

***Akumal Luxury Beachfront I***  
4 bedrooms ~ 4.5 Baths  
Pool /Jacuzzi/Beachfront  
**Riviera Maya, Akumal, Mexico**



There is a special ocean location; Punta Sur. Here your spirit will soar to touch both Ocean and Sky. Here you can escape the over development of Villas abutting the all-inclusive hotels permeating the Riviera Maya. Here you will find privacy and seclusion and wild ocean music. Punta Sur, in Akumal, is part of the Riviera Maya, an hour and 15 minutes south of the Cancun airport. Situated between Tulum, home to famous Mayan ruins and the bustling city of Playa del Carmen, this is an ideal location for seeing the sights, snorkeling, Cave diving at world famous Cenotes, or relaxing in this 5,500 square foot ocean-front Villa. This newly-formed association of architect-designed private Villas is an enclave of the most exclusive and secluded multi-million dollar Villas directly facing the Caribbean Sea

The newest luxury villa, Akumal Luxury Beachfront I, is available for a discerning client to rent for a few select weeks of the year. This private 4-bedroom Villa boasts a unique architectural design and designer details seldom found in a Beach Villa. The couple who designed Akumal Luxury Beachfront I have spent 15 years in the Riviera Maya, and the villa reflects details from their global travels as well as the taste of the Designer's former position as the Executive Director of Takashimaya New York.

Situated high on the 18 foot coral dune, the Akumal Luxury Beachfront I commands breathtaking views of the Sea. The pool path walks you down about 20 steps to preserved coral strata where your feet meet the Sea. This unique natural coral environmental area pulsates with sea life. Walk the rocks from the Villa path and sandy beaches are 100 yards on either side of you. An expert from the Akumal Ecological Center can come to the Villa and explain the vast natural resources literally at your feet. The natural corals and preserved landscape looks a bit like the raw ocean action of Big Sur.

The Villa staff will take care of your needs while you are on vacation. Our personal Concierge will arrange for Chef prepared meals, Professional massages, tours of sites to see, private Yoga instruction, Baby sitting, Fishing and Golf - all with nominal service charges.

#### **Villa Floor Plan:**

Entering Akumal Luxury Beachfront I, through double arched Caribbean-Hardwood doors the visitor is immediately drawn to the spectacular view of the Ocean. The architect's glass window soaring 25-feet high reveals and frames the grandeur of the ocean. Located at the South border of Akumal, Punta Sur, is still close enough to walk beachside into the town of Akumal, making it an ideal location. Currently there are no immediate neighbors on either side of the Villa.

Akumal Luxury Beachfront I was designed to maximize an indoor-outdoor lifestyle. The large glass doors open up completely to patio beds framed in rock corals for lounging outside. Patios are roof-covered and linked to the 45 foot long mosaic tiled infinity-edge pool. The pool boasts a large 8-person Jacuzzi tub viewing the ocean. In the entrance foyer, the visitor sees the 6-foot tall black wrought Iron chandelier suspended from a domed ceiling 25 feet above. The hand-honed circular stairwell is embedded with river rock and bound by a hand-hammered artisan railing which spirals up to the roof. The first floor of the villa has a large Living Room with three large lounging sofas arranged in a semi-circle. Entertainment system includes a 42" flat-screen TV with a satellite service, a DVD player and a multi-speaker amplifier to connect an iPod. The large Dining Rooms 9 foot wood dining table can accommodate 12 for dinner. The space is dramatically enhanced with a candle lit enclave wall. A professional kitchen of black granite has two sinks, a professional oven, a dishwasher, and is large enough for everyone to see or participate in meal preparation. A Bar of lit Amarillo Onyx graces the hallway. Outside, under the patio ceiling, there is a Grill, and an outside Bar with three barstools made from mosaic tiles adjacent to the infinity edge swimming pool.

The Library Bedroom, a large bedroom suite, is located on the first floor and has a four-poster Caribbean style hardwood bed. This bedroom overlooks the Caribbean Sea through a small balcony. The en-suite bathroom has Crema Maya marble double vanity, and an oversized shower with two rainfall shower heads.

#### **Second Floor - Bedroom Description:**

Master Suite occupies one entire wing of the villa, with a total living space of over 1,800 square feet. The King Size bed is crowned with a rare fossilized hardwood tree root from the depths of the Yucatan jungle. A lunging single-size bed is for lounging or additional sleeping. The 360 square foot bathroom is clad floor to ceiling in a honed off-white Mexican marble. The Master Bathroom boasts a large 6 foot round soaking tub, a separate oversized marble shower with a rainfall showerhead. Two marble sinks capture views of both the Caribbean Sea and the jungle sunsets with privacy. There is a large dressing area closet. This suite opens up to an oversized private balcony with a built-in couch and Lounge chairs, which overlooks the pool and the Caribbean Sea. This Master Suite has a 36" flat-screen TV with satellite service.

The Caribbean Suite is a spacious beige linen furnished suite with more than 550 square feet of living space. The King-sized bed looks directly at the Caribbean Sea through 9' wide glass doors. The marble-clad bathroom has a hand-made egg-shaped tub that protrudes into the bedroom offering stunning views of the Caribbean (all with complete privacy) while you shower or bathe. The oversized private balcony offers a refuge from it all with double wooden cushioned loungers and a seating area. This Caribbean Suite has a 42" flat-screen TV with satellite service.

The Jungle Suite offers a playful accommodation for up to six children, ages seven to seventy.... Naturally harvested tree trunks adorn the four beds in this large room. Two double beds and two single beds. En suite, a large bathroom, double sinks and double shower heads can accommodate a crowd. Glass doors open to a large adjoining balcony overlooking the jungle, which has a built in double bed and another shower, this one outdoors. Should someone wants to sleep "outside" but not too far away from those inside, the staff will make up this double couch as a bed.

