



**House with private pool, TV room, 1 terrace, 3 balconies, clubhouse with sports courts and amenities in Gated community, Aqua, Cancun, for S**

<i>ID: ARCA214</i>	<i>Location: Cancún</i>
<i>Zone: Av huayacan</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 3.5</i>
<i>Levels: 2</i>	<i>Construction: 345 m2 / 3,713.58 ft</i>
<i>Land: 216 m2 / 2,325.02 ft</i>	















Alberca y deck de madera

Plonge pool and wooden deck



Baño de pared con cubierta de cerámica  
meseta de mármol

Bathroom wall covered in ceramic  
marble counter



Area de lavado

Loundry area







Escaleras iluminadas

Lighted stairs





Closets de madera

Wooden closets





Baños con vidrio templado

Bathroom with tempered glass





Closet de recamara principal

Mains room closet





Baño con doble lavabo

Bathroom with double sink





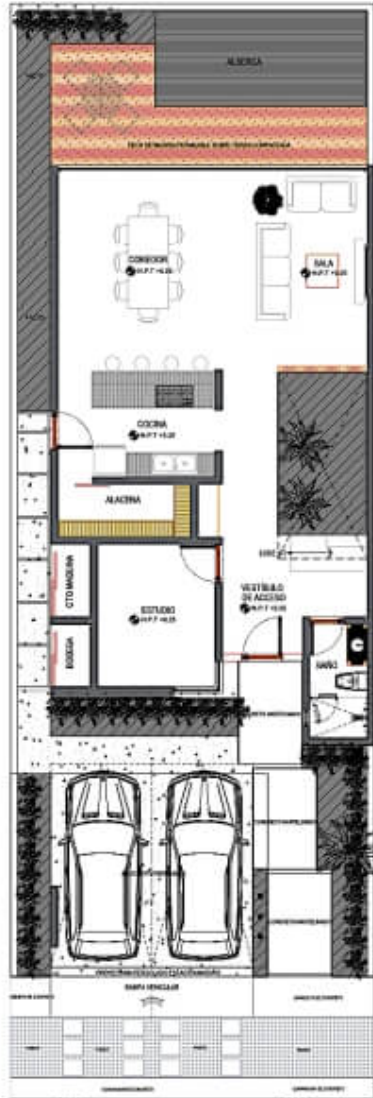












LANQUETA CON SECCION DE 3.00 MTS.  
 407CMX500CM

**PLANTA BAJA**



**PLANTA N1**

TERRAZA  
 CUB. 10.88 M<sup>2</sup>



**PLANTA N2**

TERRAZA  
 CUB. 53.91 M<sup>2</sup>  
 TOTAL M<sup>2</sup> CONSTRUIDO: 261.31 M<sup>2</sup>



