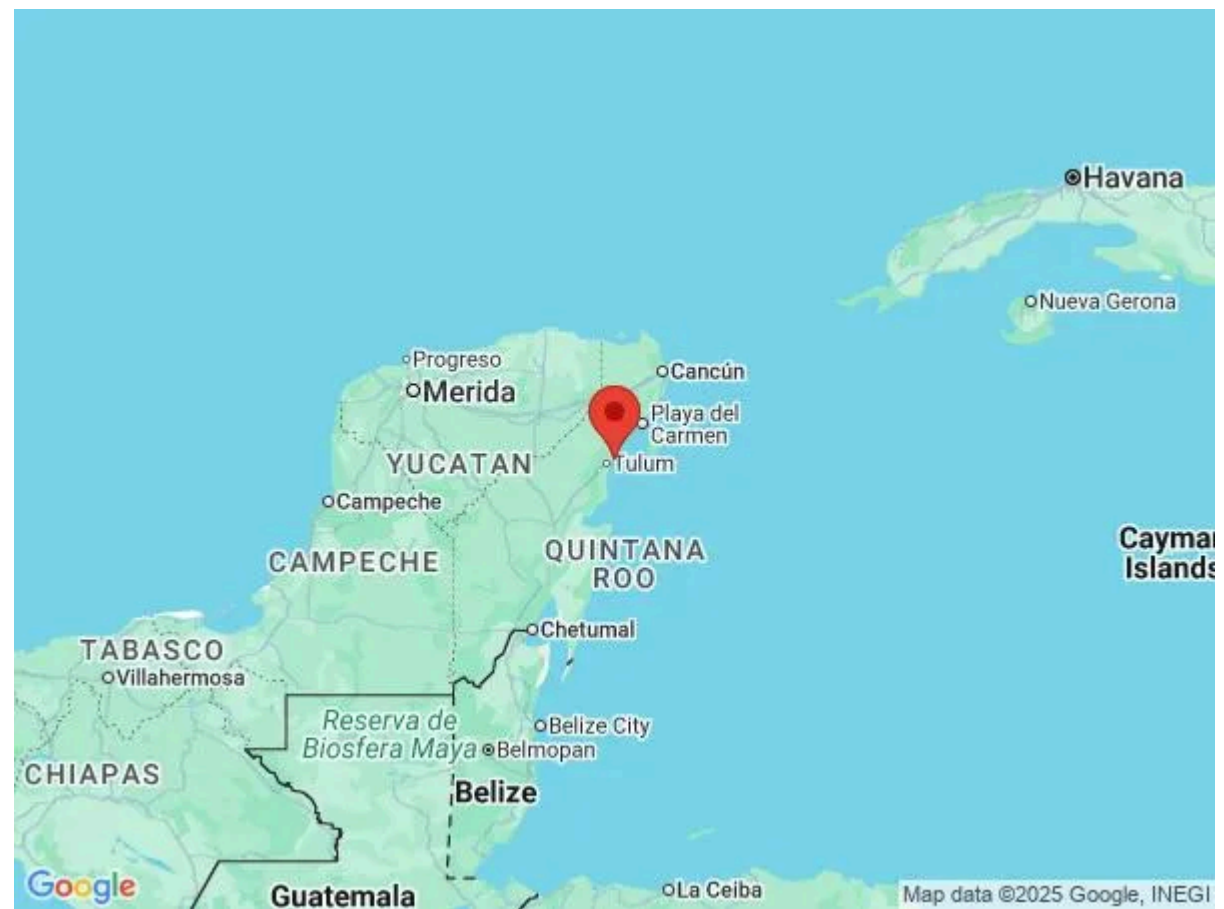
- SONOS sound system in communal areas
- Smoke detector
- Washer/dryer
- Ceiling fans in all bedrooms
- Iron & board
- Toiletries and amenity kits in all bedrooms
- Yoga mats
- Dumbbells

Location & Local Information

Ideally situated where the jungle meets the coast, Villa Cenote enjoys an exclusive setting with its lovely pool and spacious terrace spilling out onto the sand. The beach in front of the villa offers direct access to the sea, where you can make the most of the region's beautiful coastline and soak up the paradisiacal setting without having to leave the villa's walls.

