



## New Luxury Ground-Floor Residence



### 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 1,082,049.12

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
ZIP code: 77500  
Posted: Oct 16, 2025

### Description:

Experience the privilege of living in one of Puerto Cancún's most sophisticated developments — ALBA, where modern design, privacy, and luxury blend seamlessly with the Caribbean lifestyle.

This brand-new 3-bedroom, 3.5-bath residence spans 260.40 m<sup>2</sup> of total space, featuring 176 m<sup>2</sup> of elegant interior living area plus a 20.60 m<sup>2</sup> private terrace with a jacuzzi — perfect for relaxing and entertaining in the open air.

Located on the ground floor, this residence offers direct access to lush surroundings and the marina walkway, creating the feeling of a private villa within an exclusive condominium.

Enjoy high ceilings, premium finishes, a modern open kitchen, laundry area, two covered parking spaces, and an additional 6 m<sup>2</sup> private storage room in the basement.

### Amenities include:

Elegant Lobby and Concierge

Fully Equipped Gym & Training Room

Business Center



Rooftop Grill & Sky Terrace

Panoramic Sky Jacuzzi

Swimming Pool with Jacuzzi & Lap Lane

Private Access to Puerto Cancún Marina and Shopping Plaza

Boat Dock and Marina Access

New: Yes  
Built: 2024

### Common

Bedrooms: 3  
Bathrooms: 3  
Finished sq. ft.: 176 sq m  
Lot Size: 260 sq m  
Floor Number: 1  
HOA dues per month: EUR 583

### Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

### Building details

Parking: Yes  
Number of Garages: 1  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/FJTU-T74/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T74/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: IX7.722.393



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