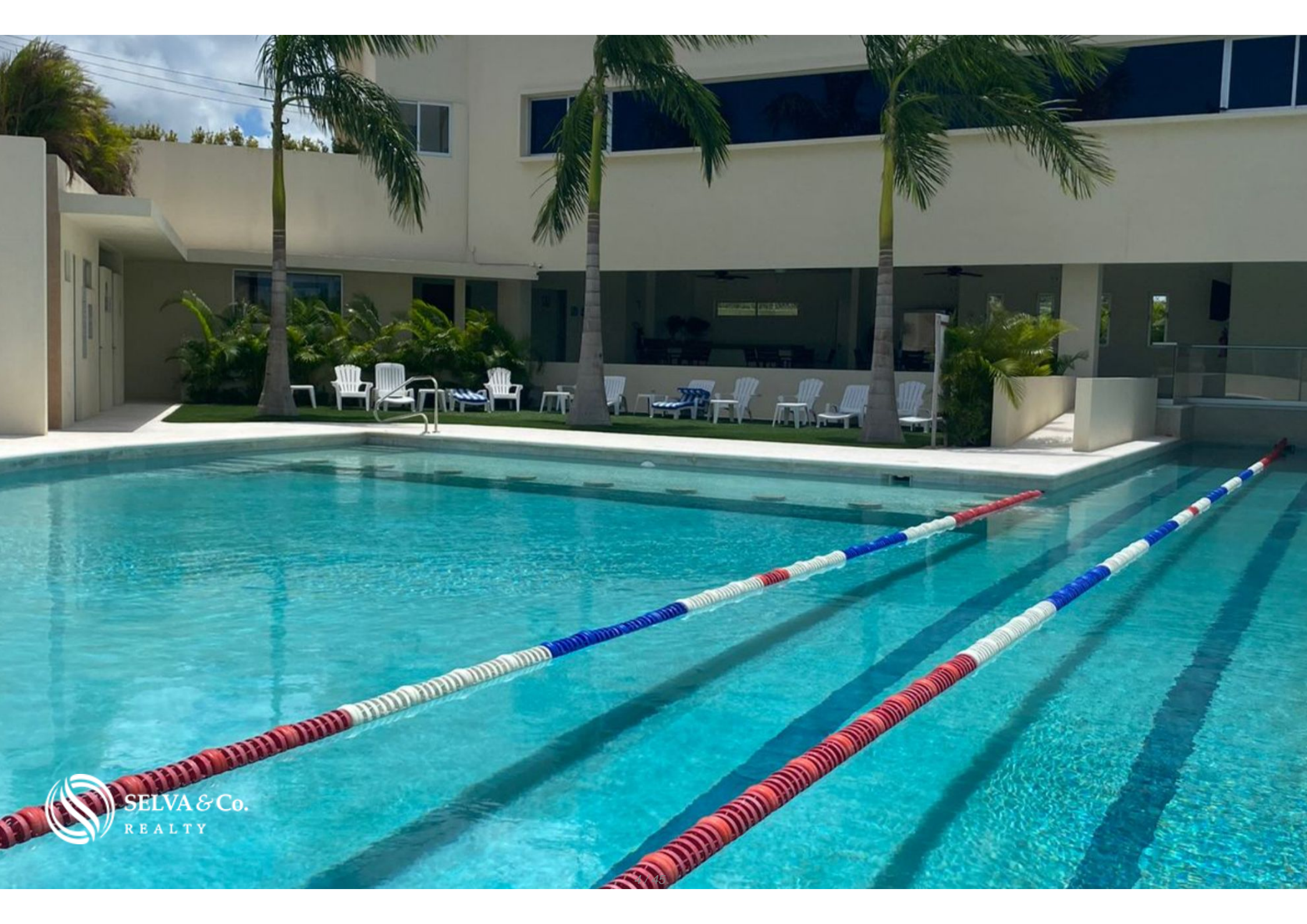




# House with Private Pool, For Sale, Residencial Rio, Huayacán, Cancún

|   |                                   |
|---|-----------------------------------|
| <i>ID: ARCA234</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: 3</i>                          | <i>Parking(s): 2</i>              |
| <i>Construction: 302 m2 / 3,250.73 ft</i> | <i>Land: 160 m2 / 1,722.24 ft</i> |





