



## Luxury Villa 6 bedrooms in Tulum Country Club Priv



### Information de l'agent

Nom: Armando Rodriguez  
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Nom de compagnie: Ardansa  
Pays: Mexique  
Experience since: 2020  
Type de service: Selling a Property  
Specialties: Other  
Property Type: Apartments, Houses, Commercial Property, Land lot  
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Languages: English, Spanish  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 855,000

#### Location

Pays: Mexique  
État/Région/Province: Quintana Roo  
Ville: Akumal  
Adresse: Av. Del Mar Akumal, Q.R.  
Indicatif régional: 77780  
Soumis: 14/04/2025

#### Description:

Location: The villa is located in the Gran Bahia Principe Residencial Golf complex, within the Villas Caribe area.

Security: The community has 24-hour security.

Services: The villa and its guests can enjoy the resort's services, some of them included in the monthly condominium fee:

Common areas with swimming pool  
Gym  
barbecue area



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Games for children

Private beach with sun loungers and umbrellas

Snack bar and restaurant (paid)

Other services:

Restaurants

Daily passes to hotels with use of their services

All included in food and drinks

27-hole golf course

Spa

Service contract: There is a contract with the Gran Bahia Principe Residencial Golf for 477 USD per month, which includes:

Professional cleaning of the villa at least 4 times a month

Maintenance of the garden and the two swimming pools

Monthly review of all villa systems

Budget for maintenance work

Manager of the Gran Bahía Príncipe at your disposal during your stay

Selling the company: It is recommended to sell the company instead of just the villa to save taxes.

Sales procedure:

Private agreement between buyer and seller.

Meeting to recognize the sale of shares, revoke directors and representatives, and appoint new ones.

Formalization before a Notary.

Electronic communication to the Ministry of Economy.

Advantages of purchase:

Loyal Customer Package

Accounts and access to online sales sites with high ratings

Great visibility

Many new reservations

Brief training for the buyer

Don't miss this opportunity to have a property with the highest capital gains and rental returns in all of Mexico!

Call us and we will gladly assist you!

Armando R-Real Estate Professional

+525512314028

Nouveau:

Oui

Condition:

Excellent

Année:

2023

## **Commun**

Chambres:

6



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Salle de bains:	6
1/2 baths:	2
Pied carré fini:	650 m <sup>2</sup>
Dimesions du lot:	557 m <sup>2</sup>
Basement sq. ft.:	90 m <sup>2</sup>
Floor Number:	3

## Room details

Rooms:	Breakfast nook, Master bath, Office, Solarium / Atrium, Walk-in closet, Dining room, Family room, Laundry room
Appliances:	Freezer, Garbage disposal, Microwave, Range / Oven, Refrigerator
Indoor Features:	Attic, Security system, Wired, Fitted kitchen, Double pane/storm windows
Floor Covering:	Other
Basement:	Finished

## Utility details

Heating Fuel:	Electric, Gas
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## Building details

Building Amenities:	Assisted living community, Fitness center, Gated entry, Near transportation, Over 55+ active community, Sports court, Tennis court, Basketball court, Controlled access, Doorman
Outdoor Amenities:	Pool, Hot tub/spa

## Rental details

Furnished:	Oui
Pets Allowed:	Oui
Pet Species Allowed:	Cats OK, Small Dogs OK, Large Dogs OK
Laundry:	In Unit

## Lease terms

Date Available:	
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## Contact information

Téléphone:	+52 (55123) 140-28
IMLIX ID:	IX5.525.737



# IMLIX

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