



High-Yield Real Estate in Cancún's Coastal Zone



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 652,263.75

Locatie

Aanbevolen Auto Onderdelen:	Mexico
Staat/Regio/Pronvincie:	Quintana Roo
Plaats:	Cancún
Postcode:	77525
Geplaatst:	28-07-2025

Omschrijving:

Investment Opportunity: Multi-Unit Building Just Minutes from the Caribbean Sea

Tucked inside the peaceful and secure gated community of Bahía Azul, this 6-unit apartment building offers a rare opportunity to invest in one of Cancún's most sought-after areas — with strong rental potential and long-term appreciation.

Property Highlights:

-6 fully independent apartments, each featuring:

-2 bedrooms

-1 full bathroom

Kitchen and open-plan living/dining area

Proven rental income: All units currently leased on 12-month contracts at \$12,000 MXN/month.

Annual rental income: Approx. \$864,000 MXN

Estimated ROI: 7.2% annually with long-term rentals (potentially much higher with vacation rentals).

Prime Location:

Just a 15-minute walk to the beach, with direct access to the Caribbean Sea

Located in a gated residential community with 24/7 security

Close to Puerto Cancún Golf Course, top-tier hotels, restaurants, supermarkets, and marinas

Additional Upside:

Proximity to the sea makes this a strong candidate for short-term vacation rentals, especially in high season.

Option to upgrade units into premium Airbnb suites or executive accommodations

Excellent capital appreciation potential as the area continues to grow



Surroundings & Accessibility:

Bahía Azul is part of the Benito Juárez municipality, just 1.7 km from Playa Puerto Juárez (also known as Playa del Niño), a quick 15–20 minute walk to the water. It lies approximately 7 km from Cancún's urban center, with direct access to major roads and coastal attractions.

Gebouwd: 2005

Algemeen

Slaapkamers: 6
Badkamers: 6
Afgewerkte vierkante meter: 1600 m²
Lot Afmeting: 400 m²

Room details

Total rooms: 12

Building details

Aantal verdiepingen: 4

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/FJTU-T59/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: IX7.372.647

