

Villa Deluxe Santos

Region: Tulum Sleeps: 10

Overview

As you enter Villa Deluxe Santos, light spills in from every direction. The architecture is clean and confident yet softened by natural textures and organic tones. You step into the open-plan living space, where glass walls blur the line between indoors and out. To one side, the dining area stretches beneath a sculptural chandelier, perfectly framed by views of the courtyard. Just beyond, the sleek, fully equipped kitchen extends towards a generous island with bar seating, ready for morning coffee or sunset cocktails.

Slide open the doors, and the villa opens into a private, central garden space where a pool glistens beside a square of soft green lawn. The outdoor dining area sits under a shaded overhang, while lounge furniture invites easy afternoons and long, candlelit dinners.

Upstairs, the bedrooms unfold in a quiet rhythm, each one calm, spacious, and paired with its own en-suite. Textures are layered with care: smooth plaster, woven rugs, warm wood, and soft lighting throughout. At the very top, the master suite feels like a retreat within a retreat, with a walk-in wardrobe, private terrace, and a jacuzzi perched beneath the sky. Villa Deluxe Santos feels less like a house and more like a gentle journey, one that flows, breathes, and gives space to simply be.



Facilities

Padel • Villa • Boat Trips • Scuba Diving • Sailing • Tennis Nearby • Historical Sites • Air-Con • Canoeing/Kayaking • Recommended • Watersports • Private Pool • Ideal for Kids • Chef/Cook Included • Wow Factor • Ideal for Teens • Maid Service Included • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Modern • <1hr to Airport • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Safety Deposit Box • Heating • Ceiling Fans • Caretaker/Owner on Site • New Villas 2025 • Spa Treatments Available • Transfers Available • Butler Included • Bathroom Toiletries • Laundry Service

Interior & Grounds

Ground Floor

- Fully-equipped kitchen with central island unit and breakfast bar, and direct access to pool terrace
- Living room with comfortable sofas and access to terrace
- Laundry room
- Guest toilet

First Floor

- Bedroom with king-size double bed, TV, walk-in closet, and ensuite bathroom with shower
- Bedroom with king-size double bed, TV, walk-in closet and ensuite bathroom with shower
- Bedroom with queen-size double bed, TV, and ensuite bathroom with shower
- Bedroom with two twin beds
- Shared bathroom with shower

Second Floor

- Main bedroom with king-size double bed, TV, walk-in closer, ensuite bathroom with indoor and outdoor shower, and access to a private terrace with jacuzzi

Exterior

- Garden with private pool
- Covered terrace with outdoor seating and dining table
- Barbecue
- Private parking space
- Access to local club house with gym and padel court

