

# Villa Sands

Region: Tulum Sleeps: 8 - 12

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## Overview

Situated on a semi-private beach on Soliman bay, Tulum, sits Villa Sands; an architecturally stunning six bed property, resplendent in terracotta and white. From its impressive exterior pillars, arches, and private pool, to the rooftop terrace and separate guest house, Villa Sands oozes luxury and sophistication. Located in a private gated community, this beachfront holiday home accommodates up to twelve guests and boasts modern design and amenities, as well as outdoor and indoor lounge areas, an outdoor grill, and spectacular ocean views.

Within the walled exterior of Villa Sands guests can enjoy lush garden areas and shady palms, as well as a covered outdoor dining area and comfy lounge. The villa benefits from an outside grill, perfect for entertaining on a warm evening or rustling up an afternoon feast, and the large private pool, surrounded by loungers, is ideal for a leisurely swim, cooling dip, or family pool game. The floor to ceiling sliding glass doors throughout the ground floor of the property flood the living spaces with light and make sure that no one can miss the incredible view of the pool as well as the sand and sea beyond.

The ground floor houses the first of five bedrooms found in the main villa, and like all the bedrooms features a king-size bed. Guests staying in this room can enjoy beautiful views of the property's tropical gardens, and will feel well-rested in the large comfy bed framed by dark wood and offset by the fresh white linens and neutral shades in the decor. The other bedrooms are decorated in a similar style, with king-size beds, solid dark wooden furniture, and light natural shades in the soft furnishings. Some of the bedrooms feature colourful wall art, and pops of teal or scarlett are present in the scatter cushions, curtains and throws. There are three bedrooms located on the first floor of the villa, including the master suite, all of which have access to a balcony overlooking either the gardens or the ocean. Bedroom five is the rooftop suite, which, alongside everything else, offers breathtaking views of the ocean and the entire bay.

The sixth bedroom can be found in the onsite guest house and is decorated to the same incredibly high standard, with a queen-size bed. All of the rooms benefit from en-suite shower facilities, with one of the bedrooms on the second floor also boasting a jetted tub.

Guests staying at Villa Sands can enjoy their own private stretch of white sandy beach on Soliman Bay, an area known for its tranquility and seclusion,



as well as its crystal clear waters and beautiful offshore reef that is just begging to be explored. The Villa provides snorkelling equipment for guests to use during their stay, and once you've finished lounging by the pool, and enjoyed some time swinging in a hammock under the palms, we highly recommend you venture out into the calm turquoise waters and take in some of the colourful sea life that the Caribbean Sea has to offer.

## Facilities

Villa/House • Wow Factor • Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Restaurant • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • TV • DVD • Ceiling Fans • Cot(s) • High Chair(s) • Beachfront • Waterfront • Seaview • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Scuba Diving • Boat Trips • Seafront

# Interior & Grounds

## The Villa

Villa Sands is a 6-bedroom villa sleeping 12 guests, located in a beachfront position within Soliman Bay, just a short distance from the trendy Tulum.

### Main Villa

#### Ground Floor

- Open-plan living & dining area with terrace access
- Fully-equipped kitchen
- Bedroom with king-size bed and en-suite bathroom

#### First Floor

- Bedroom with king-size bed, balcony access and en-suite bathroom
- Bedroom with king-size bed, balcony access and en-suite bathroom
- Bedroom with king-size bed, balcony access and en-suite bathroom

#### Second Floor/ Rooftop

- Bedroom with king-size bed, balcony access and en-suite bathroom

#### Guesthouse

- Bedroom with queen-size bed and en-suite bathroom

#### Exterior Grounds

- Private swimming pool
- Covered terrace
- Outdoor kitchen with barbecue grill
- Sun loungers
- Beach access

#### Additional Facilities

- Wi-Fi connection
- Air conditioning
- TV & DVD
- SONOS sound system
- Kayaks & snorkel equipment
- Hairdryers
- Parking
- Crib and highchair (*on request*)



