



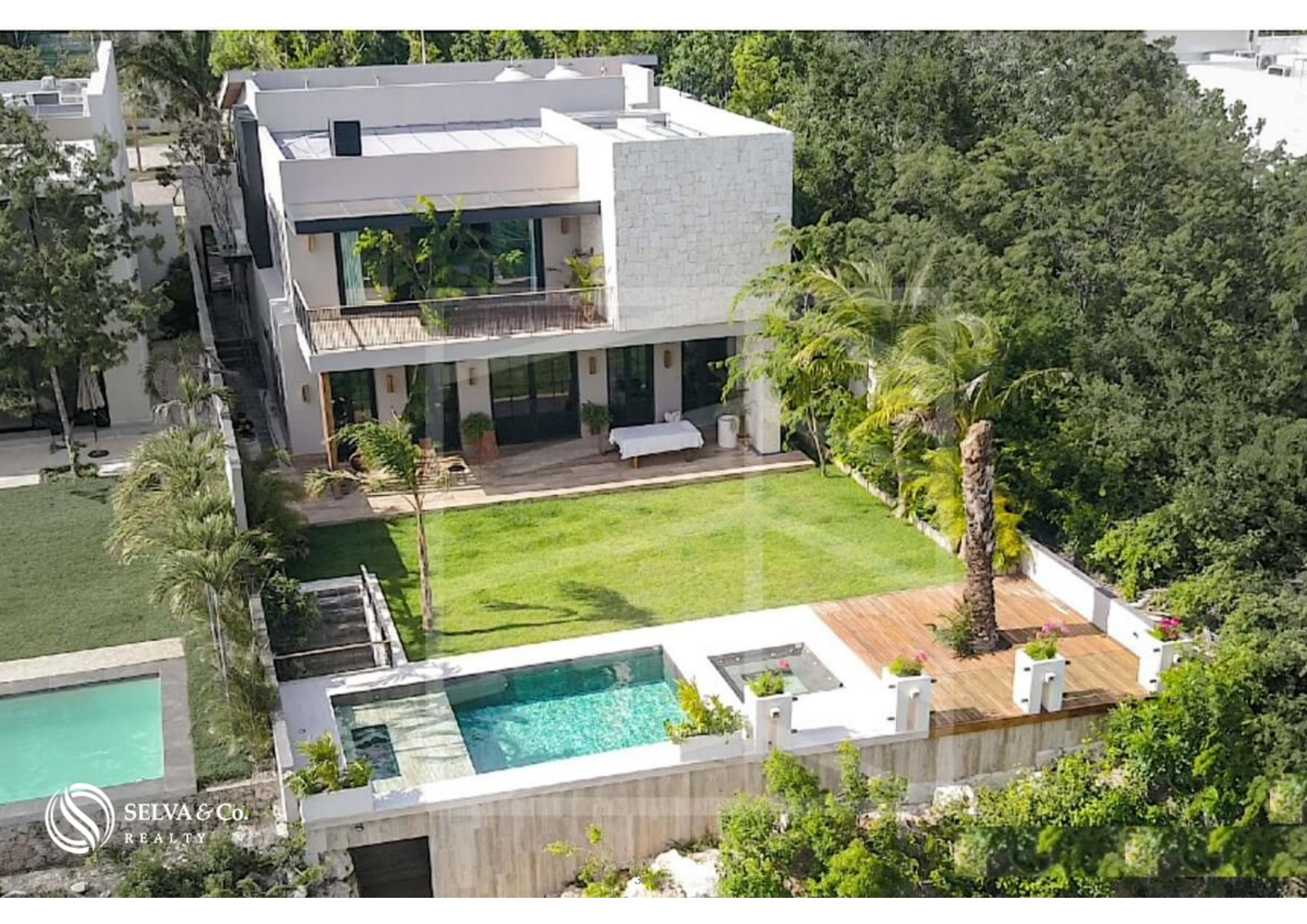
**SELVA & Co.**  
REALTY

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**Lake front house, private pool, dock with access to the lake for kayaks, spa area and steam shower, in gated community with clubhouse and lu**

<i>ID: BRCA225</i>	<i>Location: Cancún</i>
<i>Zone: Lagos del sol</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4.5</i>
<i>Levels: 2</i>	<i>Parking(s): 4</i>
<i>Construction: 607 m2 / 6,533.75 ft</i>	<i>Land: 605 m2 / 6,512.22 ft</i>







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Acceso al lago  
para kayak,  
desde tu patio trasero..

