

📍 Zona Hotelera, Cancún, Quintana Roo

Penthouse 4 Bedrooms Beachfront Cancun Zona Hotelera

\$120,000,000

**4**

BEDROOMS

**6**

BATHROOMS

**975.64 m²**

BUILT AREA

**2**

PARKING

DESCRIPTION

Exclusive beachfront penthouse nestled within an intimate private residential complex of just 11 residences.

Boasting 22 meters of direct sea frontage and breathtaking views over the Caribbean, this remarkable home offers a rare sense of scale and privacy.

Total area: 975.64 m²

Penthouse, terrace & roof garden: 694.57 m²

Uncovered solarium terrace: 230.51 m²

Covered outdoor area: 16.46 m²

Parking: 30.12 m²

Storage/cellar: 3.98 m²

Upper Level

Amenities:

[Full description and all photos at almarmx.com](https://almarmx.com)

Main Level: Four generously appointed bedrooms, each with an en-suite bathroom and walk-in closet. The social areas include a living room, a study bar, a TV lounge, a games room, a formal dining room, and a fully equipped kitchen. Three terraces, a laundry room, a service suite with full bathroom and closet, an equipment patio, a guest powder room, and a private staircase leading to the upper level complete the floor.

Roof garden

Jacuzzi

Solarium terrace with garden

Full bathroom

2 parking spaces

1 private wine cellar...

AMENITIES

- ✓ Beach Access
- ✓ Covered parking
- ✓ Beachfront
- ✓ Garage
- ✓ Patio
- ✓ Terrace
- ✓ Oceanview
- ✓ Handicap accessible
- ✓ Storage Unit
- ✓ Service Room
- ✓ Elevator
- ✓ Penthouse
- ✓ Pool
- ✓ Gym
- ✓ Balcony
- ✓ Street parking
- ✓ Waterfront
- ✓ Garden
- ✓ Roof Garden
- ✓ Water View
- ✓ Accessible for seniors
- ✓ Air conditioning
- ✓ Equipped Kitchen
- ✓ Double story
- ✓ Private housing development
- ✓ 24 Hour Security
- ✓ Playground
- ✓ Hot tub

ESTIMATED FINANCING

Estimated monthly payment

\$958,445 /mo

Down payment **20% · \$24,000,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$96,000,000**

Estimate only. Check with your bank for actual terms.







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