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REALTY

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# Luxury beachfront villa with ocean view, with Mezcal bar on the ground floor, zoned for commercial use for sale, La Bocana, Huatulco

<i>ID: ARHU225</i>	<i>Location: Huatulco</i>
<i>Zone: La Bocana</i>	<i>Type: Houses</i>
<i>Bedrooms: 5</i>	<i>Bathrooms: 5.3</i>
<i>Parking(s): 3</i>	<i>Construction: 1,021 m2 / 10,990.04 ft</i>



















**La Crucecita  
Downtown**



  
**Villa**

**Playas  
Beach**









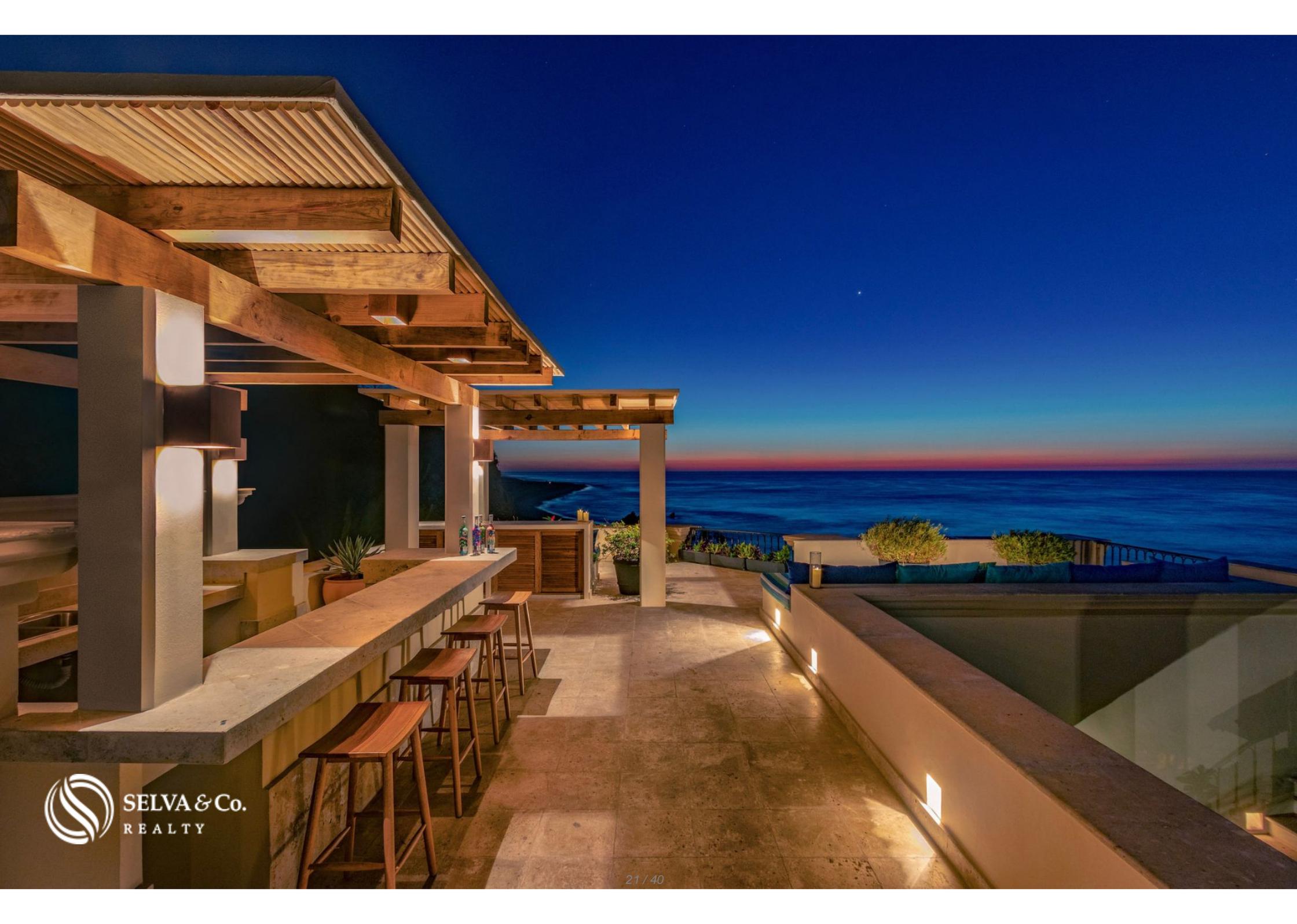


















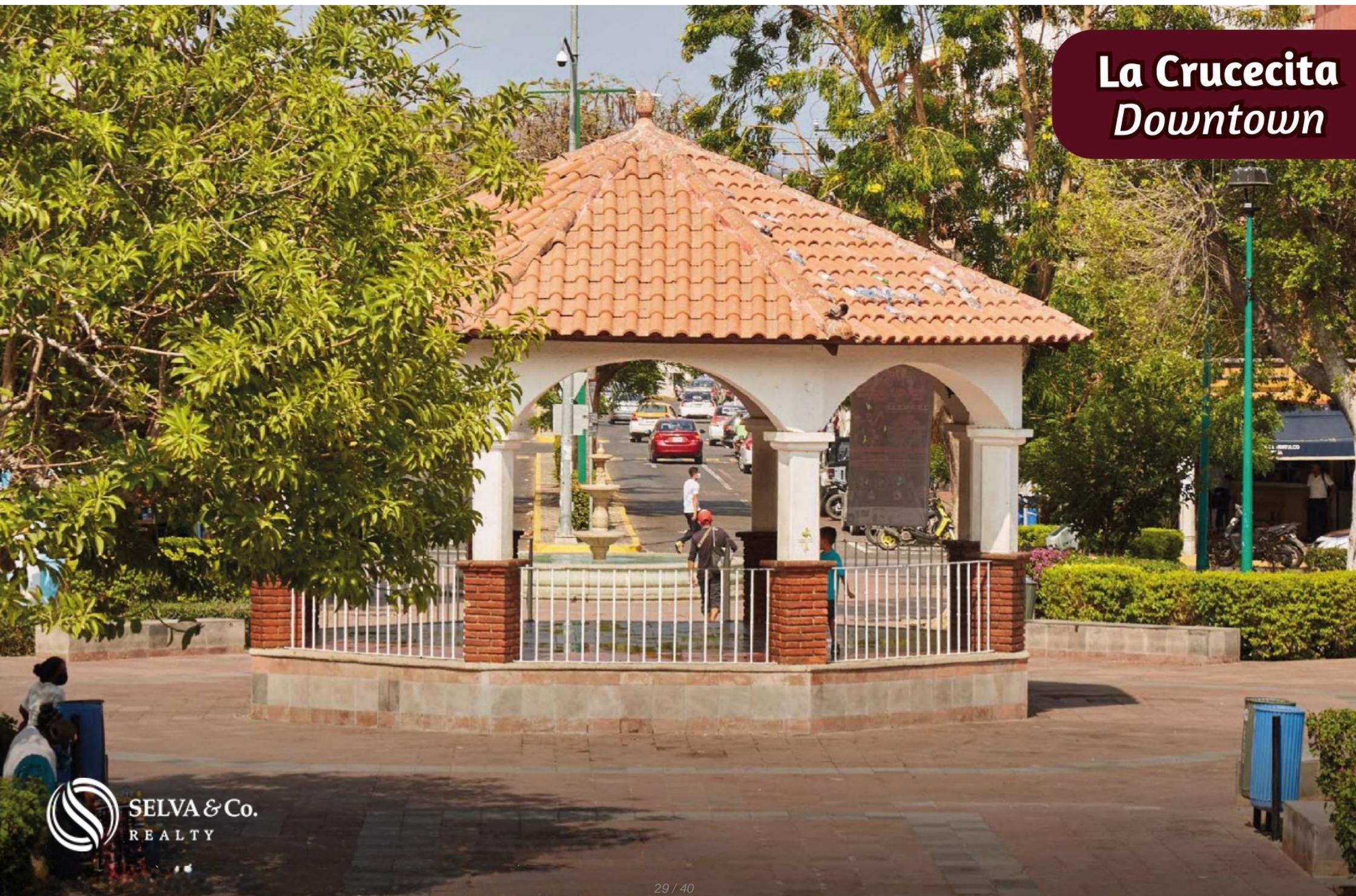








# La Crucecita Downtown



# Playa La Bocana *Beach*

## Description

ARHU225 Fulvio Rubini

Luxury beachfront villa with ocean view, with Mezcal bar on the ground floor, zoned for commercial use for sale, La Bocana, Huatulco

Luxury beachfront villa for sale with ocean view, an exceptional opportunity that combines: privacy, Mediterranean-inspired design, and an exclusive mixed-use concept with outstanding investment potential. Privileged location allowing to enjoy nature, adventure, and tranquility in a secure and exclusive environment. With expansion possibilities and commercial-use options, representing a remarkable investment in a rapidly growing destination.