Access to the lake  
for kayaks  
direct from your backyard





Planta baja

Ground floor



FONTE SELVA & Co.  
REDESIGN

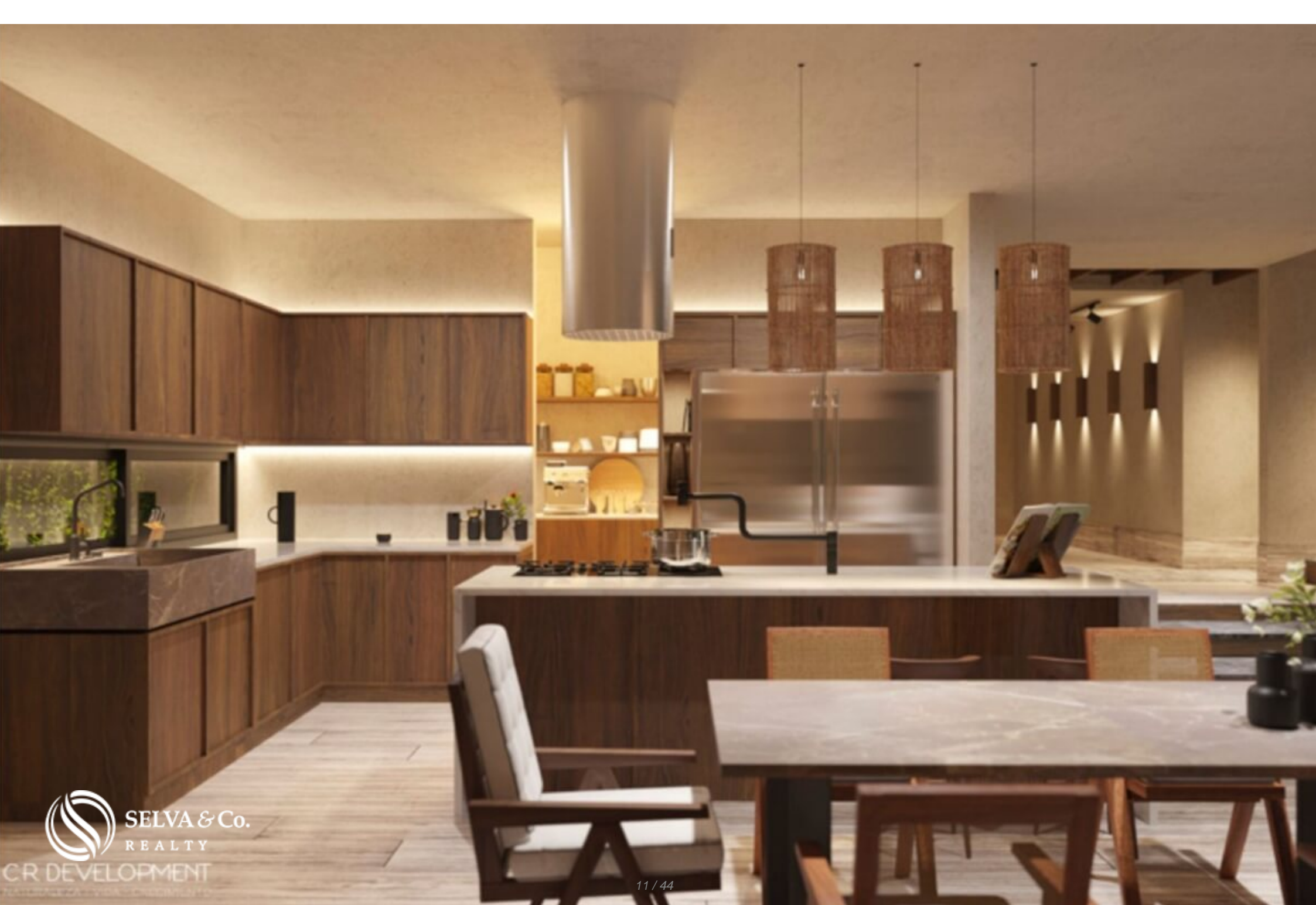
**COCINA - COMEDOR** Kitchen - Dining room