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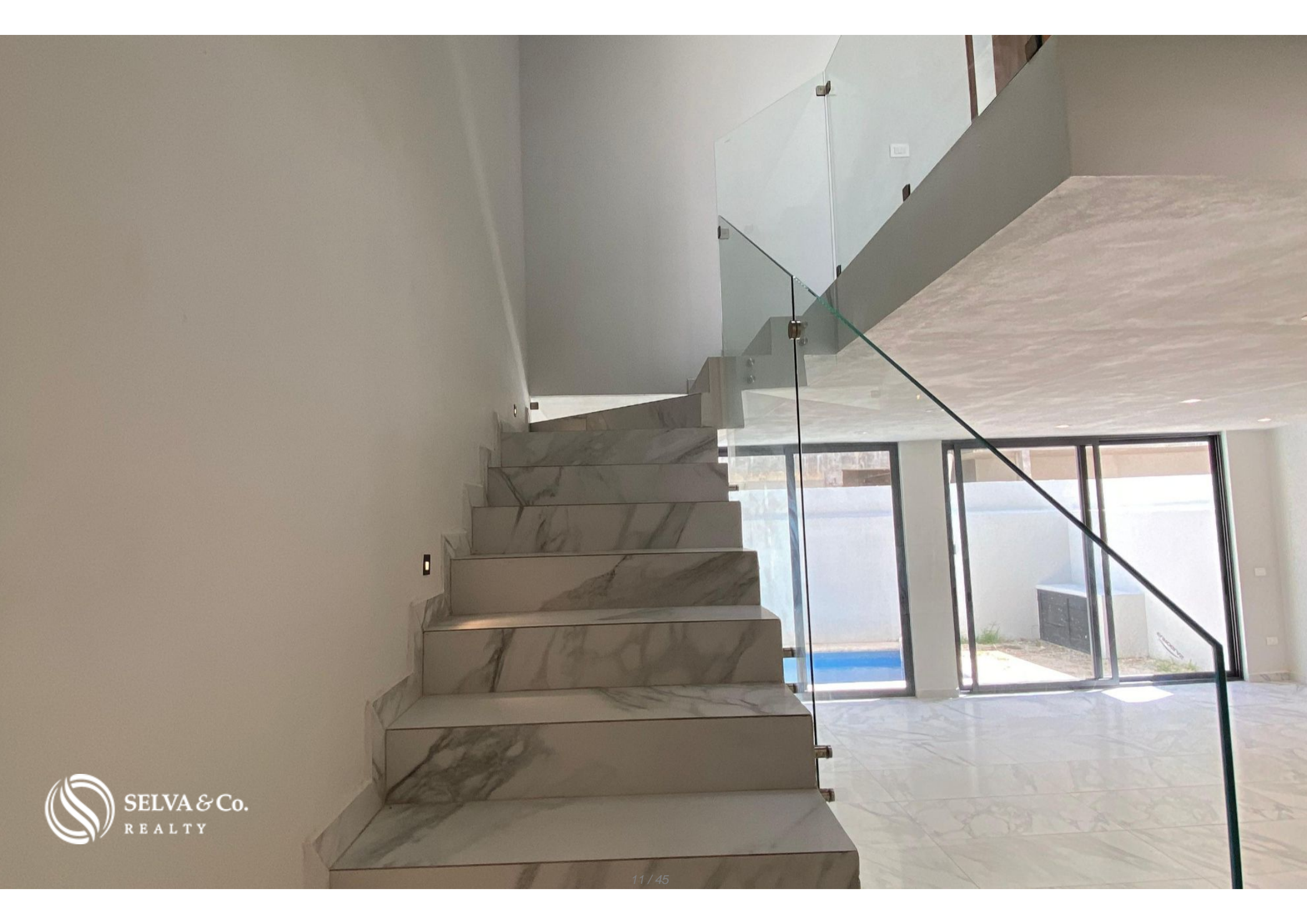