Fachada

Facade

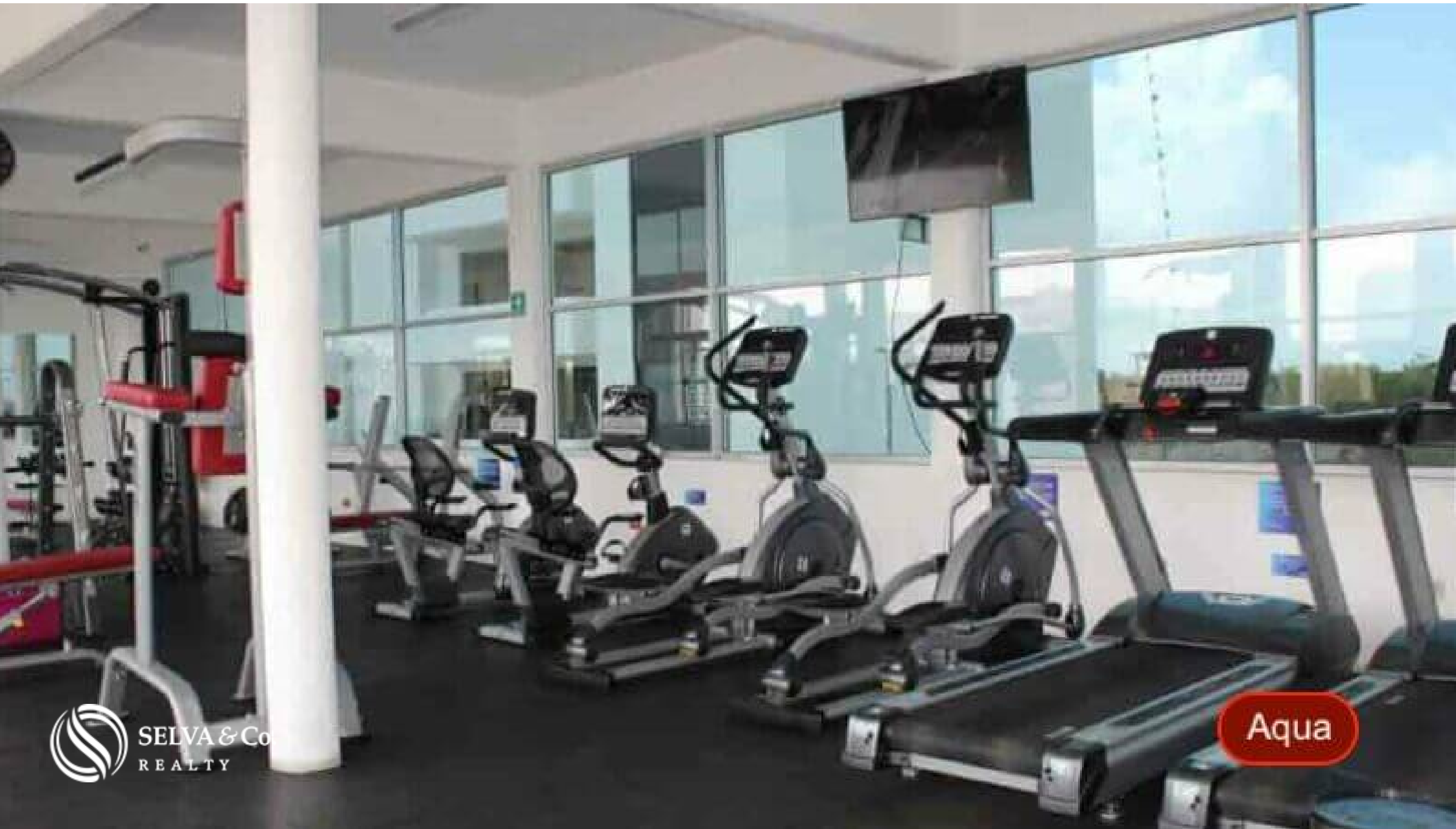
















Aqua