Fotografía  
SELVA & Co.  
COCINA -

COMEDOR

KITCHEN - DINNING ROOM





Cocina equipada  
diseño moderno

Modern design  
equipped kitchen





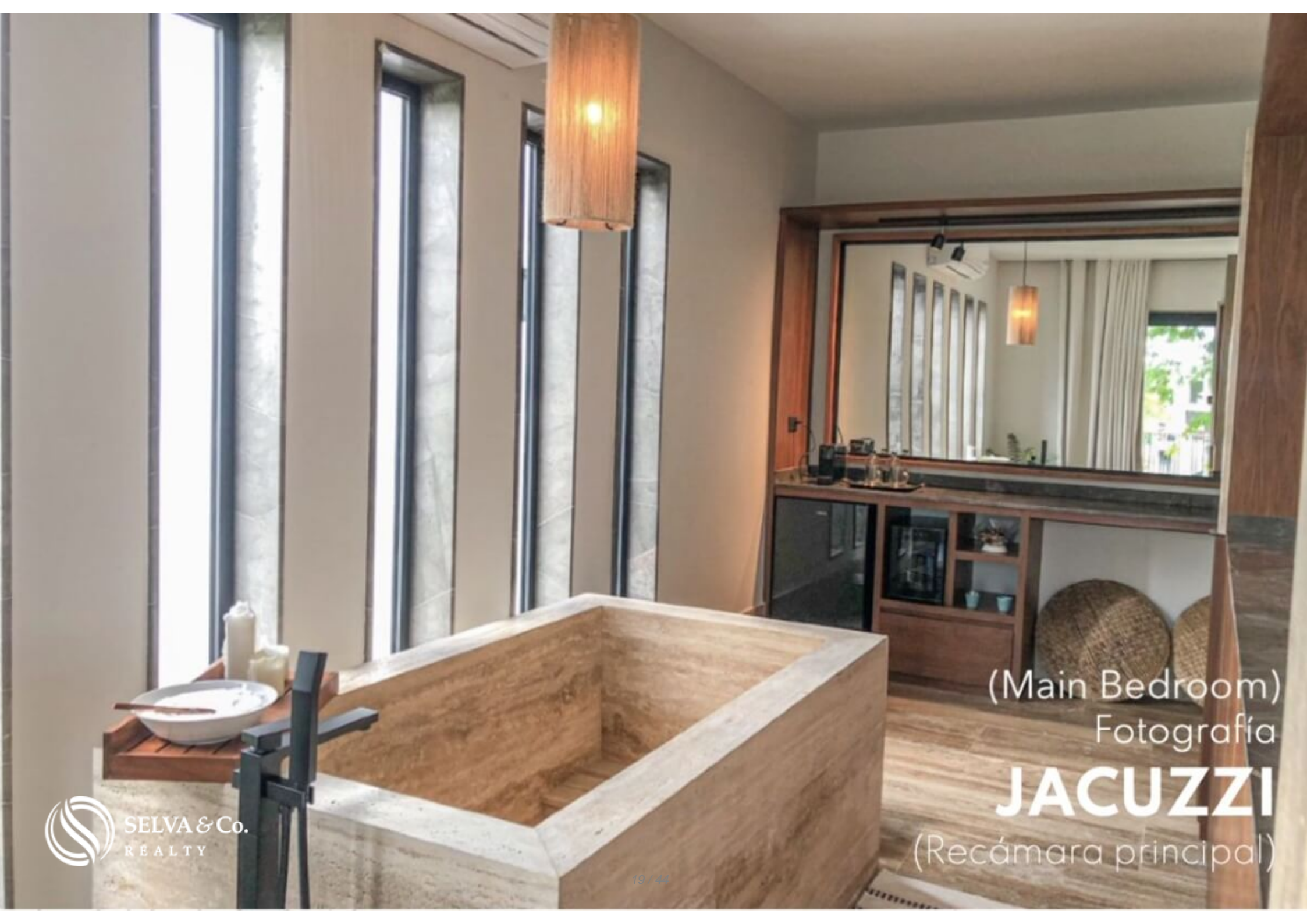




Side aisles







(Main Bedroom)  
Fotografía

**JACUZZI**

(Recámara principal)



