



For Sale: Villas Aventuras 2 Bedroom Condo



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 471,235.27

Location

Country: Mexico
 State/Region/Province: Quintana Roo
 Posted: Mar 24, 2026
 Description:
 Price 470 000 USD

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[Category 2 Bedroom Penthouse](#)

[Neighborhood Boulevard Puerto Aventuras Marina Front](#)

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[Bathrooms 2.5](#)

[Size 2 529 ft2](#)

[HOA Maintenance 320 USD Month](#)

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[Property Description](#)

Set along the marina canal in Puerto Aventuras this two bedroom penthouse at Aventuras Villas offers a practical layout consistent water views and a private rooftop designed for everyday outdoor living. Located within a gated coastal community known for its marina golf course and walkable amenities the property provides both convenience and long term appeal.

The residence spans approximately 2 530 square feet 235 m2 across two levels creating a clear division between living and sleeping areas. On the main floor the living and dining space faces the canal bringing in natural light and maintaining a direct visual connection to the water. The kitchen is fully equipped and integrated into the main area supporting a straightforward flow that works well for both daily routines and hosting.



Upstairs the rooftop terrace adds a second living environment. Covered by a palapa this space is designed for shade and comfort with enough room for dining lounging or entertaining while overlooking the marina. Private rooftop terraces with water views are limited in Puerto Aventuras making this a valuable feature for buyers focused on outdoor space.

The property includes two bedrooms and two and a half bathrooms with proportions that allow for privacy and flexibility. It is offered fully furnished and equipped making it suitable for immediate occupancy or rental use.

Additional features include air conditioning throughout one assigned parking space and access to a shared swimming pool within the complex. As part of Puerto Aventuras residents benefit from 24 hour security marina access restaurants shops and nearby beach areas all within a well managed residential environment.

This penthouse is a strong option for buyers seeking a marina front property in Puerto Aventuras with private outdoor space and a layout that supports both full time living and rental potential.

FAQ

Does the property have direct water views

Yes the main living area and rooftop terrace both overlook the marina canal.

What makes the rooftop terrace unique

It is a private spacious area with a palapa ideal for outdoor dining and relaxing with water views.

Is the unit move in ready

Yes it is fully furnished and equipped for immediate use.

What amenities are included in Puerto Aventuras

Residents enjoy security marina access restaurants shops golf and nearby beach access.

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Category 2 Bedroom Penthouse

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Bathrooms 2.5

Size 2 529 ft²

HOA Maintenance 320 USD Month

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	2.529 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T128548/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information



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