



## Penthouse lagoon view



### 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 397,964.45

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
City: Cancún  
ZIP code: 77500  
Posted: Oct 24, 2025

### Description:

Wake up every morning to the breathtaking spectacle of the sunrise over the Nichupté Lagoon. This fully furnished penthouse offers an unparalleled living experience, featuring panoramic east-facing views that fill every corner with natural light and serenity.

Spread across two levels and 146 m<sup>2</sup> (1,571 sq. ft.), this home combines thoughtful design, spaciousness, and comfort. It includes 2 bedrooms, 2 full bathrooms, and a private terrace—the perfect spot to enjoy the Caribbean breeze.

Its centerpiece: an integrated waterfall and BBQ area, creating a true oasis for relaxation, entertaining, or simply admiring the sun's reflection over the lagoon.

Located in Pok Ta Pok, one of Cancun's most established and tranquil residential areas within the Hotel Zone, you'll be just 3 minutes from the beach, surrounded by lush greenery, peace, and 24-hour security.

### Key Features:

Total area: 146 m<sup>2</sup> (1,571 sq. ft.)

HOA fee: \$3,700.15 MXN/month



Access to gardens, common areas, pool, and recreational zones

Perfect for those seeking a high-return vacation rental investment or a permanent residence in one of Cancun's most privileged locations.

The harmony of comfort, views, and location makes this penthouse a truly unique opportunity in Cancun.

Condition: Good  
Built: 2012

### Common

Bedrooms: 2  
Bathrooms: 2  
Finished sq. ft.: 146 sq m  
Lot Size: 146 sq m  
HOA dues per month: EUR 172

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Building details

Parking: Yes  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/FJTU-T76/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T76/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: IX7.733.376