Baños con acabados de mármol  
Bathrooms with marble finishes



Stairs

Fotografía  
**Escaleras** (acceso 2° nivel)

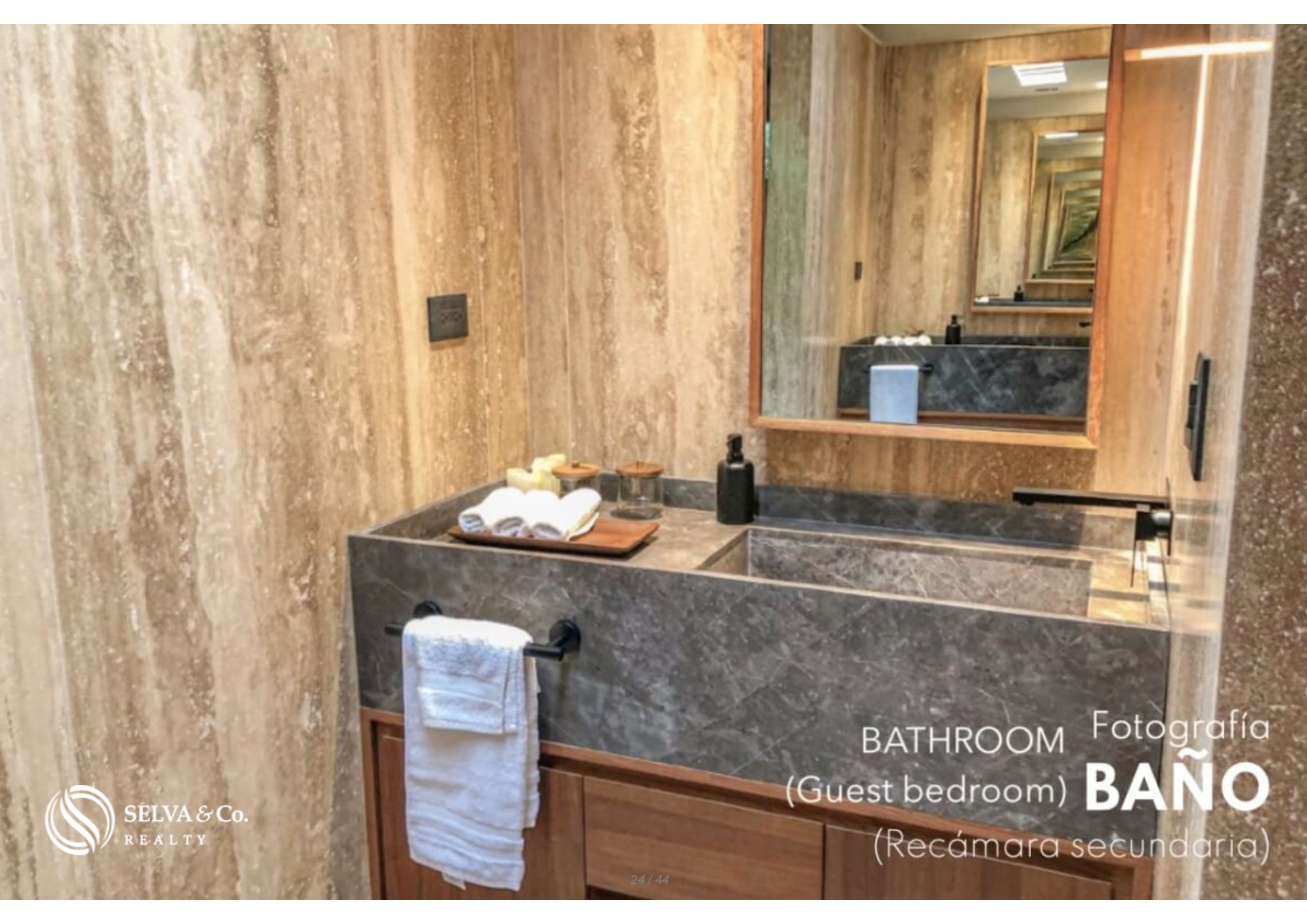