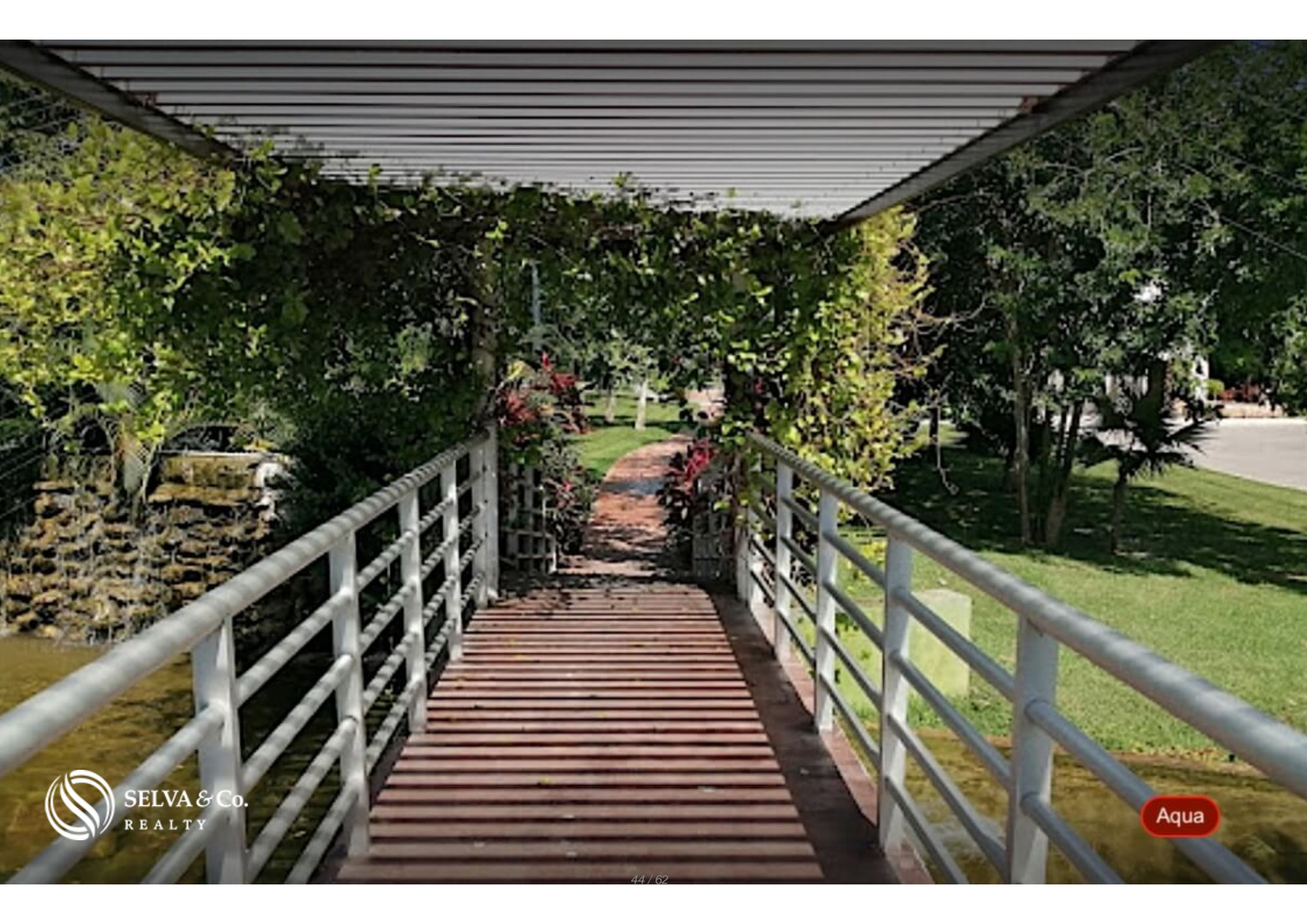


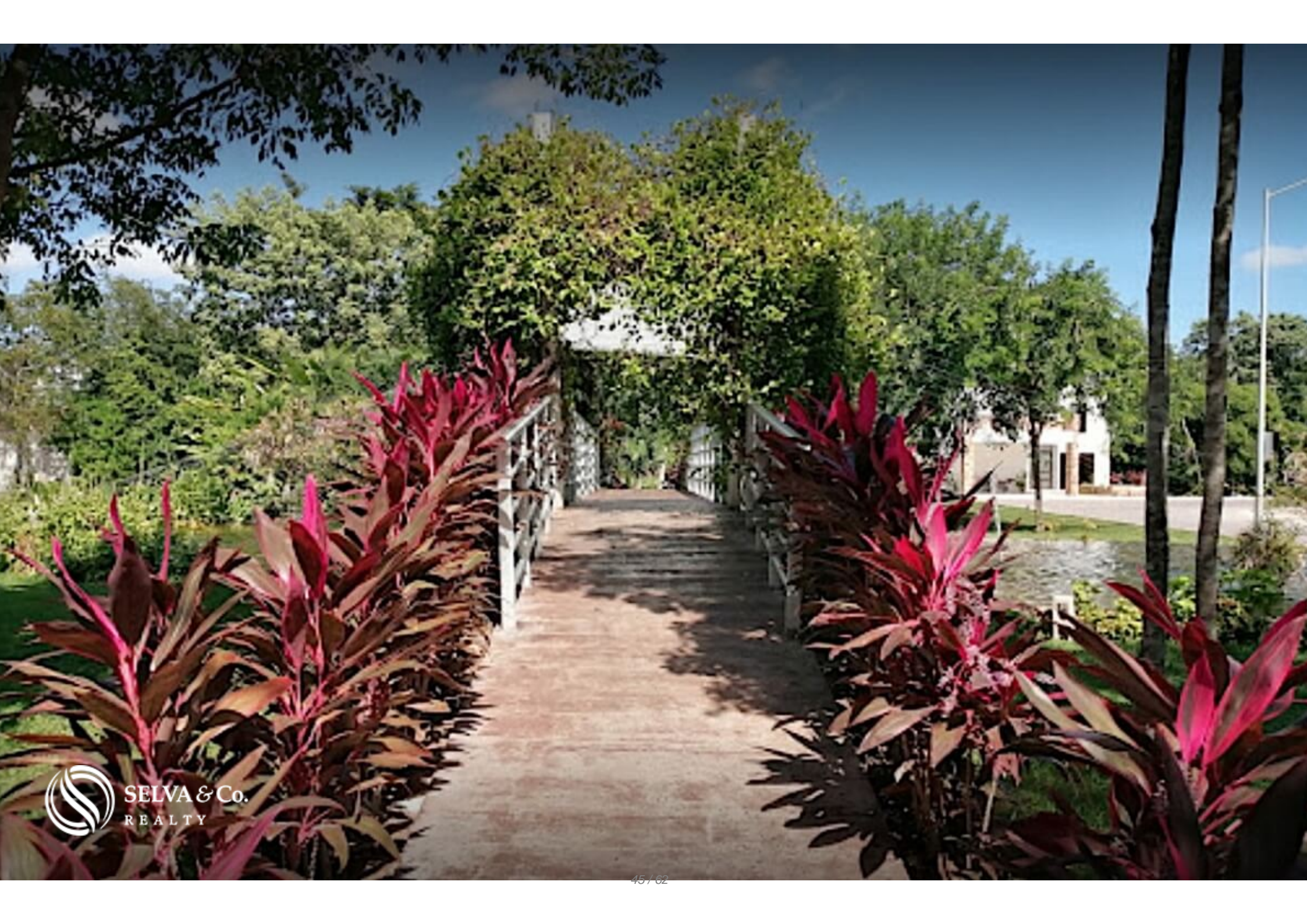


