



## Villa en front of the lagoon



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,203,400.21

### Locatie

Aanbevolen Auto Onderdelen:	Mexico
Staat/Regio/Pronvincie:	Quintana Roo
Plaats:	Cancún
Postcode:	77500
Geplaatst:	18-07-2025

### Omschrijving:

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.

Conditie: Good

### **Algemeen**

Slaapkamers:	8
Badkamers:	6
Afgewerkte vierkante meter:	840 m <sup>2</sup>
Lot Afmeting:	805 m <sup>2</sup>

### **Room details**

Total rooms:	9
Indoor Features:	Fitted kitchen

### **Building details**

Parking:	Ja
Outdoor Amenities:	Pool

### **Rental details**

Furnished:	Ja
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### **Lease terms**

Date Available:



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<https://www.imlix.com/nl/>

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**Additionele informatie**

Website URL: [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