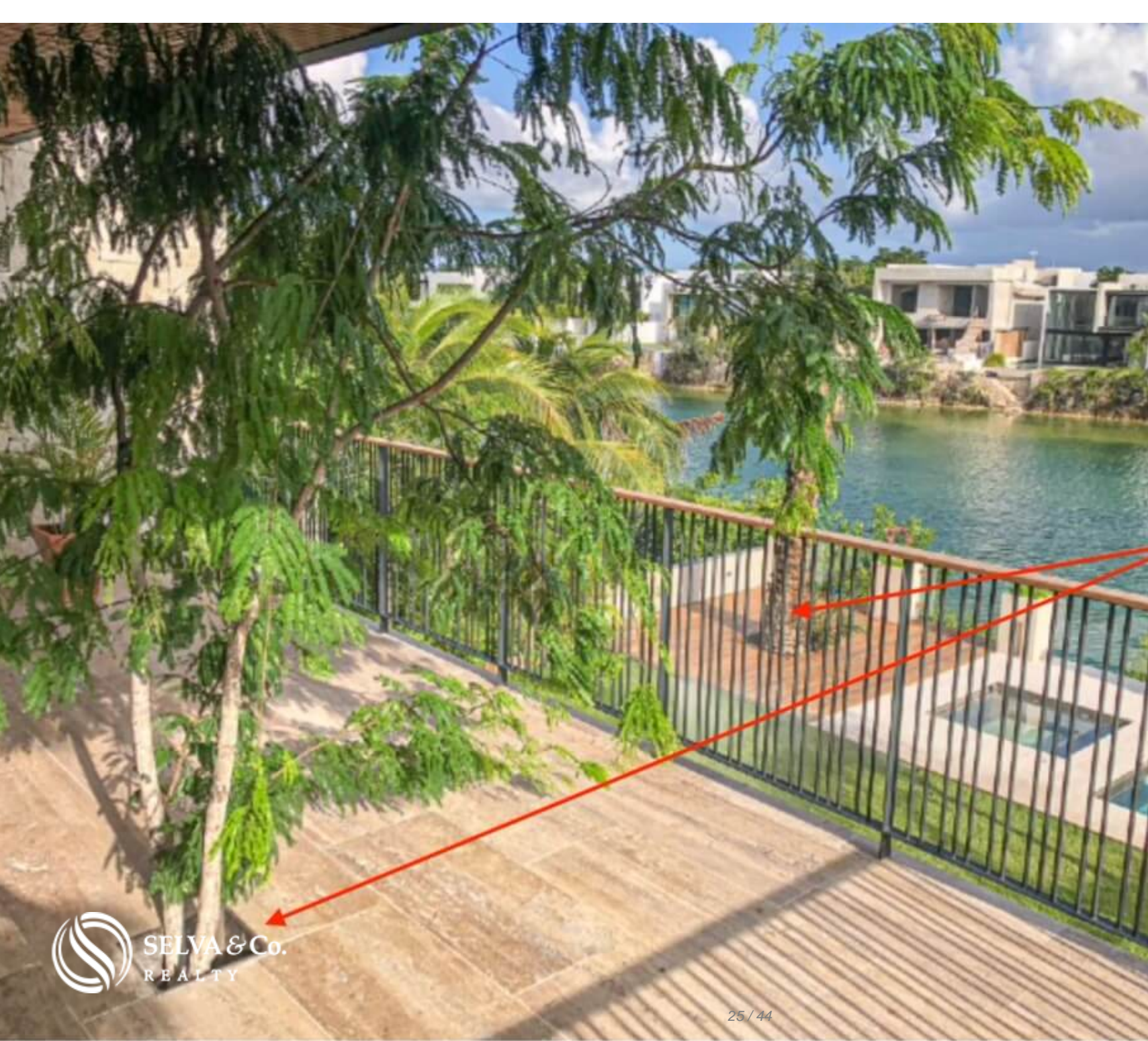
Fotografía **SALA**  
**LIVING ROOM**  
(Planta Alta) (Top Floor)





Fotografía SALA  
**LIVING ROOM**  
SEVILLA S.L. REALTY  
(Planta Alta) (Top Floor)





