

📍 Zona Hotelera, Cancún, Quintana Roo

Beachfront Residential Lot at Playa Mujeres, Cancun

USD 3,881,488

**0**

BEDROOMS

**0**

BATHROOMS

**0 m²**

BUILT AREA

**0**

PARKING

DESCRIPTION

A beachfront residential lot inside Playa Mujeres with 33.44 m (≈ 110 ft) of direct frontage on the sand, adjoining the community clubhouse on its north boundary.

Within Playa Mujeres:

- Direct, private beach access from the lot itself
- Staffed and fully equipped clubhouse, immediately adjacent
- Beach pool, spa and tennis courts
- Yacht club and marina
- Golf course designed by Greg Norman, operated by Troon Golf
- 24-hour security and controlled access
- On-site shopping and heliport

The lot:

- Total area: 2,425.93 m² (≈ 26,112 sq ft)
- Beach frontage: 33.44 m (≈ 110 ft)
- North boundary: 73.14 m (≈ 240 ft), adjoining the clubhouse
- South boundary: 70.81 m (≈ 232 ft)
- East boundary: 29.13 m (≈ 96 ft)

Real Estate with Soul.

Playa Mujeres is a private, gated residential community on the northern edge of Cancun, planned around a marina, a Greg Norman golf course and a low-density belt of mangroves, dunes and inland waterways. The Troon-operated Par 72 runs paspalum greens, tees and fairways and is regarded as one of the strongest courses in Mexico. The community sits 15 minutes from downtown Cancun, 20 minutes from the Hotel Zone and 25 minutes from Cancun International Airport (CUN) — the shortest airport transfer of any beachfront enclave in the state, which is what makes the location work for owners who arrive from abroad several times a year.

We evaluated this lot against both returns: financial performance and Return on Wellness™ (ROW) — what a property builds in quality of life, not only in capital. Beachfront land inside an established, fully serviced private community is a finite position; the clubhouse adjacency and the 33 m of frontage cannot be replicated elsewhere in Playa Mujeres.

AMENITIES

- ✓ Beach Access
- ✓ Beachfront
- ✓ Garden
- ✓ Oceanview
- ✓ Handicap accessible
- ✓ Private housing development
- ✓ Pool
- ✓ Gym
- ✓ Street parking
- ✓ Waterfront
- ✓ Water View
- ✓ Accessible for seniors
- ✓ Closed-Circuit Security System
- ✓ 24 Hour Security
- ✓ Tennis court
- ✓ Hot tub

ESTIMATED FINANCING

Estimated monthly payment

USD 31,002/mo

Down payment **20% · USD 776,298**

Term **20 years**

Annual rate **10.5%**

Amount financed **USD 3,105,190**

Estimate only. Check with your bank for actual terms.



GALLERY





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REAL ESTATE WITH SOUL

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