



## 6 Bedrooms - House - Quintana Roo - For Sale - PHO7812792



### Agenten-Info

Name: ArKadia  
Name der Firma:  
Land: Vereinigtes Königreich  
Telefon:  
Sprachen: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 1,862,583.21

#### Standort

Land: Mexiko  
Staat/Region/Provinz: Quintana Roo  
Stadt: Playa del Carmen  
Veröffentlicht: 27.02.2026

Beschreibung:  
Luxury Estate in Playacar Phase II | Double Lot | 6 Bedrooms | Club Real | \$1,900,000 USD

Private Gated Residence with Pool, Massage Room, Game Room & Golf Community Access - Playa del Carmen, Mexico

### PROPERTY OVERVIEW

Located inside Club Real, Playacar Phase II, this exceptional 6-bedroom luxury residence sits on a rare double lot (1,241.67 m<sup>2</sup> / 13,375 sq ft lot | 8,277 sq ft construction) within one of the most secure and prestigious gated communities in Playa del Carmen.

This is not a typical home.

This is a compound-style estate designed for privacy, entertaining, and multi-generational living.

- 6 Bedrooms
- 6 Full Bathrooms + 1 Half Bath
- 8,277 Sq Ft Construction



- 1,241.67 m<sup>2</sup> Land (Double Lot)
- Pool with Swim Lane
- Jacuzzi + Sauna + Massage Room
- Game Room + Bar + Multiple Social Areas
- Gated Golf Community with Dual Security

## DISTRIBUTION, CLEAR FLOOR PLAN BREAKDOWN

### Ground Floor (Main Living Level)

- \* Grand entrance with tempered glass feature floor
- \* Formal living room
- \* Large dining room (12-seat hardwood table)
- \* Secondary informal living room
- \* L-shaped pool integrated into terrace
- \* Outdoor lounge + garden dining area
- \* 1 Bedroom + Full Bathroom
- \* Fully equipped kitchen (granite countertops, island, triple sink, dishwasher)
- \* Bar area with private social lounge
- \* Laundry / Service area
- \* Guest half bathroom

This level is designed for entertaining and indoor-outdoor flow.

### Basement Level (Entertainment & Wellness)

- \* Game room (pool table, air hockey, media projector)
- \* Private cinema-style setup



- \* 1 Bedroom with full bathroom
- \* Massage room (Catalan vaulted ceiling)
- \* Direct pool window feature (natural lighting element)

Ideal for hosting, teenagers, or guest privacy.

Second Floor (Private Bedrooms Level)

- \* 4 Bedrooms, each with private en-suite bathrooms
- \* Master suite includes:
  - Wooden soaking tub
  - Sauna
  - Jacuzzi
  - Walk-in closet
  - Private terrace
  - TV lounge area

Perfect for families needing separation of spaces.

**WHY PLAYACAR PHASE II?**

Playacar Phase II is:

- Master-planned gated community
- 2 security checkpoints
- Controlled traffic (40 km/h speed limit)
- Golf course community
- Beach access inside the residential area
- Walkable commercial plaza with restaurants, clinics, school, vet, spa
- 40 minutes from Cancun International Airport



- Near new Tulum International Airport

Playacar is considered one of the safest and most established residential communities in Playa del Carmen.

## WHY CLUB REAL?

Club Real is a sub-gated section within Playacar.

- \* Lower density
- \* Larger lots
- \* More privacy
- \* Family-friendly
- \* Quiet streets
- \* Strong resale value stability

This home sits on a **DOUBLE LOT**, which is extremely rare in this area.

## Club Real Amenities: Playacar Phase II

Club Real is a private, low-density gated community inside Playacar Phase II, offering exclusive amenities that enhance lifestyle and long-term property value.

- \* Residents-only swimming pool
- \* Tennis court
- \* Paddle court
- \* Event palapa for private gatherings
- \* Landscaped green areas with mature trees
- \* 24/7 gated security
- \* Quiet internal streets ideal for walking, jogging, and biking

Club Real combines privacy, security, and resort-style living within one of the most established and secure residential communities in Playa del Carmen.



## Addressing Common Buyer Concerns

### Security?

Dual gated access + private community security.

### Legal structure?

Properties in Playacar are fully deeded and transferable to foreign buyers via Fideicomiso (bank trust) or Mexican corporation.

### Rental potential?

Luxury estates in Playacar can perform in high-end rental segments, especially for large groups and holiday stays.

### Flood risk?

Playacar is elevated compared to many central areas and historically considered one of the most stable residential zones.

### Resale value?

Golf communities with double lots and over 8,000 sq ft construction are scarce. Scarcity supports long-term value.

### Lifestyle Advantage

This property is ideal for:

- \* Multi-generational families
- \* Buyers relocating from the U.S. or Canada
- \* Snowbirds wanting space
- \* High-end rental investment
- \* Golf lovers
- \* Buyers seeking privacy without isolation

You live inside a tropical ecosystem with birds, wildlife, and golf greens — but 5 minutes from Fifth Avenue and the beach.



## Pricing Context

\$1,900,000 USD

## Considering:

- \* Double lot
- \* 8,277 sq ft construction
- \* Golf community
- \* Security
- \* Resort-style amenities
- \* Location inside Playacar Phase II

This positions competitively in the luxury segment of Playa del Carmen.

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## Allgemein

Schlafzimmer:	6
Badezimmer:	6
Fertige m <sup>2</sup> :	769 m <sup>2</sup>

## Gebäudedetails

Parkplatz:	Ja
Anzahl Etagen:	2

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/XFPU-T20509/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/XFPU-T20509/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	18686-pho7812792
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IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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