Arboles integrados  
a la arquitectura

trees integrated  
in the architecture



Pasillo

Hall



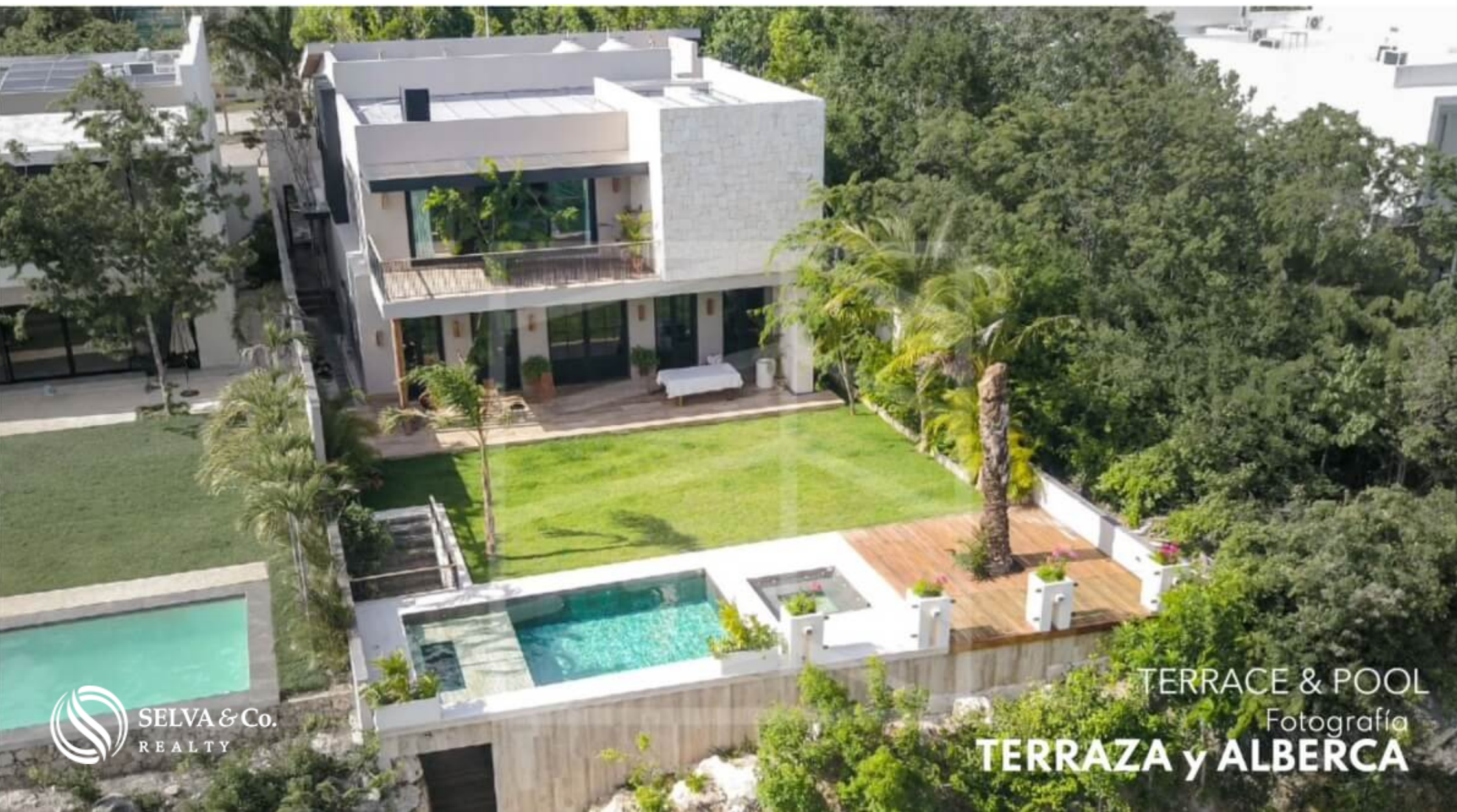




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 CR DEVELOPMENT





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TERRACE & POOL  
Fotografía  
**TERRAZA y ALBERCA**

## Description

BRCA225

Lake front house, private pool, dock with access to the lake for kayaks, spa area and steam shower, in gated community with clubhouse and luxury amenities, Lagos del Sol, for sale, Cancun.