All four bedrooms have air-conditioning and ceiling fans, yet due to the location with its natural sea breezes, we expect the A/C will be seldom used at Punta Sur. All four bedrooms have direct ocean views and very large outdoor balconies with seating areas. Beds are made to perfection with thick pillow-top mattresses, luxury linens and plush

pillows. All bathrooms are furnished with cotton towels, soaps, shampoo, conditioner and a hair dryer. All bedrooms have a safe deposit box for valuables

The second floor has a large library shelved desk-computer area for two people. WIFI service is provided at no charge.

**The Roof:**

The third floor roof of the Villa has sheltering Palapa roofs with covered couches and an exercise area. This space has breathtaking views of the Sea and wide angle panoramas of the red Jungle sunsets.



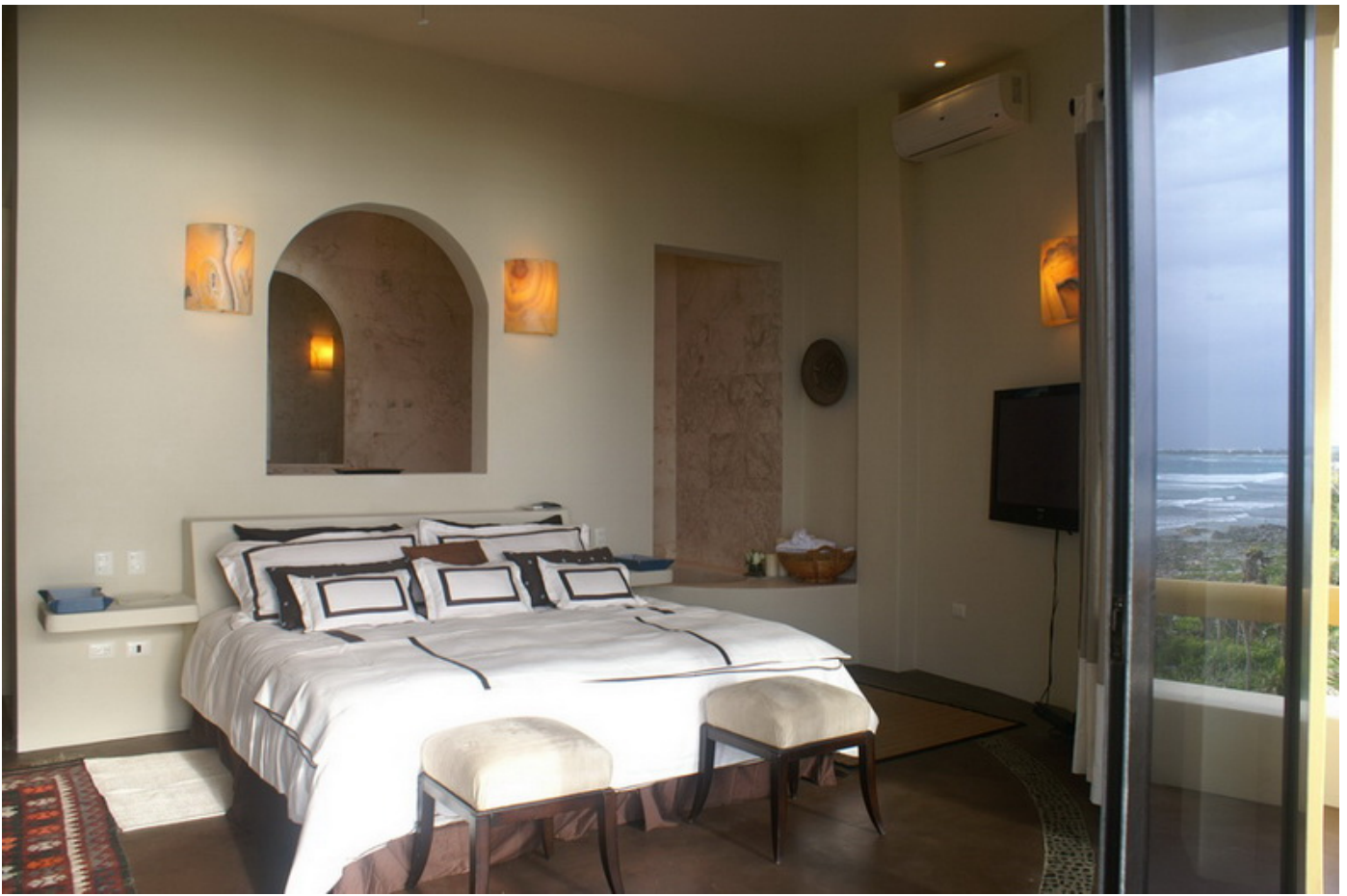
Living Room



Master Bedroom



Master Bath



2<sup>nd</sup> Master Bedroom



2<sup>nd</sup> Master Bath



Kitchen



Kitchen & Dining Table



Bar & Living Room



Spiral Staircase



Sunrise



Exterior

**Rates:**

Season	Rates Weekly	Taxes
High Season (November 30 - April 30)	\$12,250	Included
Holiday (Thanksgiving/President's Day)	\$13,500	Included
Holiday (Christmas/New Year)	\$20,500	Included
Low (May 2 - November 21)	\$8,950	Included

\*\*Rates are for 10 guests, villa sleeps 12. Each additional guest add \$950/week-\$1,500/week. Minimum rental period is 1 week (7 nights). Standard rental week is Saturday to Saturday. Villa includes maid and pool service. Villa manager and chef services available for an additional fee. No parties/wedding/events allowed.\*\*