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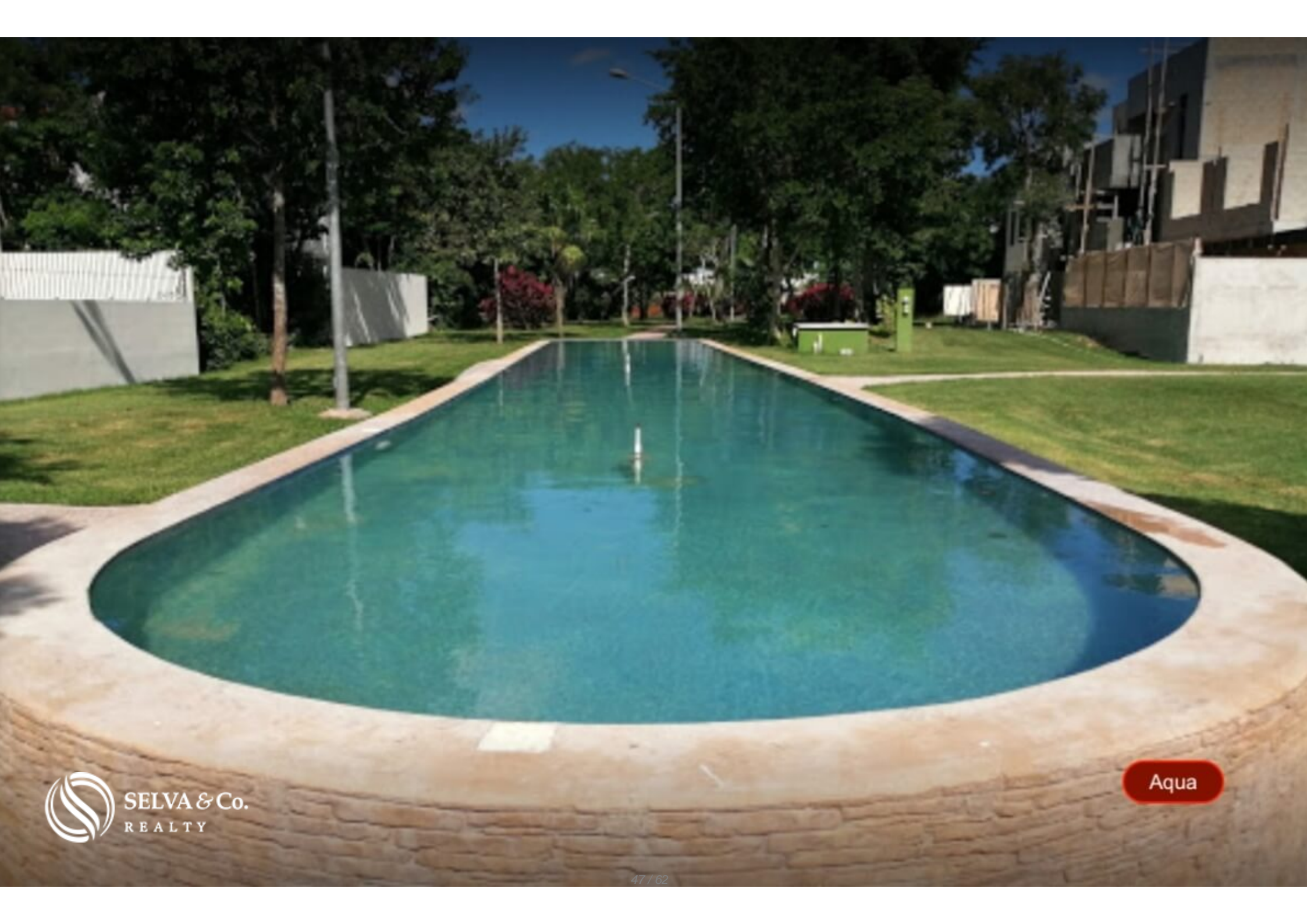
Aqua















