



📍 Punta Gaviota, Isla Mujeres, Quintana Roo

Luxury Pre-sale Opportunity: 3-Bedroom Beachfront Condo in Costa Mujeres

\$18,378,000

**3**

BEDROOMS

**3**

BATHROOMS

**190 m²**

BUILT AREA

**0**

PARKING

DESCRIPTION

Mistral is an exclusive beachfront development in the emerging paradise of Costa Mujeres, meticulously designed for the discerning international buyer who prioritizes a high-end lifestyle and legal certainty. Is the ultimate destination for sailing enthusiasts and those who value the Return on Wellness™ provided by the ocean.

.Whether you are planning a day of sailing to Isla Mujeres or simply relaxing on the private beach, this development offers an unparalleled connection to the marine ecosystem of the Caribbean Sea.

Total Surface: 2,045 sq. ft. (190 m²)

Interior Living Space: 1,862 sq. ft. (173 m²).

Private Terrace: 183 sq. ft. (17 m²).

Bedrooms & Bathrooms: 3 spacious bedrooms and 3 full bathrooms.

Architecture: A masterwork by Legorreta, one of Mexico's most prestigious architectural firms, with over 100 national and international awards.

Wellness & Sport: High-end Spa, fully equipped Gym, and a Padel court.

Kids club, sophisticated Motor lobby, and 24/7 security.

Marine Infrastructure: Designed to maximize the nautical lifestyle with a private dock and a specialized nautical garage for sailboats, kayaks, and wave runners.

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Amenities: A Vertical Private Club for the Modern Lifestyle

Mistral offers world-class amenities designed for health, family, and security

This is a Pre-sale opportunity with delivery scheduled for December 2027

AMENITIES

- ✓ Beach Access
- ✓ Garden
- ✓ Oceanview
- ✓ 24 Hour Security
- ✓ Playground
- ✓ Tennis court
- ✓ Sauna
- ✓ Waterfront
- ✓ Terrace
- ✓ Private housing development
- ✓ Pool
- ✓ Padel courts
- ✓ Gym

ESTIMATED FINANCING

Estimated monthly payment

\$146,786 /mo

Down payment **20% · \$3,675,600**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$14,702,400**

Estimate only. Check with your bank for actual terms.







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REAL ESTATE WITH SOUL

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Condo in Costa Mujeres



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