Nestled in the heart of Tankah Bay, Villa Cenote is well-placed to explore the region's nearby attractions and is located just a short drive from the popular site of Tulum. One of the last cities built and inhabited by the Maya, the incredible structures date back to the 13th century, and you can wander between the ancient ruins and discover the distinctive architecture and rich history. The ruins can be found right up to the beach, so make sure to bring your swimmers so you can cool off in the sea at the end of your visit. There are several other sites nearby or head into the town itself, where you can stroll along the vibrant streets, browsing the colourful shops selling artisan wares. Renowned worldwide, Mexican food culture is an absolute treat, and there is plenty of opportunity to enjoy the diverse local cuisine. Stop for a plate of tacos at one of the roadside stalls or visit Taqueria Honorio, where you can pick from one of their classic tortillas. Gitano is the perfect place to relax with a drink, whilst Hartwood is a great spot for dinner, where you can choose from their daily changing chalkboard menu and enjoy wonderful dishes made from fresh, local ingredients.

Covering nearly 181,000 km², the Yucatan Peninsula has a tropical climate, resulting in an incredibly rich and diverse plant life. Where the jungle gives way to the sea, the landscape is characterised by forests of mangroves, and you can take a kayak tour to discover the tropical scenery and observe wild animals in their natural habitat. With its low altitude, the area is also known for its many Cenotes and beautiful geological forms resulting from the collapse of limestone bedrock. Just a few minutes walk from the villa, Casa Cenote is a stunning pool of clear blue water, and you can enjoy a swim in the magical setting. A number



of companies offer day tours to discover other cenotes nearby, or alternatively, have a go at scuba diving and head down deep under the surface to see the unique underground caverns.

Stretching for miles, the fine white sand beaches extend along the coast, inviting you to explore the tropical paradise. However, below the water's surface and just beyond the coast lies the fantastic Mesoamerican Barrier Reef. Take a glass-bottomed boat tour out to see the incredible natural habitat, or grab a snorkel and explore the reef, where you can expect numerous species of seagrass and coral, as well as being host to the world's largest population of manatees.

Local Amenities

Nearest Airport	Cancun International Airport (110 km)
Nearest Ferry Port	Playa del Carmen Ferry Port (56 km)
Nearest Town	Tulum (12 km)
Nearest City	Cancun (120 km)
Nearest Restaurant	OTulum Restaurante (1 km)
Nearest Bar/Pub	Cerveceria Tulum (13 km)
Nearest Supermarket	Super Aki Tulum (11 km)
Nearest Beach	Beach (10 m)
Nearest Golf	PGA Riviera Maya (17 km)
Nearest Tennis	Tulum Padel & Tennis (17 km)
Sightseeing	Cenote Yax-Kin (8 km)

What we love

- Sitting on the beachfront, Villa Cenote enjoys a privileged position, and you can fall out of bed and take a mere few steps across the sand to enjoy an early morning swim in the sea
- The impressive roof terrace offers spectacular views, perfect for sitting out in the evening and sharing a glass of wine whilst watching the sunset over the horizon
- With direct access to the beach, there is every opportunity to enjoy the paradisiacal setting, and the villa's kayak and snorkelling equipment are perfect for discovering the depths of the crystal clear sea
- Beautifully furnished, Villa Cenote features eight wonderful suites, all offering a luxurious experience with thoughtful touches that ensure a comfortable stay and a helpful team on hand - it's like a 5-star resort here!

What you should know...

- The villa contains air conditioning so a comfortable temperature can be reached at all times
- Whilst there is parking for cars, the villa offers several bikes for both adults and children, perfect for exploring the surrounding area
- The villa is not available for self-catering as it is equipped with a professional kitchen

Terms & Conditions

- **Security deposit:** Please be aware that a non-refundable damage insurance of £120 is to be paid at the time of booking. Along with this, \$2,000 USD is charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3 pm.

- **Departure time:** 12 pm.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price and changed daily.

- **Pets welcome?:** Small dogs are permitted on request only and with prior agreement with the owner. If accepted, a pet deposit of \$500 USD and a \$250 USD cleaning fee will be required. The deposit will be returned if no damage occurs. Please enquire for more information.

- **Other Ts and Cs:** Please be aware that his villa is not available for self-catering as it is equipped with a professional kitchen. Additionally, it is important to note that a mandatory food deposit of \$1,000 USD (for supplies, food, and beverages) is required from guests a minimum 7 days prior to arrival.

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 7 nights during Christmas/NYE. 4-5 nights during other periods.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Not available.

- **Tax:** A 3% Lodging Tax and 16% Government Tax are included in the final rental price.

- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.

- **Beach towels included?:** Yes, included in the rental price.

Villa Conditions:

- Please note that this property requires a 50% deposit at the time of booking.

- Quiet hours in the community are after 10 pm, when no loud music is allowed.

- Please be aware that, due to weather changes and fluctuating ocean currents, the Riviera Maya may experience the presence of naturally occurring seaweed during the summer months.