Live in front of the lake in one of the most exclusive residential areas, with a clubhouse and recreational activities for all ages, surrounded by lakes and green areas with first-rate roads.

Enjoy the outdoors all day thanks to its terraces, you can cool off in the pool while you sunbathe, or watch the sunset from the jacuzzi.

**LAKE VIEWS WITH ACCESS FROM THE GARDEN**

In the garden area there is a descent ladder to the Lake, where you can use non-motorized boats such as motorboats and kayaks.

## FOR WATER LOVERS

Private pool, access to the lake from your garden, clubhouse with recreational pool, children's pool, 6-lane semi-olympic pool and steam rooms, lagoons. This residence is ideal for water lovers

## HIGHLIGHTS OF THE HOUSE

Dock with wooden deck, private access to the lake and kayak area

Back garden with private pool and jacuzzi.

Motor lobby.

Living room-dining room-bar.

Built in kitchen with central island and forged marble sink. Large pantry with marble top.

High quality kitchen equipment (duplex refrigerator, freezer, wine fridge, ice maker, deluxe coffee maker in pantry and master bedroom).

Prepare the best bbq and gatherings on your outdoor terrace with a grill.

Residence with 140 m2 of gardens.

Master bedroom with dressing room, full bathroom with two independent sinks (forged in marble), steam shower, separate toilet, terrace and spa area  
Family room.

4 parking spaces.

Service bedroom with full bathroom and closet.

Laundry room with space for washing machine, tumble dryer, marble forged laundry room, ironing area and large closet.

## FINISHES

Marble floors

Final finish carpentry furniture ? Tzalam and parota in kitchen, bathrooms,

closets.

Kitchen Countertops Forged in Caesarstone.

Wooden deck made of IPE or similar in the pool and kayak area (access to the lake).

Inverter air conditioners.

Water softening and filtering treatment.

## LOCATION

Located just 9 minutes from the closest beach in Punta Nizuc area, 5 minutes from Cancun International Airport, 19 minutes to "La Isla Cancun Shopping Village" and 14 minutes to downtown.

## ABOUT LAGOS DEL SOL

Lagos del Sol is one of the most exclusive and high-value private communities in Cancun.

Unique comprehensive residential with 2 large lakes, the first of 40 hectares and a secondary one of 24 hectares.

It has private security 24 hours a day and internal patrol, to guarantee maximum security and tranquility. With the best urbanization, wide avenues with ridges, a boardwalk with a beach-type area and a clubhouse with luxury amenities.

It is definitely a place that will provide you with the safety, comfort and lifestyle that you want for yourself and your family.

## AMENITIES

- More than 40 HA of Lago Común with beach-type areas, dock, palapa and children's area
- Club House
- Cycle track
- Security 24/7 with Controlled Access
- Waste treatment (80% of the garbage is used)
- TARJETA LAGOS PLUS (Agreements with Golf Courses with a special price for residents of Lagos del Sol and Day Pass 365 days a year in hotels facing the sea)

## CLUB HOUSE AMENITIES

- Motor lobby.
- Children's playground outdoors.

- Bathrooms and showers.
- Palapa and gardens for events.
- Family pool and semi-Olympic swimming pool.
- Gym.
- Spa.
- Playroom.
- Tennis, Squash and basket ball courts.
- Business Center.
- Coffee shop with terrace.
- Baths with steam.
- Multi-purpose room.
- Wifi.

## NEW AMENITIES

In 2022 the new amenities of Lagos del Sol are inaugurated.

- Baby games
- Games for kids
- Outdoor gym
- Park for dogs
- Areas of meditation
- Soccer field
- Park for skateboards
- Water area
- Walking trails

If you want to visit this house or learn more about the Lagos del Sol, do not hesitate to contact us, it will be a pleasure to advise you on your new investment in Cancun.

Click on the contact button to know more about the property or to schedule an

appointment.

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## Property details

- Garden
- Laundry room
- Private dock
- Private Pool
- Tv room
- Integral Kitchen
- Patio
- Private jacuzzi
- Service room

## Amenities

- Ballroom
- Gym
- Lake
- Playground for children
- Security 24/7
- Swimming Pool
- Dock
- Jacuzzi
- Lobby
- Poolfor children
- Spa

# Location





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R E A L T Y

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