



## Exceptional Two-Level Residence with Ocean Views & Private Rooftop



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 996,424.1

### Posizione

Nazione: Mexico  
Stato / Regione / Provincia: Quintana Roo  
Città: Cancún  
Cap: 77500  
Pubblicato: 02/01/2026

### Descrizione:

This wonderful residence offers breathtaking views of the Caribbean Sea and an unbeatable location within the renowned Villas Marlin condominium in Cancun's Hotel Zone.

The property features a spacious two-level layout, designed to feel as expansive as two villas in one, and includes a unique private rooftop solarium with spectacular ocean views, ideal for sunbathing, relaxing, or entertaining.

### Interior Features:

3 bedrooms and 3 full bathrooms

Additional den / office space

Fully equipped kitchen

Dining area and comfortable living room

In-unit laundry



Wi-Fi internet connection

TV with premium satellite channels

Safe box

Bright and airy spaces throughout

The residence comfortably accommodates up to 6 people, making it ideal for full-time living, vacation use, or rental investment.

**Private Rooftop Terrace:**

Large rooftop solarium (approx. 75 m<sup>2</sup>)

Ocean views of the Caribbean Sea

One-of-a-kind layout with a connecting bridge leading to the rooftop

Perfect for lounge areas, sunbeds, or outdoor living

**Condominium Amenities:**

3 swimming pools

Tennis court (tennis rackets provided)

Poolside bar

Direct beach access

Laundry facilities

Convenience / variety store on-site

Shopping center within the property

**Prime Location:**

Shopping center within the complex

Bank located next door

Hospital within walking distance



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Easy access to restaurants, beaches, and main Hotel Zone attractions

## Why This Property Stands Out

- ✓ Rare two-level layout with rooftop solarium
- ✓ Ocean views in one of Cancun's most established beachfront communities
- ✓ Ideal for personal use or high-demand vacation rentals
- ✓ Excellent amenities and walkable services

Condizione: Good  
Costruito: 2004

## Comune

Camere da letto: 3  
Bagni: 3  
Finito piedi quadrati: 177 mq  
Dimensione del lotto: 177 mq  
Floor Number: 2  
HOA dues per month: EUR 459

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Building details

Parking: Sì  
Outdoor Amenities: Pool

## Rental details

Furnished: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/FJTU-T91/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T91/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX8.036.655



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