



## Oceanfront Luxury & Smart Investment in Cancun



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 741,494.51

### Localização

Country:	México
State/Region/Province:	Quintana Roo
Cidade:	Cancún
CEP:	77525
Adicionado:	18/03/2026

#### Informação adicional:

Imagine waking up to the sound of the Caribbean Sea, with the beach just steps from your door. This isn't just a home; it's a sanctuary designed to revitalize your body, mind, and soul.

#### The Development: Unmatched Scale and Privacy

This Residential is a premier family-oriented residential development spanning over 12 acres (5 hectares), featuring 6 acres of preserved natural ecosystems and 750 linear feet (230 meters) of pristine private beach. This rare combination of land, nature, and beachfront creates a "barrier to entry" that is nearly impossible to replicate, ensuring long-term appreciation and high demand.

#### World-Class Amenities:

Expansive infinity pool with two multipurpose palapas.

Private dry marina for kayaks and small watercraft.

Fully equipped gym, kids' club (ludoteca), and playground.

Grilling areas and lush gardens for events.

The Unit: Intelligent Design & Premium Upgrades (1,600 Sq. Ft.)



This apartment has been meticulously optimized to maximize space and flow, eliminating unnecessary hallways to provide a truly "open concept" feel.

**Master Suite:** Features a King-size layout, floor-to-ceiling handcrafted wood closets, and a spacious en-suite bathroom.

**Secondary Bedroom:** Large and flexible (fits King or two Twins), boasting excellent natural light and ventilation.

**The Social Core:** A remodeled, modern kitchen with sleek white minimalist cabinetry contrasting with dark wood countertops. It flows seamlessly into the dining and living areas, perfect for entertaining.

**The Crown Jewel:** A massive 6th-floor lounge terrace. Ready for a circular daybed and outdoor dining, it offers panoramic views stretching from the Isla Mujeres horizon to the Cancun Hotel Zone.

### Added Value & Turnkey Security

Stands out from standard inventory by including over \$30,000 USD in immediate upgrades, reducing your risk and operational costs from Day 1:

**Full Hurricane Shutters:** High-grade rigid protection throughout the unit (estimated value > \$20,000 USD).

**Inverter A/C Units:** Premium comfort with high energy efficiency.

**Remodeled Kitchen:** Fully equipped with modern finishes.

**Parking & Storage:** 2 dedicated parking spots plus dry marina access.

This property represents the perfect intersection of an irreplaceable location, intelligent distribution, and premium equipment. It is an asset that has already surpassed the investment curve—providing more security, more immediate enjoyment, and superior market positioning.

Invest in a legacy of capital gains and memorable family experiences.

Condição:	Good
Construído:	2012

### Comum

Quartos de dormir:	2
Banheiro:	2
Pés quadrados acabados:	149 m <sup>2</sup>
Tamanho do lote:	149 m <sup>2</sup>
HOA dues per month:	EUR 235

### Room details

Total rooms:	2
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Indoor Features:

Fitted kitchen

## Building details

Parking:

Sim

Outdoor Amenities:

Pool

## Rental details

Furnished:

Sim

## Lease terms

Date Available:

## Informação adicional

URL do site:

[http://www.arkadia.com/FJTU-T96/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T96/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

IX8.291.632

