



📍 Puerto Aventuras, Playa del Carmen, Quintana Roo

Extraordinary Luxury Beachfront Residence, 6 Bedrooms

USD 6,000,000



6

BEDROOMS



10

BATHROOMS



900 m²

BUILT AREA



4

PARKING

DESCRIPTION

This extraordinary residence sits directly on the sea, within a private bay enveloped by nature and absolute tranquility. With direct access to a white-sand beach and calm, turquoise waters, the property offers a rare combination of privacy, natural beauty, and refined architectural vision.

Designed with a sophisticated tropical aesthetic inspired by Tulum and the signature style of Alejandro Escudero — the visionary architect behind the acclaimed NIZUC Resort & Spa in Cancún — this villa strikes a perfect balance between contemporary design and organic warmth.

Open-plan living spaces, natural textures, and handcrafted finishes flow seamlessly into the surrounding landscape.

FEATURES

TOTAL BUILT AREA: 900 m²

LOT SIZE: 800 m²

AMENITIES

- ✓ Beach Access
- ✓ Waterfront
- ✓ BBQ grill
- ✓ Roof Garden
- ✓ Oceanview
- ✓ Equipped Kitchen
- ✓ Private housing development
- ✓ Pool
- ✓ Beachfront
- ✓ Garden
- ✓ Patio
- ✓ Terrace
- ✓ Fireplace
- ✓ Service Room
- ✓ 24 Hour Security
- ✓ Hot tub

- 6 spacious suites, each with its own private bathroom
- Living room, dining area, and kitchen open directly to the sea through floor-to-ceiling glass doors
- 1 additional ground-floor room (easily convertible into a seventh bedroom or a private gym)
- 4 parking spaces
- Service quarters
- Laundry area

AMENITIES:

- Infinity pool and jacuzzi surrounded by tropical gardens
- Rooftop terrace with lounge, bar, and fireplace overlooking the Caribbean Sea
- Beachfront setting with calm, swimmable turquoise waters
- Private bay ideal for paddleboarding, kayaking, and snorkeling
- Gated community with 24/7 security
- Golf course, marina, restaurants, and boutiques

ESTIMATED FINANCING

Estimated monthly payment

USD 47,922/mo

Down payment **20% · USD 1,200,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **USD 4,800,000**

Estimate only. Check with your bank for actual terms.







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