



## luxury villa for sale in Playa del Carmen



### Information de l'agent

Nom:	Armando Rodriguez
courriel:	armandorodriguezr5@gmail.com
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
Téléphone:	+52 (55) 123-14028
Languages:	English, Spanish
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 485,500

#### Location

Pays:	Mexique
État/Région/Province:	Quintana Roo
Adresse:	Carretera Federal, Carr. Cancún - Tulum Km 387, 77710 Playa del Carmen, Q.R.
Indicatif régional:	77710
Soumis:	14/04/2025

#### Description:

Living in Playa del Carmen means enjoying nature accompanied by a high standard of living and being captivated by the natural beauty of its surroundings, a city with a lot to offer and that knows how to enchant both residents and visitors.

#### HOUSE FOR SALE

Land area: 300 m<sup>2</sup>  
Construction: 332.20 m<sup>2</sup>  
Walking closet (main room)  
Hall  
Dining room  
Kitchen



TV room  
Back garden  
Terrace  
Private pool with fountain  
washing area  
Parking lot

## EQUIPMENT

air conditioners  
Fans  
Stove  
Bell  
Closets  
Tank  
Tally  
Living room and dining room  
Windows with panoramic views  
Direct access to the terrace  
Large kitchen with breakfast island  
Dressed in granite plateaus and carpentry  
A bedroom on the ground floor or study and TV room  
Master bedroom with walking closet space, full bathroom with granite finishes and balcony  
Secondary bedrooms with full bathroom  
Balcony overlooking the rear garden  
washing area  
Parking for 2 vehicles.

## RESIDENTIAL FEATURES:

Club House  
Private terraces  
Parking lot  
1 km jogging route  
dog park  
Children's play area  
Parking for 50 cars  
clubhouse  
Lobby  
Semi-Olympic pool with 3 lanes  
Children's pool  
Terrace with bar  
Sun terraces  
170 m2 gym  
Soccer field  
2 paddle tennis courts



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1 tennis court  
Air-conditioned children's playroom  
Air-conditioned Event Room for Adults with terrace and garden  
Air-conditioned Children's Event Room with terrace and garden  
Gated community  
24/7 security

## PLACES NEAR THE RESIDENTIAL

8 minutes from Liverpool  
10 minutes from Xcaret  
10 minutes from the beach  
45 minutes from Tulum  
50 minutes from Cancun International Airport

Do you want to invest in real estate in Playa del Carmen, Tulum, Cancun or the Riviera Maya? We are certified real estate advisors. We'll save you time, money and hassle! Contact us!

Armando Rodriguez-Real Estate Professional

Telephone: +525512314028

Nouveau:	Oui
Condition:	Excellent
Année:	2023

### Commun

Pied carré fini:	321 m <sup>2</sup>
Dimesions du lot:	300 m <sup>2</sup>

### Room details

Total rooms:	4
Rooms:	Master bath, Walk-in closet

### Utility details

Cooling Type:	Solar
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### Building details

Outdoor Amenities:	Balcony/patio, Pool
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### Lease terms

Date Available:

### Contact information

Téléphone:	+52 (5512) 314-028
IMLIX ID:	IX5.572.534



# IMLIX

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