



## House - Quintana Roo - For Sale - PHO6717938



### 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 2,135,334.53

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
City: Cancún  
Posted: Aug 05, 2025  
Description:  
Description

### Property Summary

- \* Currency: USD (price in MXN may vary depending on the exchange rate)
- \* Type: Luxury Residence with Marina Views
- \* Location: Puerto Cancun, Quintana Roo, Mexico
- \* Bedrooms / Bathrooms: 4 Bedrooms / 4.5 Bathrooms + Maid's Quarters with ensuite bathroom
- \* Total Area: Land 251 m2 / Construction 558 m2
- \* Maintenance: To be confirmed
- \* Annual Property Tax: To be confirmed
- \* Highlights: Spectacular marina views, corner pool, spacious rooftop terrace, premium finishes, reverse osmosis water softener, covered parking for three vehicles,



residence within a private community with world-class amenities.

## Luxury Residence with Panoramic Marina Views in Puerto Cancun

Welcome to an exquisite modern masterpiece with breathtaking marina views, located within the prestigious community of Puerto Cancun.

This luxurious residence has been meticulously designed to offer the epitome of contemporary living, boasting a variety of exceptional features and amenities distributed across multiple levels.

### Architectural Design and Layout

On the ground floor, upon entering the grand foyer, you are greeted by a spacious open-concept design that harmoniously connects the living room, dining room, and state-of-the-art kitchen.

This level also houses a reception area perfect for guests, a powder room, a laundry room, a storage area, and a maid's quarters with a full bathroom. Additionally, it offers covered parking for

three vehicles, providing convenience and functionality. On the first floor, you will find three spacious bedrooms, each with an en-suite bathroom and abundant natural light, creating private and

comfortable spaces.

On the second floor, an elegant TV room opens onto a magnificent terrace, ideal for relaxing or entertaining, complemented by an additional bathroom for added convenience. Finally, the third f

loor houses the spectacular rooftop terrace, offering panoramic views of the marina and majestic sunsets—the perfect setting for socializing or simply contemplating the horizon.

### Why Invest in Puerto Cancun?

Puerto Cancun represents the pinnacle of exclusivity in the Mexican Caribbean. Its comprehensive development combines a marina, golf course, shopping centers, luxury hotels, and high-end

residences, guaranteeing a sophisticated and secure lifestyle. This enclave has demonstrated consistent appreciation in value, becoming one of the most sought-after real estate destinations in the country.

Its proximity to the Cancun International Airport and major tourist areas solidifies it as a sound investment, both for residential use and for long-term capital returns.

### Property Features

\* 4 bedrooms / 4.5 bathrooms

\* Maid's quarters with separate bathroom



- \* High-end modern kitchen
- \* Laundry room and storage area
- \* Covered parking for 3 vehicles
- \* Corner pool
- \* Water softener and reverse osmosis system
- \* Rooftop terrace with marina views
- \* Spacious interiors with contemporary design

## Luxury Amenities

- \* Private pool
- \* Marina with direct access
- \* Championship golf course
- \* 24/7 security
- \* Controlled access
- \* Shopping centers, restaurants, and beach club nearby

## Location

Situated in the exclusive Puerto Cancun community, this residence offers the best of both worlds: the serenity of the sea and the vibrancy of the city. Surrounded by beaches, luxury boutiques, marinas, restaurants, and golf courses, it provides a unique environment that combines elegance, nature, and connectivity. Its strategic location allows for easy access to downtown Cancun, the airport, and the Hotel Zone.

Ideal for those seeking luxury, exclusivity, and a seaside lifestyle.

## Investment Outlook

Puerto Cancun boasts one of the highest property appreciation rates in the Mexican Caribbean, with sustained annual growth between 8% and 12%. Properties with direct marina views and high-end amenities,



such as this residence, are highly sought after by both domestic and international buyers. Its combination of exclusivity, strategic location, and cutting-edge architectural design guarantees a long-term investment with consistent profitability and continuous property appreciation.

A unique opportunity to acquire a modern and luxurious residence within Cancun's most prestigious community.

Ready to move in or enjoy as a premium marina-front investment.

PHO6717938

### **Common**

Bathrooms: 4  
Finished sq. ft.: 558 sq m

### **Building details**

Parking: Yes  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/XFPU-T17111/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XFPU-T17111/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 18686-pho6717938

