



VILLAS
LEENBAL®

The luxury of living by the beach

LOCATION MAP

THE GREATEST AIR CONNECTIVITY IN THE COUNTRY

With direct connections to 103 cities across North America, Latin America, and Europe.



CANCUN
INTERNATIONAL
Airport



34 Km

TULUM
INTERNATIONAL
Airport



125 Km

MAYA TRAIN
Playa del Carmen
Station



29 Km

**PLAYA DEL
CARMEN**



20 Km

**PUERTO
MORELOS**



15 Km

**CANCUN HOTEL
AREA**



53 Km

**TULUM HOTEL
AREA**



93 Km



VILLAS LEEMBAL











An exclusive residential development with more than 94,000 square feet of lush green areas and walking trails, thoughtfully designed for those seeking a lifestyle that blends luxury, comfort, and the tranquility of nature.

Nestled in the heart of Playa Paraíso, this development stands out for its unmatched location in the Riviera Maya, offering a peaceful and secure environment with privileged access just 220 yards from one of the most stunning beaches in the Caribbean.



[Virtual Tour
Click Here](#)

MASTER PLAN

-  Pool and sundecks
-  Fitness center
-  Paddle court
-  Rest and contemplation areas
-  Walking paths through green areas
-  Children's playground
-  Cenote
-  Grill area
-  24/7 Surveillance service
-  Beach access

AMENITIES

THAT ENHANCE YOUR LIFESTYLE

At Villas Leembal, luxury, comfort, and nature merge to create a unique environment.

Each amenity is thoughtfully designed to inspire relaxation, connection, and well-being, offering an extraordinary living experience.

As part of this exclusive experience, our residents will enjoy preferential agreements with prestigious golf courses and select beach clubs in the area.

Explore our amenities

[Click Here](#)



YOUR LUXURY HOME

in harmony with nature

With just 20 exclusive residences, Villas Leembal offers a private and sophisticated living experience in a tranquil setting, perfectly harmonized with nature.



VILLAS
LEEMBAL®

VILLA KAN



506 square meters
(5,447 square feet)



4 bedrooms
+1 flex space



Bathrooms
6



1 Service or guest
room (Queen bed)



Accommodates
up to 16 people

VILLA **KAN**

5-bedroom layout

ROOFTOP

- Storage room and covered outdoor terrace
- Guest bathroom: 1
- Jacuzzi-ready setup

MIDDLE FLOOR

- Bedrooms: 3
- Full bathrooms: 2
- Flex space: 1

GROUND FLOOR

- Social area (living room, dining room, and kitchen)
- Laundry room
- Storage room and covered outdoor terrace
- Master bedroom: 1
- Service or guest room (Queen bed): 1
- Full bathrooms: 2
- Guest bathroom: 1

Virtual Tour
[Click Here](#)

Photo Gallery
[Click Here](#)



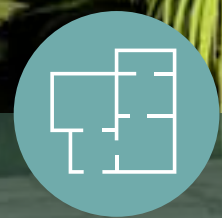


VILLAS
LEEMBAL

VILLA ÓOX



436 square meters
(4,694 square feet)



Bedrooms
3



Bathrooms
5



**1 Service or guest
room (Queen bed)**



Accommodates
up to 12 people

VILLA ÓOX

4-bedroom layout

ROOFTOP

- Storage room and covered outdoor terrace
- Guest bathrooms: 1
- Jacuzzi-ready setup

