



## For Sale: Fabula 2 Bedroom Villa



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 253,215.16

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
Posted: Sep 08, 2025

### Description:

Price Starting At 253 149 USD

[Download Brochure](#) [Compare Listing](#)

Type New Development

Category Houses

Neighborhood Tulum Centro

City Tulum Real Estate [\[View Map\]](#)

Bathrooms 2.5

Size 1 679 ft2

HOA Maintenance 390 USD Month

[Contact Us for Info](#)

### Property Description

Fabula is a community of homes designed for locals surrounding a large pool and preserving the original trees of this beautiful space. Located near Ave Kukulkan and blocks from the main Ave Tulum the Deportivo Municipal and a gym are a few steps away and the beach is just ten minutes by bike. These homes are designed for long term living with a focus on the local lifestyle.

Fabula residents have drive up parking in front of their homes and a private patio and garden space which opens up to the large shared natural space.

Living at Fabula feels like having a home in front of a park.

There will never be neighbors above or below instead private roof decks patios balconies and gardens offer secluded outdoor living spaces. All of the homes look onto a pool and a large garden full of trees.

The shared amenities at Fabula are only the basic in order to keep Homeowners monthly fees HOA to a



minimum a pool picnic areas a natural playground  
bicycle storage and scooter parking.

Who is Fabula designed for Those who are ready to own their own home in Tulum and expect the best value for their investment. Those who have an active lifestyle in this vibrant town and want to be close to everything yet love the jungle. Those who feel part of the Tulum community.

The homes each have their own garden which opens up to a central garden with a semi Olympic pool and outdoor living areas under a canopy of mature trees  
in a natural space.

Private parking

Private Rooftop

swimming pool

Green Areas

Type New Development

Category Houses

Neighborhood Tulum Centro

City Tulum Real Estate [View Map

Bathrooms 2.5

Size 1 679 ft2

HOA Maintenance 390 USD Month

## Common

Bathrooms:	2
Finished sq. ft.:	1.679 sq m

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/GSAZ-T85014/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GSAZ-T85014/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	mx61823578
-----------	------------

