



## For Sale: Casa Leo 8 Bedroom Villa



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 1,555,269.85 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Mexico        |
| Állam/Régió/Tartomány: | Quintana Roo  |
| Feladta:               | 2026. 04. 08. |
| Leírás:                |               |
| Price                  | 1 550 000 USD |

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[Bathrooms 8](#)

[Size 7 534 ft2](#)

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[Property Description](#)

A short walk from the Caribbean shoreline this second row property combines direct beach access with a flexible layout designed for both personal use and income generation. Surrounded by mature tropical landscaping the setting feels private and established while still placing you within one of the Riviera Maya's most desirable coastal areas.

The property sits on approximately 10 764 ft 1 000 m<sup>2</sup> of land with a total built area of 7 535 ft 700 m<sup>2</sup>. The outdoor spaces are thoughtfully arranged around a central garden where a full size swimming pool and shaded palapa create a natural gathering point for guests and residents.

Inside the main structure is divided into three independent residences each with its own character and functionality. The ground floor two bedroom apartment features an open kitchen and living area with both bedrooms offering en suite bathrooms. Large openings lead directly to the garden allowing for easy



access to the pool and outdoor lounge areas.

Above a second two bedroom residence follows a similar layout but introduces elevated views. Its private terrace includes a plunge pool and partial ocean views offering a more elevated living experience with added privacy.

The third residence spans two levels and includes three bedrooms. The ground level is designed for everyday living with an open kitchen living area and a bedroom accompanied by a full and half bathroom. Upstairs two additional bedrooms each include en suite bathrooms with one positioned to capture ocean views. This residence also connects directly to the shared garden and pool.

A separate one bedroom casita adds further flexibility complete with a kitchenette full bathroom and its own private pool. This space works well for owner use premium rental or staff accommodations.

Only a portion of the property has been actively rented in recent years generating approximately 75 000 USD annually. With the full property brought into operation and potential for additional construction there is clear upside for those looking to scale rental income or reposition the property as a boutique hospitality offering.

With direct beach access multiple independent living spaces and room to expand this property stands out as a practical investment with long term potential in a proven rental market.

FAQ

How many rental units are on the property

There are four independent living spaces in total. Three are located within the main building and one is a separate casita with its own private pool.

Is the property currently generating rental income

Yes. Only part of the property has been rented in recent years generating approximately 75 000 USD annually. This leaves room for increased income if the entire property is operated.

Can additional construction be added

Yes. The 10 764 ft 1 000 m2 lot still offers space for expansion whether adding more units amenities or enhancing the existing layout.

How close is the beach and is access private

The property is located on the second row with direct access to the beach. This allows for quick and easy entry to the shoreline without being directly on the front line.

Type Resales

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## Gyakori

Fürdőszobák: 8

Kész négyzetméter: 7.534 nm

## Lease terms

Date Available:



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## **További információ**

Weboldal URL:

[http://www.arkadia.com/GSAZ-T135990/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T135990/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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