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Washing machine



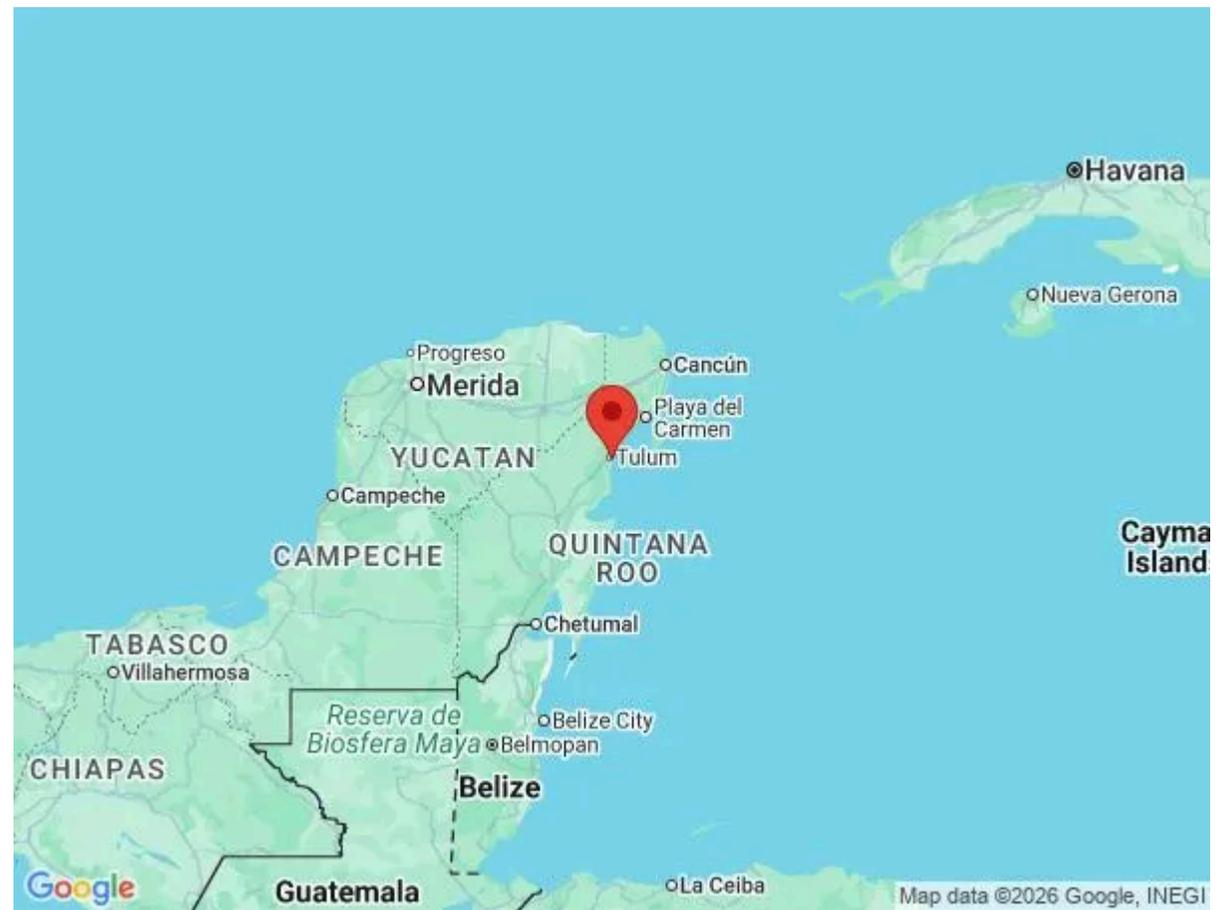
Location & Local Information

Nestled in a tranquil pocket of Tulum, Villa Deluxe Santos is perfectly positioned for those who want to be close to the area's vibrant energy while enjoying their own private escape. A short drive brings you to the iconic white-sand beaches, Mayan ruins, and boutique-lined streets of Tulum Pueblo. Cafés, galleries, and natural wonders like the Gran Cenote and Sian Ka'an Biosphere Reserve are all within easy reach.

Surrounded by lush greenery and whispering palms, the villa offers a peaceful base for exploring this soulful stretch of Mexico's Riviera Maya. Whether you're chasing the sunrise on a paddleboard, sipping mezcal in a jungle bar, or cycling to a yoga session, Tulum's magnetic pull is never far away.

Local Amenities

Nearest Airport	Tulum International Airport (44 km)
Nearest Airport	Cancun International Airport (118 km)
Nearest Bar/Pub	Muuyal Rooftop (2 km)
Nearest Beach	Playa Las Palmas (4 km)
Nearest City	Cancun (130 km)
Nearest Ferry Port	Playa del Carmen Ferry Port (65 km)
Nearest Golf	PGA Riviera Maya (27 km)
Nearest Restaurant	Rossina Cafe (2 km)
Nearest Supermarket	Fresh Market (1 km)
Nearest Tennis	Academia Municipal de Tennis Tulum (6 km)
Nearest Town	Tulum Centre (3 km)
Nearest Train Station	Tulum Train Station (8 km)



What we love

- The master suite crowns the villa with its private jacuzzi terrace and panoramic jungle views! Everybody will be rushing to claim this room for themselves!
- Every bedroom at Villa Deluxe Santos has an en-suite, with beautiful natural finishes and calming interiors
- The thoughtful outdoor design includes a sleek private pool, outdoor kitchen and shaded lounge, which make for a perfect setting to socialise with friends and family after a long day of exploring Tulum and the Riviera Maya
- Located in a quiet and residential area of Tulum, clients have plenty of access to cultural sites, beaches, and more

What you should know...

- There will be a butler and housekeeper on site to help you with anything you may need
- Please note that the pool is not fenced, so children should be supervised at all times
- There is external cctv on site
- While Tulum's beaches and restaurants are nearby, a car or bike is recommended for ease of access

Terms & Conditions

- **Security deposit:** \$1,000 USD 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:** 3pm. An early check-in may be available to guests, on request, and with prior arrangement before arrival. Please enquire directly with the property manager to arrange.
- **Departure time:** 12 pm. A late check-out may be available to guests, on request, and with prior arrangement before arrival. Please enquire directly with the property manager to arrange.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not permitted.
- **Other Ts and Cs:** Please note that a non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking is within 12 weeks of departure).
- **Changeover day:** Flexible, but please note that the property manager requires a day between bookings to be able to prepare the property.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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?:** Outside only.
- **Other 2:** Please be aware that the housekeeper and butler live on-site and are there to assist you during your stay. Please enquire if you require more information.
- **Other 3:** A chef is included for breakfast, lunch, and dinner. Guests only need to pay for the ingredients. Please enquire for more information.
- **Minimum stay:** 7 nights during NYE. Variable during the other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Use of the heated jacuzzi is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Not applicable.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.
- **Stag & Hen Do Allowed? :** Please note that no parties or stag/hen parties are permitted. Weddings may be considered depending on the size of the group. Please enquire for more information.