



## luxury villa for sale in Playa del Carmen



### Agent Info

Name: Armando Rodriguez  
Email: armandorodriguezr5@gmail.com  
Company: Ardansa  
Name:  
Country: Mexico  
Experience since: 2020  
Service Type: Selling a Property  
Specialties: Other  
Property Type: Apartments, Houses, Commercial Property, Land lot  
Phone: +52 (55) 123-14028  
Languages: English, Spanish  
Website:

### Listing details

Property for: Sale  
Price: USD 485,500

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
Address: Carretera Federal, Carr. Cancún - Tulum Km 387, 77710 Playa del Carmen, Q.R.  
ZIP code: 77710  
Posted: Apr 14, 2025

### Description:

Living in Playa del Carmen means enjoying nature accompanied by a high standard of living and being captivated by the natural beauty of its surroundings, a city with a lot to offer and that knows how to enchant both residents and visitors.

### HOUSE FOR SALE

Land area: 300 m<sup>2</sup>  
Construction: 332.20 m<sup>2</sup>  
Walking closet (main room)  
Hall  
Dining room  
Kitchen  
TV room



Back garden  
Terrace  
Private pool with fountain  
washing area  
Parking lot

## EQUIPMENT

air conditioners  
Fans  
Stove  
Bell  
Closets  
Tank  
Tally  
Living room and dining room  
Windows with panoramic views  
Direct access to the terrace  
Large kitchen with breakfast island  
Dressed in granite plateaus and carpentry  
A bedroom on the ground floor or study and TV room  
Master bedroom with walking closet space, full bathroom with granite finishes and balcony  
Secondary bedrooms with full bathroom  
Balcony overlooking the rear garden  
washing area  
Parking for 2 vehicles.

## RESIDENTIAL FEATURES:

Club House  
Private terraces  
Parking lot  
1 km jogging route  
dog park  
Children's play area  
Parking for 50 cars  
clubhouse  
Lobby  
Semi-Olympic pool with 3 lanes  
Children's pool  
Terrace with bar  
Sun terraces  
170 m2 gym  
Soccer field  
2 paddle tennis courts  
1 tennis court



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Air-conditioned children's playroom  
Air-conditioned Event Room for Adults with terrace and garden  
Air-conditioned Children's Event Room with terrace and garden  
Gated community  
24/7 security

## PLACES NEAR THE RESIDENTIAL

8 minutes from Liverpool  
10 minutes from Xcaret  
10 minutes from the beach  
45 minutes from Tulum  
50 minutes from Cancun International Airport

Do you want to invest in real estate in Playa del Carmen, Tulum, Cancun or the Riviera Maya? We are certified real estate advisors. We'll save you time, money and hassle! Contact us!

Armando Rodriguez-Real Estate Professional

Telephone: +525512314028

New:	Yes
Condition:	Excellent
Built:	2023

### Common

Finished sq. ft.:	321 sq m
Lot Size:	300 sq m

### Room details

Total rooms:	4
Rooms:	Master bath, Walk-in closet

### Utility details

Cooling Type:	Solar
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### Building details

Outdoor Amenities:	Balcony/patio, Pool
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### Lease terms

Date Available:

### Contact information

Phone:	+52 (5512) 314-028
IMLIX ID:	IX5.572.534



# IMLIX

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