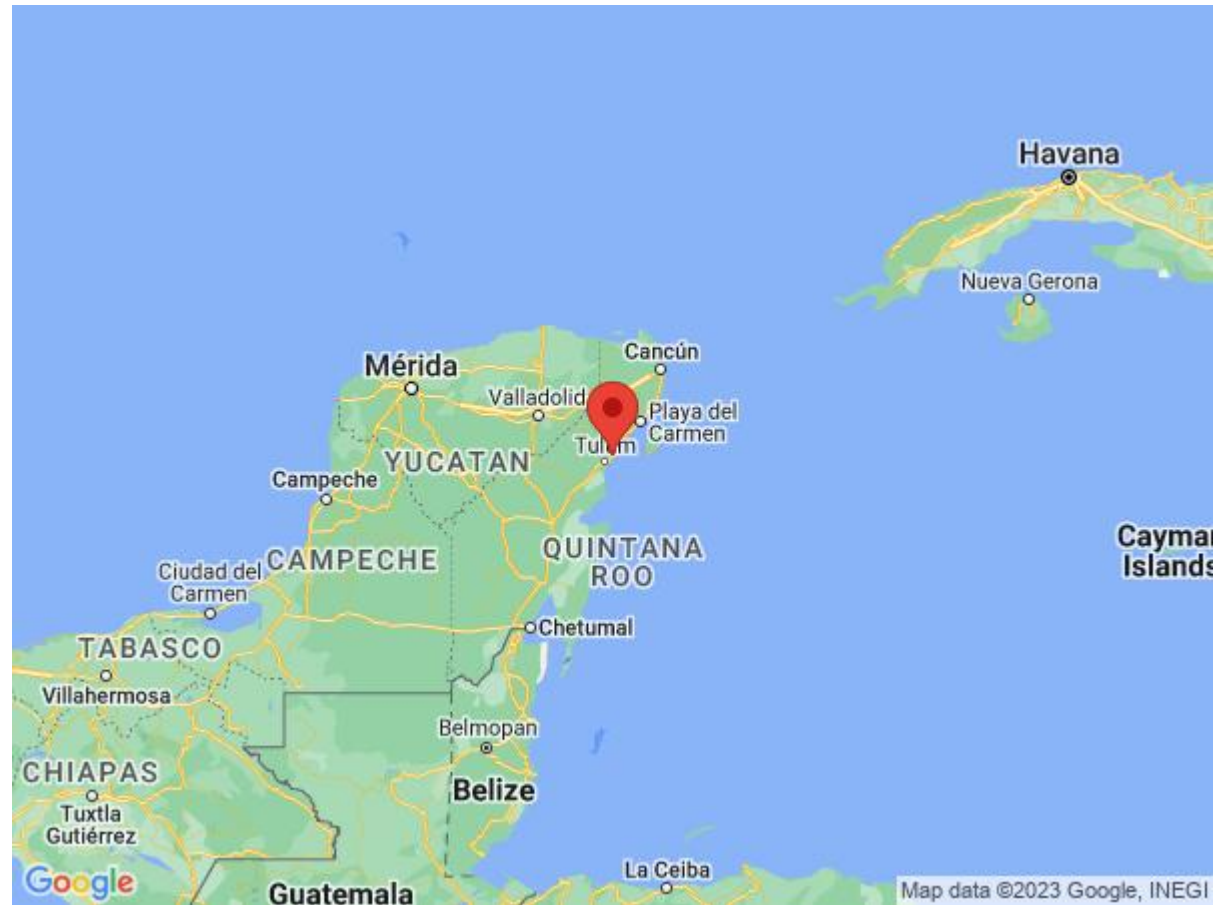
## Location & Local Information

Villa Sands can be found on Soliman Bay; a semi-private beach that is part of a gated community in the Mayan Riviera. The bay lies between the laid-back, yoga-retreat town of Tulum and Akumal, (known as 'The Place Of The Turtle'), and the surrounding area's natural features that include fine white sand, turquoise waters, cenotes, jungles and reefs make it a much lauded holiday destination. Soliman Bay is secluded and quiet, making it ideal for holidaymakers who want to experience Mexico without being in the thick of the more touristy areas such as Cancun, and as a result it maintains a rustic and peaceful vibe. The bay is located in a residential community and so luxury cabanas and villas are dotted along the shore, and there is even a small local restaurant serving the finest seafood, local beers, homemade guacamole, and fresh fruit juices.

On the surface of it, Soliman Bay is perfect for a quiet and restful holiday, but there is a lot going on under the water! Snorkelling and kayaking are hugely popular here, and visitors will be able to explore the amazing reef that lies just offshore. The waters are home to puffer fish, needle fish and flounders, as well as squid and sea turtles, which you will be able to swim alongside amidst the anemones and coral that populate this small yet stunning reef.

## Local Amenities

Nearest Airport	<b>Cancun International Airport (106 km)</b>
Nearest Town	<b>Tulum (17 km)</b>
Nearest City	<b>Cancun (118 km)</b>
Nearest Restaurant	<b>Pandano Restaurant &amp; Cocktail Bar (600 m)</b>
Nearest Bar/Pub	<b>Pandano Restaurant &amp; Cocktail Bar (600 m)</b>
Nearest Supermarket	<b>Super Aki Tulum (16 km)</b>
Nearest Beach	<b>Soliman Bay (10 m)</b>
Nearest Golf	<b>PGA Riviera Maya (13 km)</b>



Nearest Tennis

**Academia Municipal de Tenis Tulum  
(18 km)**

## What we love

- Villa Sands is part of a private gated community located on a sem-private stretch of beach on Soliman Bay, making it an ideal holiday home for those wanting a secluded and tranquil break
- All of the bedrooms in the villa benefit from en-suite shower facilities, as well as air conditioning and ceiling fans for your comfort
- Villa Sands benefits from a rooftop terrace and seating area that showcases incredible views of the ocean and the entire bay

## What you should know...

- One of the bedrooms is located in a garden annexe which may not suit all groups, but is great for those who want a bit of privacy
- As customary in Mexico, there will be a gratuity due for the villa staff which is payable in cash upon check-out of 8% of the total rental cost for your stay.
- Due to weather changes and fluctuating ocean currents, the Riviera Maya may experience the presence of naturally occurring seaweed during the summer months.

# Terms & Conditions

- Security deposit: \$1,500 USD to be paid on arrival and to be refunded in full subject to a damage inspection on departure. There will be a gratuity due also payable in cash upon check-out of 8% of the total rental cost for your stay.
- Arrival time: 3 pm.
- Departure time: 11 am.
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, and beach towels, included in the rental price.
- End of stay cleaning included?: 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.
- Internet access?: Wi-Fi internet access included in the rental price.
- Minimum stay: 7 nights during Christmas. 5 nights during Thanksgiving and Easter. 4-3 nights during other periods.
- Changeover day: Flexible.
- Pets welcome?: Not permitted.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available.
- Tax: 21% Government Tax is included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.

## **Villa Conditions:**

- Please note that this property requires a 50% deposit at the time of booking.
- One day prior to check out, guests will be asked to pay a customary 8% service charge for the gratuity for the staff.
- There are strict quiet hours in the community after 10pm (no loud music allowed). Penalties for noncompliance may apply.
- 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.