



## For Sale: Muuyal 12-Bedroom Luxury 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 3,509,202.31

#### Location

Country: Mexico  
 State/Region/Province: Quintana Roo  
 Posted: Apr 02, 2026  
 Description:  
 Price 3 500 000 USD

- Download Brochure
- Compare Listing
- Type New Development
- Category Houses
- Neighborhood Region 15
- City Tulum Real Estate [View Map]
- Bathrooms 14
- Size 12 412 ft2
- HOA Maintenance 400 USD Month
- Contact Us for Info
- Property Description

Muuyal is a luxury 12 bedroom villa in Tulum set within the jungle and positioned a short drive from the area s iconic beaches beach clubs dining and outdoor adventures.

Designed with entertaining in mind the home balances open social zones with well separated private suites. A rooftop lounge and private pool anchor the experience while the chef s kitchen and open concept dining areas make hosting feel effortless whether it is a full house weekend or a quieter stay with family.

Size and scale are a defining advantage here. The villa is supported by reported figures of 12 412 sq ft about 1 153 sq m of construction on a 17 120 sq ft lot about 1 591 sq m with a stated total interior area of 987 sq m about 10 624 sq ft .



With 12 bedrooms 10 full bathrooms and 4 half baths Muuyal is well suited for groups that want space to gather and space to reset. A dedicated wellness and yoga area and multiple indoor and outdoor entertainment spaces add flexibility for retreats celebrations and extended stays.

The property features climate controlled interiors high speed connectivity premium finishes and furnishings and smart home integration available upon request. Concierge and maintenance options are also noted supporting owners who want a more streamlined experience.

For buyers prioritizing clarity and long term usability Muuyal is described as fully deeded and titled with turnkey and fully managed options as well as international buyer support and legal advisory. The villa also has short term rental revenue potential for those considering performance alongside personal use.

How is Muuyal set up for hosting large groups

Muuyal is built around group friendly living with 12 bedrooms 10 full bathrooms and 4 half baths plus indoor and outdoor entertainment areas that support gatherings without sacrificing privacy.

What are the standout lifestyle features on the property

The most defining features include the private pool rooftop lounge chef s kitchen with open concept dining and a dedicated wellness and yoga space all within a gated setting.

What size is the villa and the land

The property reports 12 412 sq ft about 1 153 sq m of construction on a 17 120 sq ft lot about 1 591 sq m and also cites a total interior area of 987 sq m about 10 624 sq ft .

Are there turnkey management and ownership support options

Yes. The villa is described as fully deeded and titled with turnkey and fully managed options plus international buyer support and legal advisory. Concierge and maintenance options are also referenced.

Type New Development

Category Houses

Neighborhood Region 15

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Bathrooms 14

Size 12 412 ft2

HOA Maintenance 400 USD Month

### Common

Bedrooms:	2
Bathrooms:	14
Finished sq. ft.:	12.412 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/GSAZ-T135542/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T135542/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: mx62171565



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