



## 3 Bedrooms - House - Quintana Roo - For Sale - PHO7853102



### 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 266,146.11

#### Locatie

Aanbevolen Auto Onderdelen:	Mexico
Staat/Regio/Pronvincie:	Quintana Roo
Plaats:	Puerto Morelos
Geplaatst:	26-03-2026
Omschrijving:	House for Sale in Villas Morelos 1, Puerto Morelos

\* Sold in Mexican pesos (MXN). USD price may vary depending on exchange rate.

\* Type: House divided into 2 independent units.

\* Location: Villas Morelos 1, Puerto Morelos, Quintana Roo, Mexico.

\* Total Built Area: 197.54 m2.

\* Levels: 2 (one house per level).

\* Bedrooms: 3 (2 in the lower unit + 1 in the upper unit).

\* Bathrooms: 2 Full Bathrooms (one per unit).

\* Condition: Built and ready to move in.

\* Key Features: Unique configuration offering two autonomous homes, each with independent access, equipped kitchen, and functional areas.



\* Sold fully furnished.

\* Property Tax: \$3,700 MXN

## House for Sale - Versatility and Space in Villas Morelos 1

Discover a unique property in the heart of Puerto Morelos. Located in the peaceful and well-established Villas Morelos 1 subdivision, this 197.54 m<sup>2</sup> building has been remodeled to offer two completely independent homes within a single property. They share access through the garage, but each has its own design and functionality, ideal for investment, rental, or accommodating two families with complete privacy.

### Description

This property offers an exceptional solution: two single-story homes, one on the ground floor and one on the upper floor, sold together under a single deed.

#### Ground Floor (Unit 1):

With independent access, this unit features a spacious private patio, perfect for outdoor enjoyment. It offers a functional layout that integrates a living-dining area, an equipped kitchen, two bedrooms, and one full bathroom. Designed for everyday comfort, it has direct access to the outdoor area.

#### Upper Floor (Unit 2):

Accessible from the shared garage entrance, this unit is laid out on a single level, offering a living-dining area, an equipped kitchen, one bedroom, and one full bathroom. Its compact and efficient design makes it an ideal space for a couple, as a guest area, or for vacation rental.

Both units are delivered fully furnished, ready to move in or to start generating income from day one. The property retains the essence of a family home but with the versatility of two autonomous spaces within the same lot.

Villas Morelos 1 is known for its family-friendly, safe atmosphere and its privileged location within Puerto Morelos.

### Why Invest in Puerto Morelos?

Puerto Morelos preserves the essence of an authentic fishing village, offering a relaxed lifestyle and a welcoming community, just minutes from the vibrant Riviera Maya. Its strategic location between Cancun and Playa del Carmen, its famous reef, and its peaceful atmosphere make it a magnet for those seeking quality of life and a smart investment option. With infrastructure development such as the Tren Maya, the area's property values continue to rise, while the local community works to preserve its unique charm. It is, without a doubt, the ideal place to establish a family legacy in the Caribbean.



## Property Features

- Unique configuration: two independent homes within a single property.
- Ground floor unit: 2 bedrooms, 1 full bathroom, living-dining area, equipped kitchen, patio access.
- Upper floor unit: 1 bedroom, 1 full bathroom, living-dining area, equipped kitchen.
- Both units fully furnished.
- Shared access via garage.
- Private backyard for the lower unit.

## About the Area

As a resident of Villas Morelos 1, you will enjoy:

- Family-friendly, peaceful, and safe environment.
- Proximity to services, schools, shops, and main roads.
- Easy connectivity to downtown Puerto Morelos and the beaches.

## Location

Villas Morelos 1 is located in one of the most established residential areas of Puerto Morelos, Quintana Roo. It offers a perfect balance between the tranquility of a home and immediate access to everything needed for daily life, being a short distance from schools, supermarkets, pharmacies, and the federal highway that connects to the rest of the Riviera Maya.

## Investment Perspective

This property represents a solid opportunity in the Puerto Morelos real estate market. Its configuration as two independent homes within a single deed makes it an exceptionally versatile asset. It is ideal as a primary residence with an additional unit for family or rental income, or as a long-term investment with dual income potential. Its excellent condition, fully furnished delivery, and the appeal of having two autonomous spaces in a high-demand area ensure its value appreciation, supported by the continued growth of Puerto Morelos. Acquiring this property is investing in versatility, comfort, and a promising future in the Mexican Caribbean.

PHO7853102

## **Algemeen**

Slaapkamers:

3



Badkamers: 2  
Afgewerkte vierkante meter: 197.54 m<sup>2</sup>

## Building details

Parking: Ja

## Rental details

Furnished: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/XFPU-T20556/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XFPU-T20556/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18686-pho7853102

