

📍 Zona Hotelera, Cancún, Quintana Roo

Beachfront 6-Bedroom Penthouse in Kaána, Cancún Hotel Zone

USD 9,500,000



6

BEDROOMS



8

BATHROOMS



923.79 m²

BUILT AREA



2

PARKING

DESCRIPTION

A six-bedroom beachfront penthouse in Cancún's Hotel Zone, set on one of the Mexican Caribbean's most established residential corridors.

This is a turnkey opportunity for discerning international buyers seeking a second home in Mexico — one that blends contemporary architecture with the certainty of a private, gated residential community.

Kaána stands as one of the most ultra-exclusive, low-density residential developments in Cancún's prime oceanfront corridor. Developed by Metric Development, this boutique tower comprises only 21 ultra-luxury apartments and a single penthouse across 12 levels, offering an unmatched level of privacy and spatial grandeur.

Located 15 minutes from Cancún International Airport (CUN), the residence sits within reach of the Tom Weiskopf-designed Puerto Cancún Golf Course, the upscale Marina Puerto Cancún shopping center, and world-class dining destinations such as Puerto Madero and Cenacolo.

Real Estate with Soul.

Fully furnished and designed for entertaining and for family legacy:

- Interior area of 589.02 m² (≈ 6,340 sq ft)
- Six suites with premium finishes and open views of the Caribbean Sea
- Gourmet kitchen, fully equipped, with natural stone surfaces
- 334.77 m² (≈ 3,603 sq ft) of private terraces oriented to the sea

At ALMAR Real Estate we evaluated this residence against both returns: financial performance and Return on Wellness™ (ROW) — what a property builds in quality of life, not only in capital. Owning in Kaána means securing a position on Cancún's beachfront with full legal certainty, and we accompany the purchase end to end, from fideicomiso (Mexican bank trust) structuring to closing costs and beyond.

AMENITIES

- ✓ Covered parking
- ✓ Oceanview
- ✓ Equipped Kitchen
- ✓ 24 Hour Security
- ✓ Playground
- ✓ Multipurpose room
- ✓ Closet
- ✓ Terrace
- ✓ Furnished
- ✓ Service Room
- ✓ Pool
- ✓ Gym
- ✓ Street parking
- ✓ Elevator

ESTIMATED FINANCING

Estimated monthly payment

USD 75,877/mo

Down payment **20% · USD 1,900,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **USD 7,600,000**

Estimate only. Check with your bank for actual terms.







almar
REAL ESTATE WITH SOUL

YOUR ADVISOR

Camila Bertonatti

✉ camila@almarmx.com



View online

almar
REAL ESTATE WITH SOUL

Cancún, Quintana Roo · almarmx.com