



## Villa en front of the lagoon



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,193,128.76

### Location

Pays:	Mexique
État/Région/Province:	Quintana Roo
Ville:	Cancún
Indicatif régional:	77500
Soumis:	18/07/2025

### Description:

Perfectly positioned in one of Cancún's most coveted waterfront communities, this exclusive lagoon-front estate offers a rare blend of privacy, space, and architectural distinction.

More than just a residence, this extraordinary property encompasses three independent homes and a separate studio on a single, expansive lot — allowing for flexible use as a multi-generational compound, private retreat, or luxury rental investment. Each unit is beautifully appointed, with the option to function independently or seamlessly as one interconnected estate.

### Architecture That Tells a Story

From the terracotta rooftops and lush surroundings to the handcrafted interior details, this home blends cultural richness with timeless design. A dramatic double-height living area welcomes you with custom stone-carved columns featuring pre-Hispanic motifs, Catalan vaulted ceilings, stained-glass accents, solid wood finishes, and artisan stonework. Every element has been thoughtfully curated for elegance, comfort, and authenticity.

### Property Features:

8 spacious bedrooms across the main house, guesthouse, villa, and studio.

6.5 bathrooms with high-end finishes and natural materials.



4 fully equipped kitchens, ideal for private use or separate rentals.

A/C units throughout all interior spaces.

Hurricane shutters for added protection.

Rainwater harvesting system plus conventional cistern.

Garage for 4 vehicles, with room for expansion.

#### Outdoor Highlights:

Expansive lush garden with a palapa overlooking the lagoon.

Federal waterfront zone with the option to build a private dock.

Open-air social areas, full of light, nature, and tropical elegance.

Direct access to the Nichupté Lagoon, ideal for boating, kayaking, or enjoying unforgettable sunsets in total privacy.

#### A Smart Investment in the Heart of Paradise

Meticulously maintained and ready for move-in, this property is ideal for those seeking a luxury family estate, a boutique rental concept, or a secure real estate investment in one of the Caribbean's most desirable destinations.

Condition: Good

#### Commun

Chambres: 8  
Salle de bains: 6  
Pied carré fini: 840 m<sup>2</sup>  
Dimensions du lot: 805 m<sup>2</sup>

#### Room details

Total rooms: 9  
Indoor Features: Fitted kitchen

#### Building details

Parking: Oui  
Outdoor Amenities: Pool

#### Rental details

Furnished: Oui

#### Lease terms

Date Available:



## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/FJTU-T55/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T55/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: IX7.348.076

