



## For Sale: Casa Viva 3 Bedroom House



### 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 1,503,944.69

### Location

Country: Mexico  
 State/Region/Province: Quintana Roo  
 Posted: Mar 30, 2026  
 Description:  
 Price 1 500 000 USD

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[Bathrooms 3](#)

[Size 5 533 ft2](#)

[HOA Maintenance 270 USD Month](#)

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[Property Description](#)

Embrace a life of tranquility and elegance at Casa Viva a luxurious two story villa nestled in the exclusive Puerto Aventuras community. This fully furnished ready to move in home spans a remarkable 514 square meters 5 533 sq ft on a 600 square meter 6 458 sq ft lot offering refined comfort privacy and spacious design in every corner.

Casa Viva presents an exquisite fusion of indoor and outdoor living designed for both relaxation and entertainment. The villa s high quality furnishings ample amenities and lush surroundings make it a perfect sanctuary in one of Mexico s most beautiful areas.

[Elegant Upper Level Retreats](#)

On the upper level Casa Viva provides three tastefully decorated bedrooms each offering its own sense of



luxury. The master suite is a true sanctuary with a king sized bed en suite bathroom and a private terrace overlooking the pool and golf course a perfect setting for morning coffee with a view. The second bedroom features a queen bed private bath and terrace access creating a serene escape for guests. Ideal for family or friends the third bedroom comes with two twin beds an en suite bathroom and private terrace access. Each bedroom combines comfort with elegance ensuring a peaceful and restful environment for all.

### Thoughtfully Designed Ground Floor for Living Entertainment

The ground floor of Casa Viva is designed for seamless family living and social gatherings. Here you'll find a cozy TV room perfect for movie nights or quiet relaxation along with a guest bathroom for convenience. This level also includes a well appointed service area with a bedroom private terrace and its own entrance ideal for household staff along with integrated laundry facilities that add to the home's convenience.

### Exceptional Outdoor Living Spaces

Casa Viva's outdoor area is a true paradise featuring a stunning swimming pool and a shaded dining area for al fresco meals or afternoon relaxation. A poolside bathroom and shower enhance convenience while the lush manicured garden provides a serene backdrop to the home. With the property's scenic golf course views this outdoor space is as peaceful as it is beautiful.

### Additional Features Amenities

Fully furnished and ready for immediate occupancy thoughtfully curated for comfort and style.

Anti cyclone curtains for added safety and peace of mind.

A sophisticated alarm system enhances the villa's security.

Water softening equipment for improved water quality.

Two designated parking spaces for easy vehicle storage.

### Amenities Overview

Bedrooms furnished with king queen and twin beds each with en suite bathrooms and terrace access.

TV room and guest bathroom for additional convenience.

Service area with separate entrance and on site laundry.

Inviting swimming pool and shaded outdoor dining area.

Poolside bathroom and shower complemented by a beautifully landscaped garden.

Fully equipped with safety features and top quality fixtures providing a secure and luxurious lifestyle.

Casa Viva presents an unmatched opportunity to own a slice of paradise in Puerto Aventuras ideal for both full time residents and those seeking an exceptional vacation home.

### FAQ

#### What is included with the property

Casa Viva is sold fully furnished complete with anti cyclone curtains an alarm system water softening equipment and all essential appliances providing an easy move in ready experience.

#### How many bedrooms and bathrooms does the property have

The villa offers three bedrooms each with en suite bathrooms and private terrace access. Additionally there is a guest bathroom on the ground floor and a poolside bathroom for convenience.

#### Is the property suitable for staff accommodations

Yes Casa Viva includes a service area on the ground floor with its own entrance bedroom and private terrace providing an ideal setup for household staff.



What safety features are available

The property is equipped with anti cyclone curtains a comprehensive alarm system and secure parking for two vehicles ensuring safety and peace of mind.

Is the villa suitable for immediate occupancy

Yes Casa Viva is sold fully furnished and ready for immediate occupancy with high quality furniture and equipment included.

Does the property offer views of the golf course

Yes the villa boasts beautiful views of the surrounding golf course especially from the master suite and terraces enhancing its tranquil setting.

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Bathrooms 3

Size 5 533 ft<sup>2</sup>

HOA Maintenance 270 USD Month

## Common

Bathrooms: 3  
Finished sq. ft.: 5.533 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/GSAZ-T131184/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T131184/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mx62167117