MIDDLE FLOOR

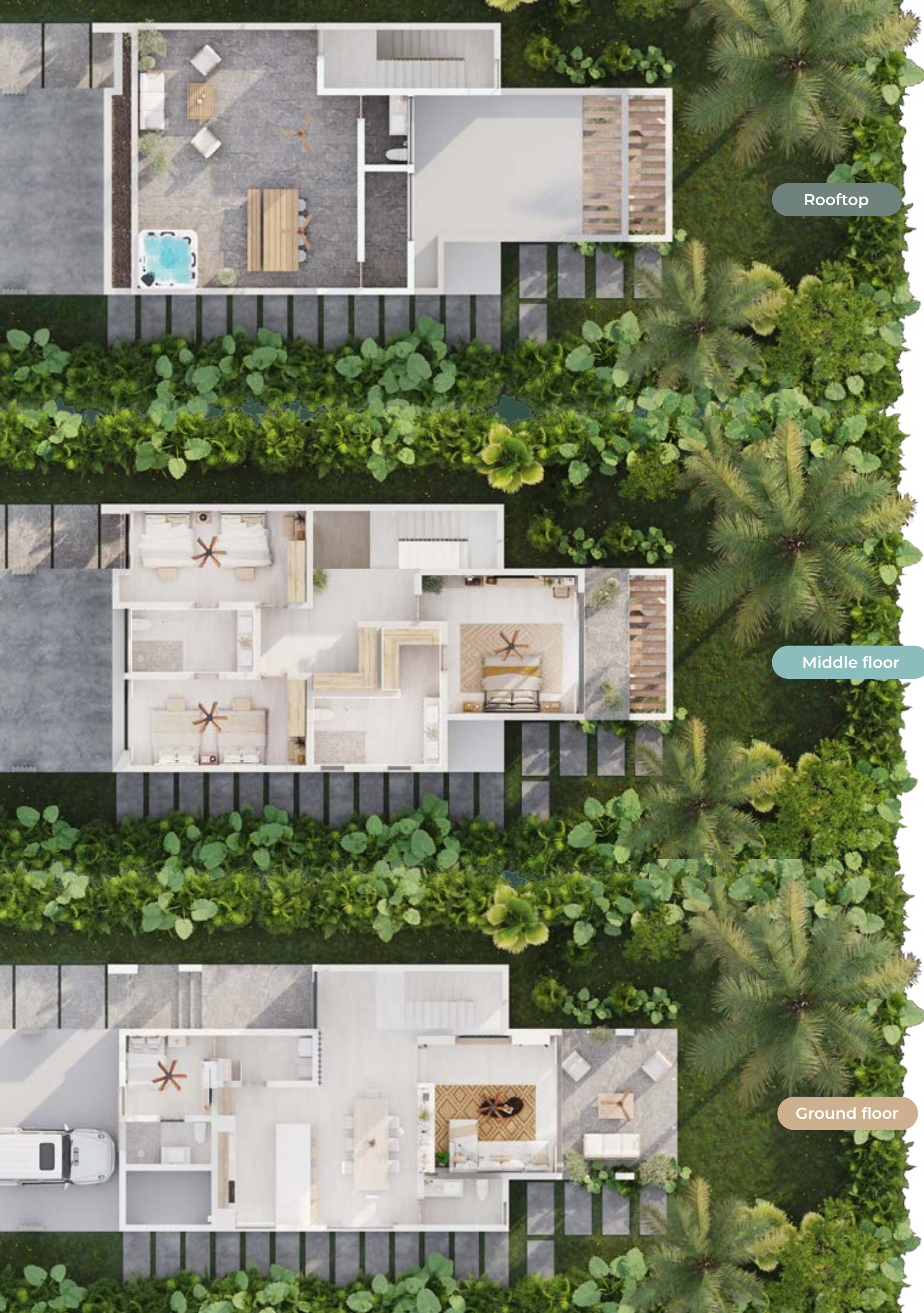
- Bedrooms: 3
- Full bathrooms: 2

GROUND FLOOR

- Social area (living room, dining room, and kitchen)
- Storage room and covered outdoor terrace
- Laundry room
- Service or guest room (Queen bed): 1
- Full bathrooms: 1
- Guest bathrooms: 1

Virtual Tour
[Click Here](#)

Photo Gallery
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Rooftop

Middle floor

Ground floor



VILLA FEATURES & FINISHES

- Main lighting fixtures
- Fan and coil air conditioning system
- Fully equipped kitchen (excluding appliances)
- Bathroom glass enclosures and mirrors
- High-end faucets and bathroom accessories
- Premium interior and exterior finishes, including travertine marble, cantera stone, galarza stone, decorative paint, and designer finishes



[Learn More
Click Here](#)