**CASA  
HOUSE**

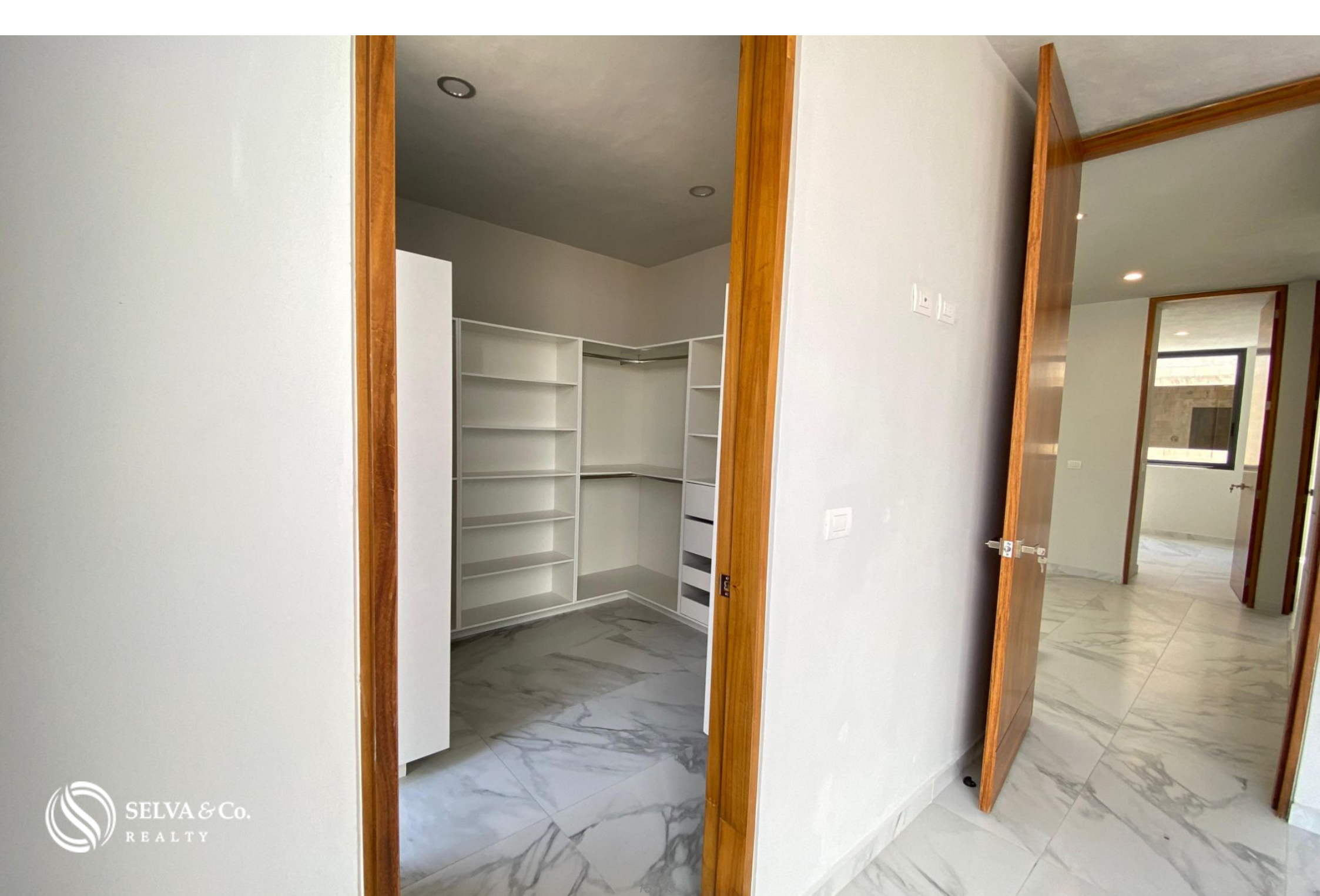
**Playa Tortugas**

**Aeropuerto Internacional de Cancun  
Airport**

**Zona Hotelera  
Hotel Zone**





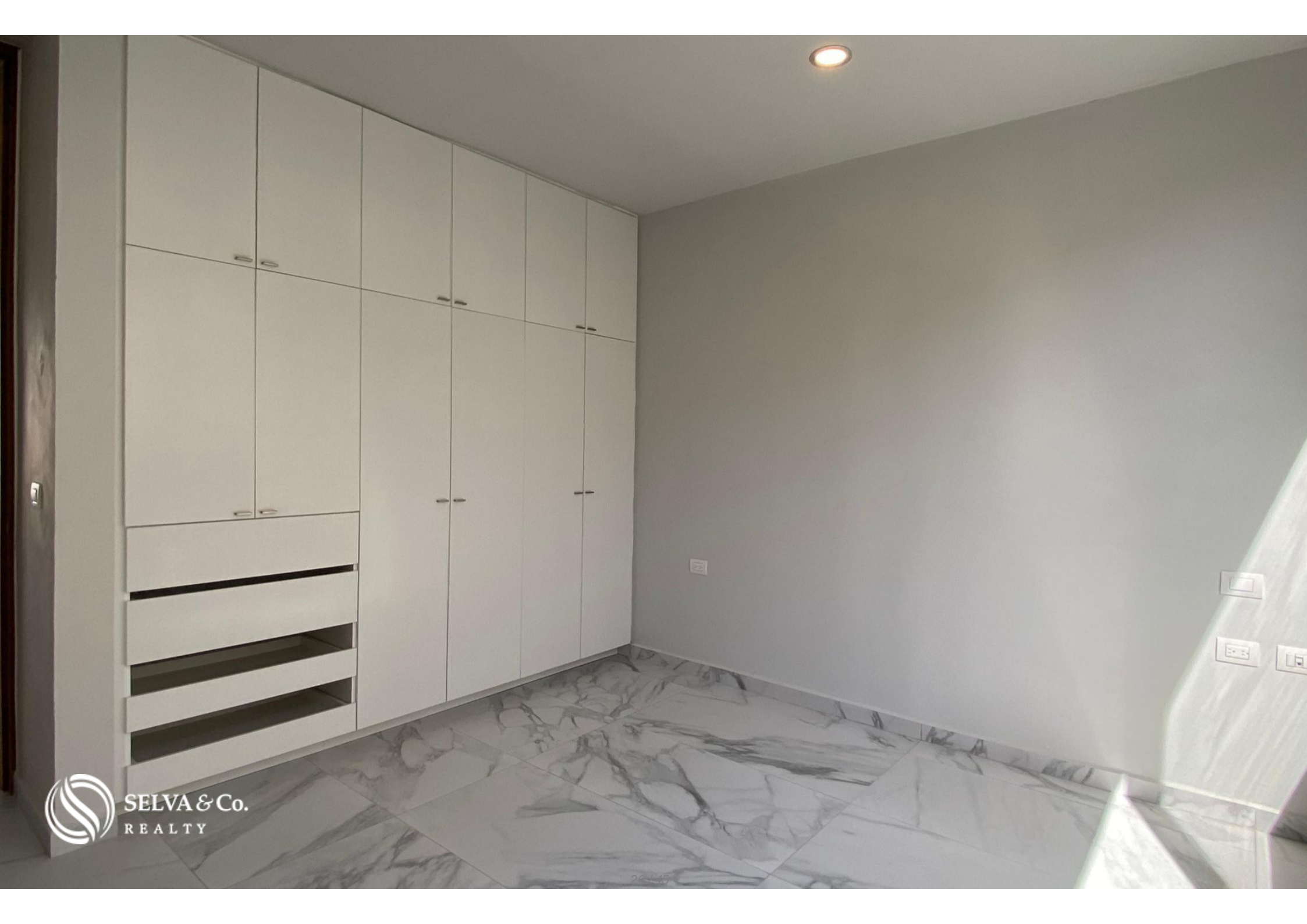












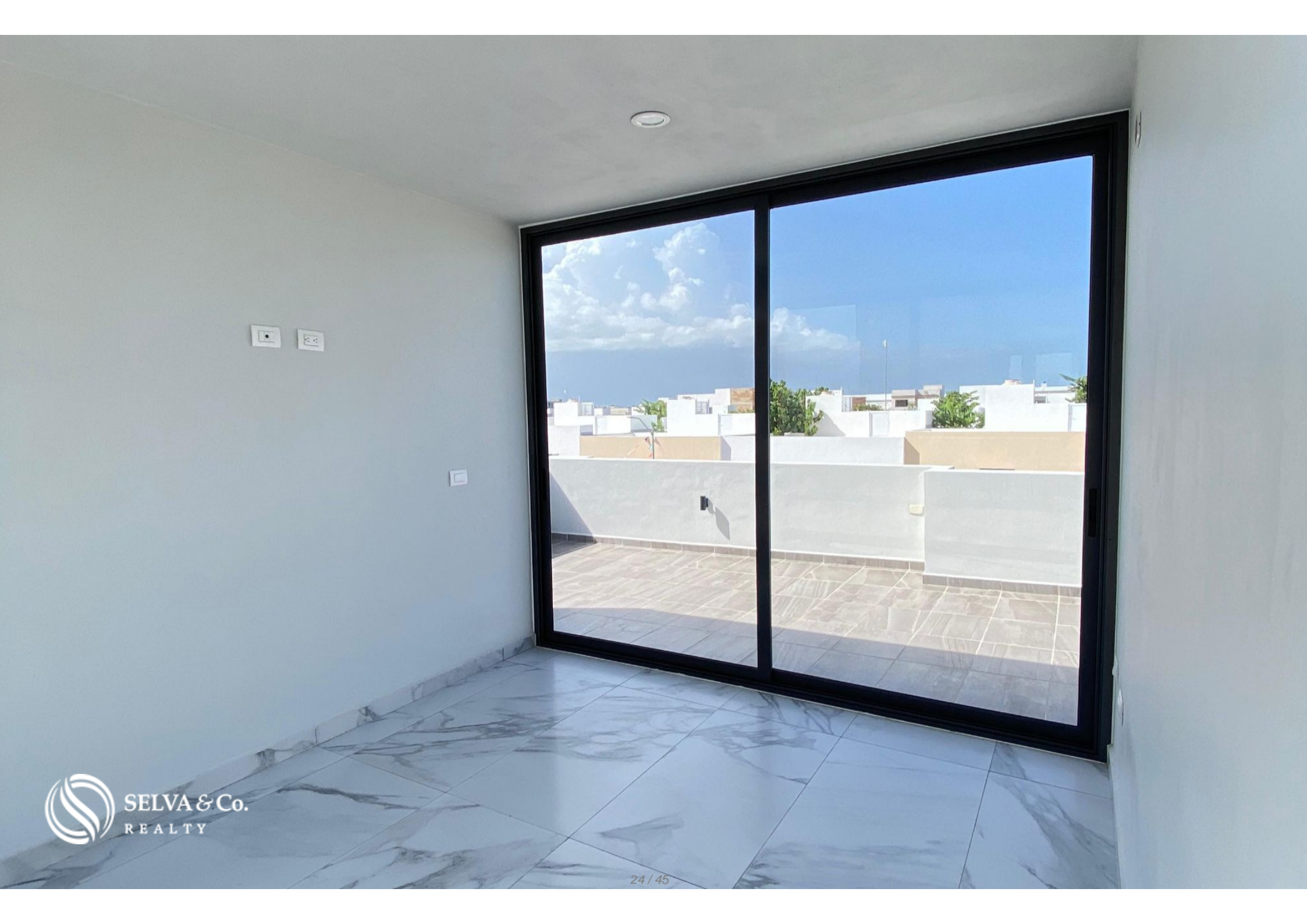


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REALTY





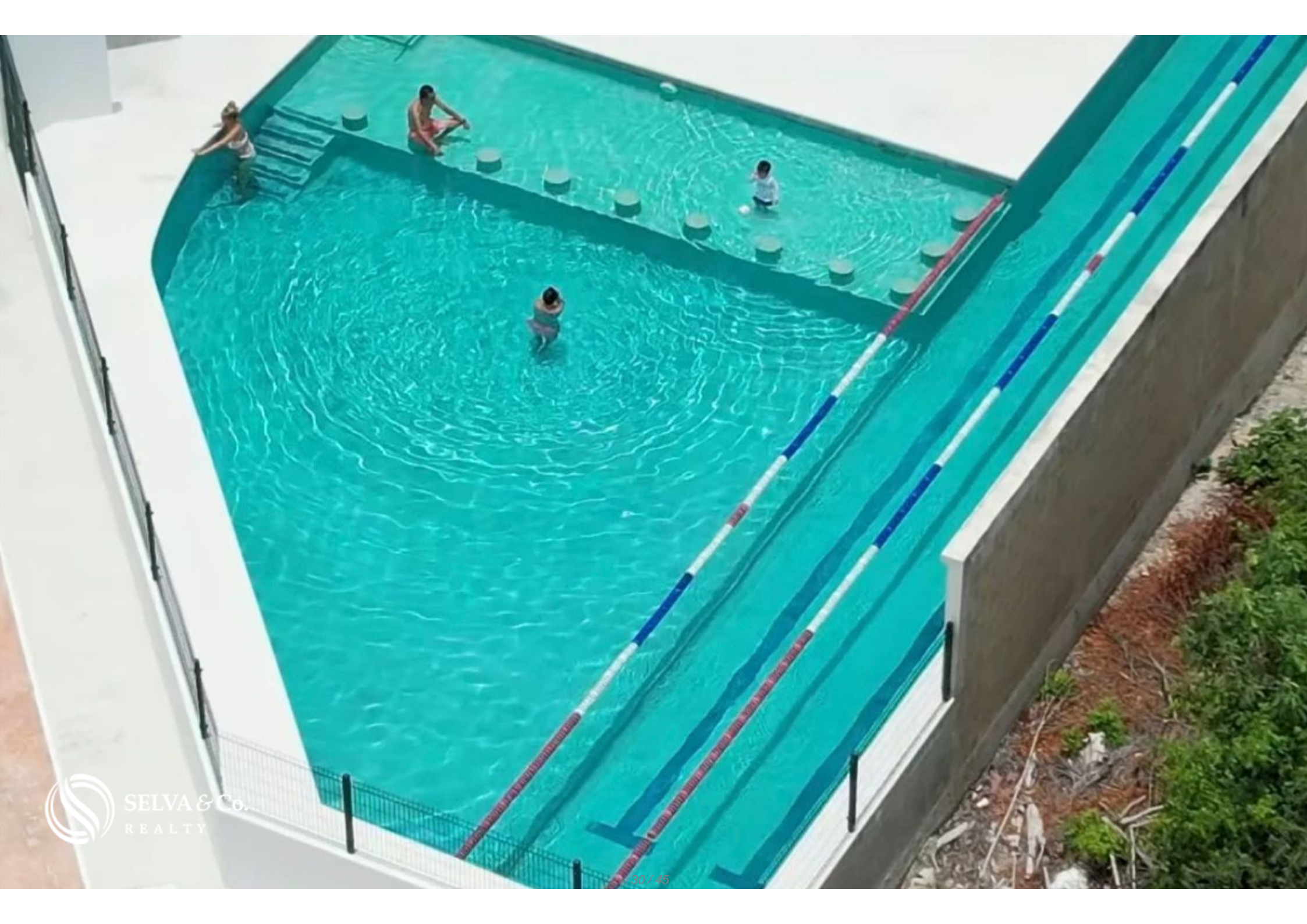




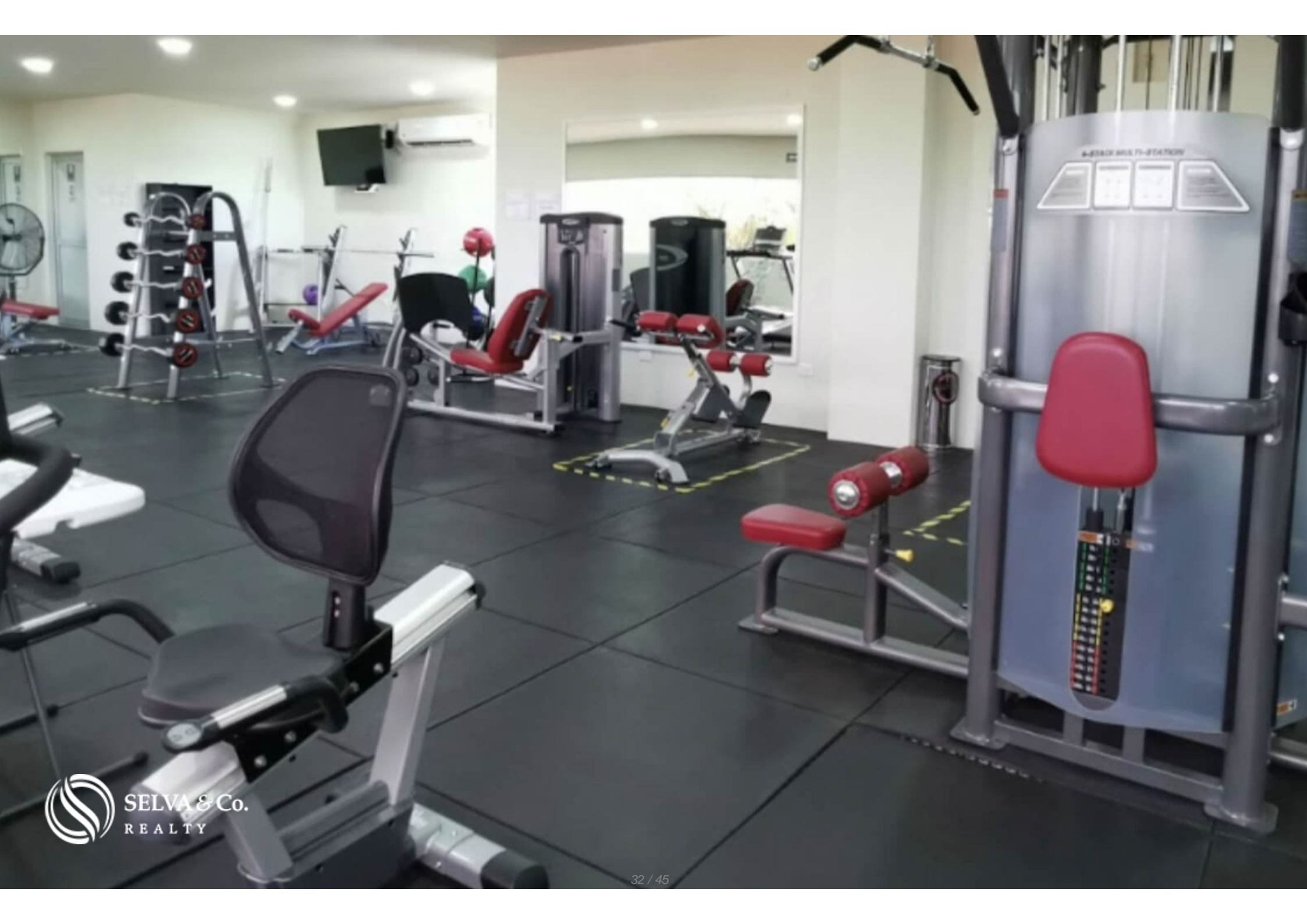




















# Zona Hotelera Cancún - Hotel Zone



## Description

ARCA234 Dafne Rodriguez

House with Private Pool, For Sale, Residencial Rio, Huayacán, Cancún