## Description

ARCA214 Alejandra Arias

House with private pool, TV room, 1 terrace, 3 balconies, clubhouse with sports courts and amenities in Gated community, Aqua, Cancun, for sale.

Modern house with wide spaces and quality finishes, private pool to entertain your guests, in a gated community with amenities for the whole family.

### FOR WATER LOVERS

In addition to having a private pool inside your house, you can enjoy the common areas with water, a semi-Olympic pool, water games for children, water mirrors with bridges, and gardens with fountains that you can enjoy when you go for a walk.

Just 20 minutes from the beach.

Residential Aqua as its name, is ideal for water lovers. With an impressive presence of this element through its water mirrors, fountains and lakes.

## KEEP IN SHAPE

Keep fit in its pool with swimming lane, enjoy a walk on its pedestrian paths, practice tennis, work out in the gym, or simply relax and contemplate its green areas, you will have a different activity to do every day and everything within walking distance of your house.

## KITCHEN

Prepare the most delicious recipes in this built in kitchen that would be the envy of any cook, with custom-made wooden cabinets (Parota), and granite countertops. Enjoy its open design with a breakfast bar, which allows you to spend time with your loved ones while prepare your favorite dishes.

## SERVICE ROOM

Service room equipped with full bathroom

## FINISHES

Parota wood carpentry.

granite countertops

LED lighting

Tempered glass in bathrooms and railings

## HIGHLIGHTS OF THE HOUSE

Wooden deck with private plunge pool.

Living room with full wall window and deck access that opens to create a larger space perfect for entertaining guests or indoor-outdoor living.

Master bedroom with en-suite bathroom, walk-in closet, ample space.

1 bedroom on the ground floor and a full bathroom, ideal for people who cannot climb stairs.

4 bedrooms.

2 terraces and a balcony.

TV room.

## HOUSE DETAILS

Price: 325,000 USD

Bedrooms: 3 + TV room

Bathrooms: 3.5

Parking: 2

Land: 216 m<sup>2</sup>

Construction: 345 m<sup>2</sup>

## LOCATION

House located in private community Aqua, on Huayacan Avenue, a new residential area. Close to easily accessible avenues, schools, shopping malls, hospitals and banks, and just

20 minutes from the Hotel Zone

13 minutes from the City Center.

20 minutes to the beach

20 minutes to Cancun International Airport.

## ABOUT THE AQUA COMMUNITY

Private gated community located in one of the most privileged areas of Cancun, with great added value and quality of life. Huayacan Avenue.

The Aqua Residential Complex is a unique concept of its kind, with excellent urban design and facilities, 24-hour security, controlled access, large green areas, with an impressive presence of water through mirrors, fountains and lakes.

Enjoy a clubhouse with a semi-Olympic pool, gym, paddle and multipurpose courts, snack bar and reception.

## AMENITIES AQUA

Clubhouse with sports courts

Kids fun-tain

Linear park

Infinity Bike Path

24 hour security.

Controlled access

large gardens

Water mirrors with bridges

## CLUBHOUSE AMENITIES

semi-olympic pool

Gym

2 paddle tennis courts

multipurpose court

Dressing rooms

bathrooms with showers

snack bar

Reception

Green areas

## RENOWN DEVELOPER

Developer/architect with completed residences in Cancun, excellent history of on-time delivery and quality finishes. Widely recommended for investment.

If you want to visit this house and learn more about the real estate market in residential Aqua, contact us, it will be a pleasure to advise you on your new investment in Cancun.

Make your appointment to see the house or call us to resolve any questions by clicking on the contact link.

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## Property details

- Balcony
- Integral Kitchen
- Service room
- Tv room
- Granite countertop
- Private Pool
- Terrace
- Walking closet

## Amenities

- Clubhouse
- Gym
- Roof garden
- swimming pool
- Controlled access
- Paddle tennis
- Security 24/7
- Tennis court

## Location





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