



High-Yield Real Estate in Cancún's Coastal Zone



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 644,247.57

Location

Country: Mexico
 State/Region/Province: Quintana Roo
 City: Cancún
 ZIP code: 77525
 Posted: Jul 28, 2025

Description:

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.

Built: 2005

Common

Bedrooms: 6
Bathrooms: 6
Finished sq. ft.: 1600 sq m
Lot Size: 400 sq m

Room details

Total rooms: 12

Building details

Number of Floors: 4

Lease terms

Date Available:

Additional information

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