House for sale located in Residencial Río, a gated community in Cancún that offers security and tranquility, close to Huayacán Avenue and surrounded by new developments, services, and recreational areas.

This three-story property features four spacious bedrooms, a private pool, and large indoor areas. Residents also enjoy access to the clubhouse, ideal for recreational activities and events.

### PRIVATE POOL

The house comes with a private pool where you can sunbathe the entire day.

## ROOFTOP TERRACE

On the top floor, you'll find a spacious terrace, the perfect spot for hosting events and gatherings.

## FOR THE LITTLE ONES

This community is designed for families, featuring a playground.

## KEEP IN SHAPE

Keep up with your workout routines with the pool with swimming lane, play at the paddle courts, stroll along pedestrian paths, work out at the gym, or simply relax and admire the green areas. There's something to do every day, just steps from your home.

## PET-FRIENDLY

This community is pet-friendly, offering a dedicated pet park where your dog can

socialize and play in a safe and controlled environment.

## AMENITIES AND SERVICES

Controlled Access

24-Hour Security

Security Cameras

Pool with Lap Lanes

Gym

Playground

Central Lake

Multipurpose Room

Paddle Court

Clubhouse

## FEATURES OF THE HOUSE

Prime Location: The house is conveniently located near Huayacán Avenue,

surrounded by new developments, services, and recreational areas.

Bright Home: Designed to maximize natural light with floor-to-ceiling windows, spacious areas, and access to the terrace for a perfect indoor-outdoor lifestyle.

Master Bedroom: With an en-suite bathroom featuring a double vanity, a large walk-in closet, and a balcony.

The property includes a bright social area and a TV room.

Private Parking for two cars.

Maintenance Fee: \$1,800 MXN

TV Room

Laundry Room

## ABOUT RESIDENCIAL RIO

Residencial Río in Cancún is a gated community that combines comfort and security in a modern setting. It offers green spaces, amenities such as a pool and gym, and a prime location near essential services and major roads, providing a peaceful and private environment for its residents.

## LOCATION

House for sale in Residencial Río, Huayacán, Cancún, Quintana Roo, Mexico.

25 minutes from Playa Tortugas

20 minutes from Cancún International Airport

30 minutes from Cancún's Hotel Zone

## NEW HOUSE

House for sale, ready for immediate delivery.

#Cancun #Cancunproperties #Cancunlistings #selvacorealty #Cancunrealestate  
#realestateCancun #Petfriendlyrealestate #housesforsaleCancun

## Property details

- Balcony
- Exclusive Parking
- Private Pool
- Terrace
- Walking closet
- Bathroom with double sink
- Laundry room
- Roof Top
- Tv room

## Amenities

- Clubhouse
- Gym
- Pet friendly
- Security 24/7
- Swimming Pool
- Controlled access
- Paddle tennis
- Playground for children
- swimming pool

# Location





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