



## Prime Airbnb Investment Opportunity



### 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 500,574.59

### Location

Country: Mexico  
State/Region/Province: Quintana Roo  
City: Cancún  
ZIP code: 77525  
Posted: Nov 14, 2025

### Description:

Explore one of the strongest short-term rental opportunities in Cancún. This elegantly designed 135 m<sup>2</sup> condo, located on the second floor of the prestigious Amara Cancún community, offers an exceptional combination of comfort, style, and high rental yields.

Just steps from the beach, this residence features 2 spacious bedrooms, 2 full bathrooms, an open-concept living area filled with natural light, and a private balcony ideal for enjoying refreshing breezes. The property also includes 2 assigned parking spaces for added convenience.

Amara Cancún is celebrated for its resort-style living and first-class amenities, including a stunning beachfront pool, lush tropical gardens, a fully equipped gym, children's areas, event spaces, and 24/7 security. Its privileged location—minutes from downtown and the Hotel Zone—makes it one of the most desirable communities for vacation renters.

With an impressive average nightly rate between \$165 and \$265 USD, this condo performs exceptionally well on Airbnb. Based on current market trends and typical occupancy levels in Amara, investors can expect an estimated net annual ROI of approximately 8%, with potential to reach 9–10.5% during high-demand seasons.

A rare beachfront investment opportunity offering strong income, long-term appreciation, and a lifestyle of comfort and luxury.



Condition: Good  
Built: 2015

### Common

Bedrooms: 2  
Bathrooms: 2  
Finished sq. ft.: 135 sq m  
Lot Size: 135 sq m  
HOA dues per month: EUR 197

### Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

### Building details

Parking: Yes  
Outdoor Amenities: Pool  
Number of Floors: 10

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/FJTU-T80/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T80/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: IX7.932.348

