



## High-Yield Real Estate in Cancún's Coastal Zone



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 646,696.38

### Местоположение

Страна:	Мексика
Область:	Quintana Roo
Город:	Канкун
Почтовый индекс:	77525
Добавлено:	28.07.2025

#### Описание:

**Investment Opportunity:** Multi-Unit Building Just Minutes from the Caribbean Sea

Tucked inside the peaceful and secure gated community of Bahía Azul, this 6-unit apartment building offers a rare opportunity to invest in one of Cancún's most sought-after areas — with strong rental potential and long-term appreciation.

#### Property Highlights:

-6 fully independent apartments, each featuring:

-2 bedrooms

-1 full bathroom

Kitchen and open-plan living/dining area

Proven rental income: All units currently leased on 12-month contracts at \$12,000 MXN/month.

Annual rental income: Approx. \$864,000 MXN

Estimated ROI: 7.2% annually with long-term rentals (potentially much higher with vacation rentals).

#### Prime Location:

Just a 15-minute walk to the beach, with direct access to the Caribbean Sea

Located in a gated residential community with 24/7 security

Close to Puerto Cancún Golf Course, top-tier hotels, restaurants, supermarkets, and marinas

#### Additional Upside:

Proximity to the sea makes this a strong candidate for short-term vacation rentals, especially in high season.

Option to upgrade units into premium Airbnb suites or executive accommodations



Excellent capital appreciation potential as the area continues to grow

### Surroundings & Accessibility:

Bahía Azul is part of the Benito Juárez municipality, just 1.7 km from Playa Puerto Juárez (also known as Playa del Niño), a quick 15–20 minute walk to the water. It lies approximately 7 km from Cancún’s urban center, with direct access to major roads and coastal attractions.

Построен: 2005

### Общие

Спальни: 6  
Ванные комнаты: 6  
Готовые кв.м.: 1600 кв м  
Площадь участка: 400 кв м

### Room details

Total rooms: 12

### Building details

Количество этажей: 4

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/FJTU-T59/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FJTU-T59/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: IX7.372.647

