



## Luxury 4 Bed Lake View Villa For Sale In Ajijic



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 2,933,921.75

### Location

Country: Mexico  
State/Region/Province: Jalisco  
City: Ajijic  
Address: Tempisque Ajijic Jalisco  
ZIP code: 45920  
Posted: Jul 24, 2025

Description:  
Luxury 4 Bed Lake View Villa For Sale In Ajijic Mexico

Esales Property ID: es5554705

### Property Location

Tempisque 17  
Ajijic  
Jalisco  
45920  
Mexico

### Property Details

Nestled on the serene northern shore of Lake Chapala, Mexico, lies an exceptional property that



embodies the very essence of refined lakeside living: an elegant villa boasting direct lake and mountain views across the expansive waters. This residence is perfectly positioned to capture the breathtaking beauty of its surroundings, offering an unparalleled panorama that changes with the light, from vibrant mornings to spectacular, multi-hued sunsets. The villa's coveted location in Ajijic benefits from a truly unique microclimate. Situated at a similar latitude to Hawaii, its altitude (approximately 5,000 feet above sea level) miraculously offsets the humidity, resulting in a consistently comfortable, spring-like climate year-round. This agreeable weather nurtures an explosion of beautiful, multi-hued flowers and lush plants that adorn the property, creating a vibrant, verdant paradise. Designed as an entertainer's delight, the villa offers an abundance of thoughtfully arranged spaces, both indoors and out, providing numerous inviting spots to relax, socialize, and immerse oneself in the stunning scenery and absolute privacy.

This extraordinary villa is a testament to modern luxury and sustainable living, featuring a comprehensive suite of advanced systems designed for comfort, efficiency, and uninterrupted enjoyment. A full solar array significantly offsets electricity costs, demonstrating a commitment to environmental responsibility and providing substantial savings on utility bills. This is complemented by solar pool heating, ensuring the private swimming pool is comfortably warm for year-round enjoyment, even during cooler periods. For those exceptionally crisp evenings, a heat pump provides an additional layer of warmth, guaranteeing comfort throughout the property. Recognizing the importance of seamless living, the villa is also equipped with a full-house generator, offering complete peace of mind with uninterrupted electricity supply, regardless of any external power fluctuations. Inside, seven individual mini-split AC/Heat units are strategically placed throughout the expansive living space, allowing for precise climate control in each area, ensuring year-round comfort tailored to individual preferences. Connectivity is paramount, with whole-property WiFi keeping residents and guests connected, while a sophisticated whole-property sound system allows for immersive audio experiences, whether for entertainment or setting a relaxed ambiance.

Spanning a remarkable 880 square meters of luxurious living space, this villa is a true masterpiece of design and comfort. It features four generously sized bedrooms and an impressive nine bathrooms, providing ample personal space and convenience for residents and numerous guests. Each bedroom is a private sanctuary, designed for rest and rejuvenation. The additional bathrooms strategically located throughout the property, including near living areas and outdoor spaces, underscore the villa's design for grand entertaining and effortless daily living. The interiors are a harmonious blend of elegance and artistic flair, as the villa comes completely furnished with unique art, including captivating paintings, intricate sculptures, and exquisite stained glass pieces. These artistic elements are thoughtfully integrated into the design, creating a rich visual tapestry that enhances the villa's bespoke character and offers a truly unique aesthetic. From the moment one steps inside, the attention to detail and curated elegance are palpable, reflecting a sophisticated taste and a commitment to quality.

Beyond the luxurious interiors, the outdoor spaces of this Ajijic villa are equally impressive, extending the living experience into the glorious Mexican climate. The aforementioned private pool and garden areas are meticulously maintained, offering serene havens for relaxation and recreation. The diverse flora thrives in the area's perfect climate, painting the landscape with a vibrant array of colors. The multiple seating areas dotting the property are strategically positioned to maximize the spectacular lake and mountain views, whether for intimate morning coffees or grand evening gatherings under the stars. The villa's design truly embraces its natural surroundings, providing an immersive experience of Ajijic's renowned beauty. This property represents more than just a home; it is a lifestyle, offering a blend of



privacy, luxury, and the vibrant cultural scene that makes Ajijic so appealing to a global community. For those seeking a premier residence or an exceptional retreat in one of Mexico's most cherished expat havens, this villa stands as a testament to unparalleled quality and idyllic lakeside living.

## ABOUT THE AREA

Ajijic (pronounced Ah-hee-HEEK) is a captivating lakeside town nestled on the northern shore of Lake Chapala, Mexico's largest freshwater lake, in the state of Jalisco. This charming Pueblo Mágico, a designation recognizing its cultural and historical significance, is renowned for its near-perfect year-round climate, vibrant artistic community, and incredibly relaxed lifestyle. The town's cobblestone streets, colorful stucco walls, and an abundance of bougainvillea and other flora create a picturesque setting that feels both authentically Mexican and comfortably bohemian. Ajijic's serene atmosphere, coupled with its natural beauty and cultural richness, has made it a magnet for expatriates, particularly retirees from the United States and Canada, who often comprise a significant portion of the population, especially during the winter months.

The town offers a delightful blend of activities and experiences. Visitors and residents alike can stroll along the Malecón, a scenic lakeside promenade providing stunning views of Lake Chapala and the surrounding mountains, often alive with local entertainment. The central plaza is the heart of village life, serving as a gathering place for friends, cultural events, and open-air dining. Ajijic also boasts a thriving arts scene, with numerous galleries, studios, and a long-standing English-speaking playhouse. Beyond the arts, the area is known for its outdoor pursuits, including hiking in the Sierra Madre mountains, exploring local markets, and enjoying live music at various venues. Ajijic's social calendar is often filled with festivals and special events, like Mexico's National Chili Cook-Off, which draws thousands of visitors each February.

Despite its tranquil charm, Ajijic is a well-developed community with essential amenities that cater to its diverse population. You'll find a good selection of restaurants, from traditional Mexican eateries to international cuisine, alongside local shops and services. While the town maintains its traditional architecture, there are also modern conveniences to support daily living. The blend of local Mexican culture with a strong international influence creates a unique and welcoming environment, fostering a vibrant social scene where locals and expatriates often interact and contribute to the community's dynamic character.

For those traveling to Ajijic, the nearest and most convenient airport is Guadalajara International Airport (GDL), officially known as Miguel Hidalgo y Costilla International Airport. It is located approximately 35-40 kilometers north of Ajijic, with a typical driving time of around 35-45 minutes. GDL is a major international airport with direct flights to numerous cities across the United States, Canada, and other parts of Mexico. While public bus options are available, they can be less direct and cumbersome with luggage for newcomers; pre-paid airport taxis or private transfer services are generally recommended for a seamless journey from GDL to Ajijic. Other, more distant airports like Puerto Vallarta (PVR) or Leon/Guanajuato (BJX) are not practical direct gateways to Ajijic, requiring significantly longer travel times.

## MAIN FEATURES:



- \* 880m2 of living space
- \* 1250m2 plot
- \* 4 Bedrooms
- \* 9 Bathrooms
- \* Stunning Lake Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Mexico
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Common

Bedrooms:	4
Bathrooms:	9
Finished sq. ft.:	880 sq m

## Utility details

Heating:	Yes
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.345.981

