



Villa en front of the lagoon



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 1,203,399.82

Location

Country: Mexico
 State/Region/Province: Quintana Roo
 City: Cancún
 ZIP code: 77500
 Posted: Jul 18, 2025

Description:

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.

Condition: Good

Common

Bedrooms:	8
Bathrooms:	6
Finished sq. ft.:	840 sq m
Lot Size:	805 sq m

Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

Building details

Parking:	Yes
Outdoor Amenities:	Pool

Rental details

Furnished:	Yes
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Lease terms

Date Available:



Additional information

Website URL:

http://www.arkadia.com/FJTU-T55/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

IX7.348.076