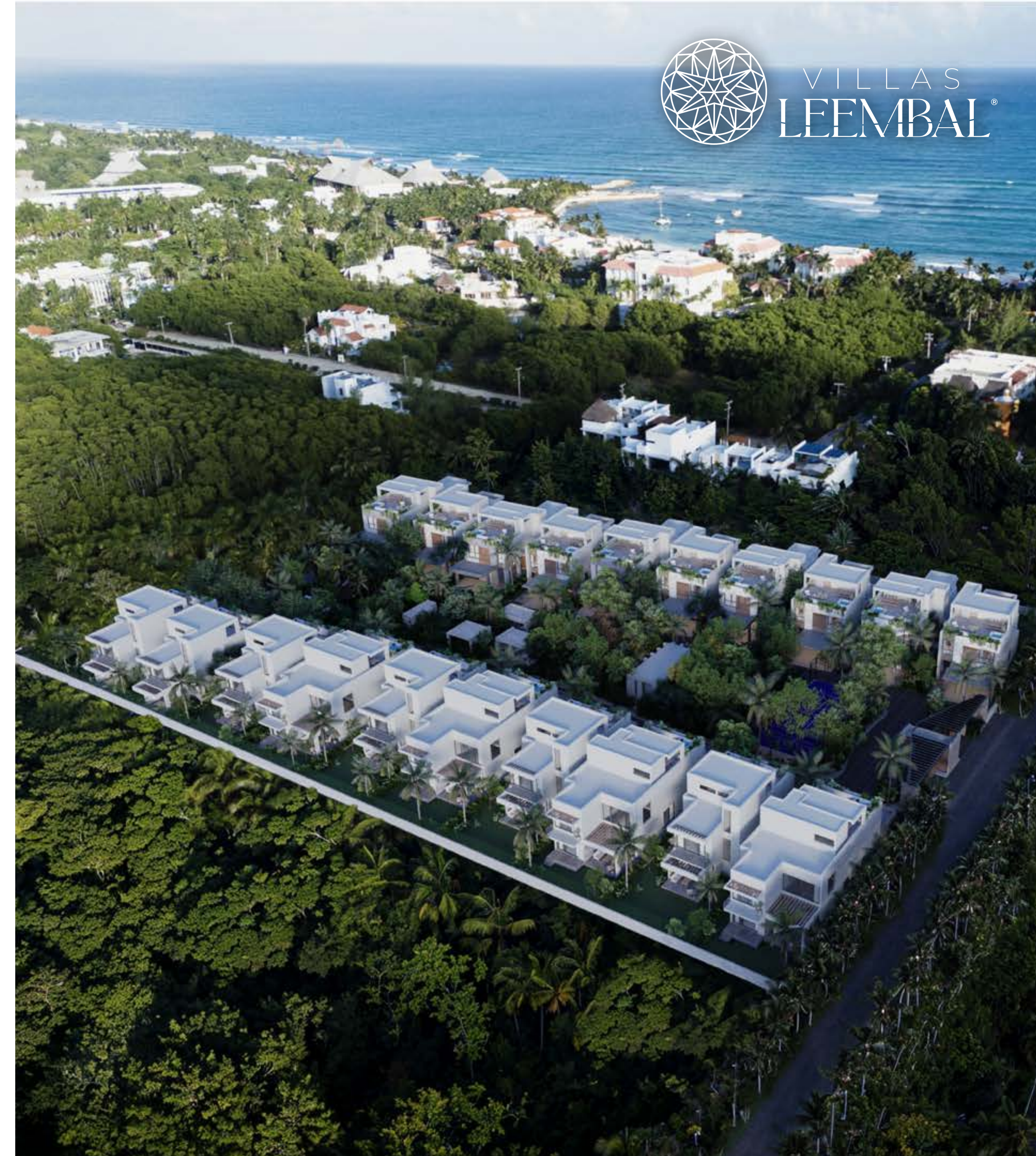
VILLAS
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BE PART OF THE EXCLUSIVE COMMUNITY OF VILLAS LEEMBAL

Generate passive income while you're not using your villa and enjoy it whenever you choose. We offer more than luxury ownership, we provide a strategic investment backed by professional management and a vacation rental model that maximizes profitability.

- Concierge services: activity planning, and private transportation arrangements.
- Housekeeping & maintenance: scheduled cleaning, preventive and corrective maintenance.
- Personalized services: private chef, yoga sessions, personal training, sports classes, and more.

[More Information
Click Here](#)





VILLAS
LEEMBAL®

YOUR INVESTMENT

our value proposition

Flexible
PAYMENT PLAN



VILLA
KAN

From
MXN \$25.1 million



VILLA
ÓOX

From
MXN \$21.9 million

Prices subject to change without notice *



EXPERIENCE FRACTIONAL OWNERSHIP

A SMARTER WAY TO INVEST IN LUXURY REAL ESTATE

Fractional ownership is a way to invest in luxury real estate by sharing ownership of a high-end property with a select group of co-owners. You enjoy full access to the property, amenities, and potential returns, while significantly reducing costs and responsibilities.

