



6 Bedrooms - House - Quintana Roo - For Sale - PHO7812792



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: EUR 1,607,776

Location

Country: Mexico
State/Region/Province: Quintana Roo
City: Playa del Carmen
Posted: Feb 27, 2026

Description:

Luxury Estate in Playacar Phase II | Double Lot | 6 Bedrooms | Club Real | \$1,900,000 USD

Private Gated Residence with Pool, Massage Room, Game Room & Golf Community Access - Playa del Carmen, Mexico

PROPERTY OVERVIEW

Located inside Club Real, Playacar Phase II, this exceptional 6-bedroom luxury residence sits on a rare double lot (1,241.67 m² / 13,375 sq ft lot | 8,277 sq ft construction) within one of the most secure and prestigious gated communities in Playa del Carmen.

This is not a typical home.

This is a compound-style estate designed for privacy, entertaining, and multi-generational living.

- 6 Bedrooms
- 6 Full Bathrooms + 1 Half Bath
- 8,277 Sq Ft Construction



- 1,241.67 m2 Land (Double Lot)
- Pool with Swim Lane
- Jacuzzi + Sauna + Massage Room
- Game Room + Bar + Multiple Social Areas
- Gated Golf Community with Dual Security

DISTRIBUTION, CLEAR FLOOR PLAN BREAKDOWN

Ground Floor (Main Living Level)

- * Grand entrance with tempered glass feature floor
- * Formal living room
- * Large dining room (12-seat hardwood table)
- * Secondary informal living room
- * L-shaped pool integrated into terrace
- * Outdoor lounge + garden dining area
- * 1 Bedroom + Full Bathroom
- * Fully equipped kitchen (granite countertops, island, triple sink, dishwasher)
- * Bar area with private social lounge
- * Laundry / Service area
- * Guest half bathroom

This level is designed for entertaining and indoor-outdoor flow.

Basement Level (Entertainment & Wellness)

- * Game room (pool table, air hockey, media projector)
- * Private cinema-style setup



- * 1 Bedroom with full bathroom
- * Massage room (Catalan vaulted ceiling)
- * Direct pool window feature (natural lighting element)

Ideal for hosting, teenagers, or guest privacy.

Second Floor (Private Bedrooms Level)

- * 4 Bedrooms, each with private en-suite bathrooms
- * Master suite includes:
 - Wooden soaking tub
 - Sauna
 - Jacuzzi
 - Walk-in closet
 - Private terrace
 - TV lounge area

Perfect for families needing separation of spaces.

WHY PLAYACAR PHASE II?

Playacar Phase II is:

- Master-planned gated community
- 2 security checkpoints
- Controlled traffic (40 km/h speed limit)
- Golf course community
- Beach access inside the residential area
- Walkable commercial plaza with restaurants, clinics, school, vet, spa
- 40 minutes from Cancun International Airport



- Near new Tulum International Airport

Playacar is considered one of the safest and most established residential communities in Playa del Carmen.

WHY CLUB REAL?

Club Real is a sub-gated section within Playacar.

- * Lower density
- * Larger lots
- * More privacy
- * Family-friendly
- * Quiet streets
- * Strong resale value stability

This home sits on a DOUBLE LOT, which is extremely rare in this area.

Club Real Amenities: Playacar Phase II

Club Real is a private, low-density gated community inside Playacar Phase II, offering exclusive amenities that enhance lifestyle and long-term property value.

- * Residents-only swimming pool
- * Tennis court
- * Paddle court
- * Event palapa for private gatherings
- * Landscaped green areas with mature trees
- * 24/7 gated security
- * Quiet internal streets ideal for walking, jogging, and biking

Club Real combines privacy, security, and resort-style living within one of the most established and secure residential communities in Playa del Carmen.



Addressing Common Buyer Concerns

Security?

Dual gated access + private community security.

Legal structure?

Properties in Playacar are fully deeded and transferable to foreign buyers via Fideicomiso (bank trust) or Mexican corporation.

Rental potential?

Luxury estates in Playacar can perform in high-end rental segments, especially for large groups and holiday stays.

Flood risk?

Playacar is elevated compared to many central areas and historically considered one of the most stable residential zones.

Resale value?

Golf communities with double lots and over 8,000 sq ft construction are scarce. Scarcity supports long-term value.

Lifestyle Advantage

This property is ideal for:

- * Multi-generational families
- * Buyers relocating from the U.S. or Canada
- * Snowbirds wanting space
- * High-end rental investment
- * Golf lovers
- * Buyers seeking privacy without isolation

You live inside a tropical ecosystem with birds, wildlife, and golf greens — but 5 minutes from Fifth Avenue and the beach.



Pricing Context

\$1,900,000 USD

Considering:

- * Double lot
- * 8,277 sq ft construction
- * Golf community
- * Security
- * Resort-style amenities
- * Location inside Playacar Phase II

This positions competitively in the luxury segment of Playa del Carmen.

PHO7812792

Common

Bedrooms:	6
Bathrooms:	6
Finished sq. ft.:	769 sq m

Building details

Parking:	Yes
Number of Floors:	2

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/XFPU-T20509/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	18686-pho7812792
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