- **Investments** from **MXN \$5.3 million**.
- **Fully equipped and furnished 5-bedroom villa**.
- Enjoy **8 exclusive weeks per year** on a rotating schedule.

Exclusive Benefits

- Access to amenities and concierge services.
- Managed maintenance.
- Vacation rental program.
- Flexibility to sell your fraction.

Prices subject to change without prior notice*

ABOUT THE DEVELOPER

At **Tero Desarrollos**, we are committed to responsible development, prioritizing the well-being of our clients, the environment, and stakeholders. We achieve this through sustainable practices, efficient resource use, and the integration of eco-friendly technologies.

Our multidisciplinary team is key to the success of every project.

Each member of our team collaborates seamlessly, ensuring that every phase of the project aligns with our core values of innovation, sustainability, and excellence.



Built on trust, driven by excellence

[More information](#)

*For more information
contact us:*



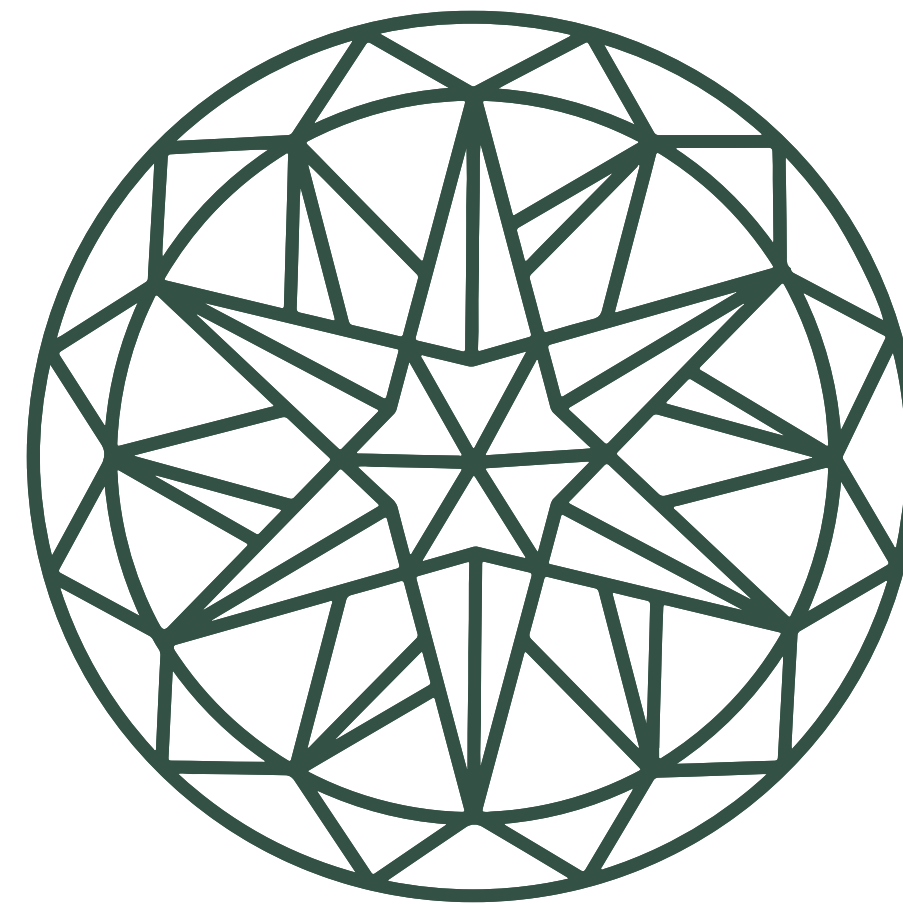
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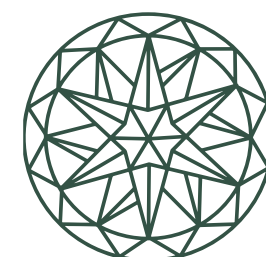
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Villas Leembal by Tero desarrollos.

Acceso a Playa Paraíso, Hotel Iberostar y
Mayan P. Playa Paraíso. C.P. 77728
Solidaridad, Quintana Roo, Q.R.



Privada Pino Suárez #300,
CP 64000. Monterrey, N.L.

VISIT OUR VIRTUAL TOURS



VILLA KAN

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VILLA ÓOX

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AMENITIES

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PHOTO GALLERY

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An exclusive paradise
of luxury by the sea

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VILLAS
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A private paradise in the heart of the Riviera Maya