### FEATURES OF THE VILLA

Spectacular views of the ocean and the Copalita eco - arqueological park

Mixed-use land: commercial and multifamily

Spacious suites with en-suite bathrooms

Infinity-edge pool

Gardens

Rooftop terrace and bar

Beach bar

Direct beach access with outdoor shower

Air conditioning

Service quarters

Laundry area

Parking for 3 vehicles

Strong investment potential

Fully furnished

Mezcal bar on the ground floor

Staff for boutique hotel operations

Licensed concession for beach use

\*The villa is recommended in the Michelin Guide, holds a 5-star rating on TripAdvisor, and is approved by Marriott Bonvoy.

#### INVESTMENT AND EXPANSION POTENTIAL:

Boutique hotel

Private members? club

Wellness retreat

Beach club

Rooftop presidential suite with private pool and spa

Conversion of terraces and existing spaces into additional suites

Expansion of the pool and decking areas for more outdoor enjoyment

#### ABOUT LA BOCANA

La Bocana is an exceptionally exclusive area where luxury meets the charm of local culture. The surroundings feature stunning high-value villas alongside cozy rustic-style homes. Sunsets are spectacular, and the beach is known for its natural

beauty, right at the point where the sea meets the river. It's an ideal place for surfing, invigorating walks, and birdwatching.

## READY FOR IMMEDIATE DELIVERY

Villa for sale, furnished.

## OFFICIAL PRICE

The official price of this property is \$2,195,000 US dollars, prices in Pesos are provided as a reference. For purchase, the exchange rate of the day will be applied.

Some items and finishes may or may not be included depending on your final agreement with the seller.

Prices are subject to change without notice. Contact us to send you updated information.

Schedule your appointment to visit the area or call us to answer your questions.

## Property details

- Beachfront
- Air conditioning
- Bar
- Ceiling fans
- Eco friendly
- Full equipped
- Fully furnished
- Garden
- High Ceilings
- Integral Kitchen
- Laundry room
- Marble floor
- Panoramic View
- Private Garage
- Private Pool
- Separate living and dinning room
- Storm Shutters
- TV
- Oceanview
- Balcony
- Cable tv available
- crockery
- Exclusive Parking
- Fully equipped kitchen
- Fully furnished
- Garden view
- Hurricane resistant windows
- Laundry room
- Luxury finishes
- Outdoor kitchen
- Patio
- Private jacuzzi
- Roof Top
- Service room
- Terrace
- Tv room

- Unique Aquitectural design
- Walking closet

- Unobstructed view

## Amenities

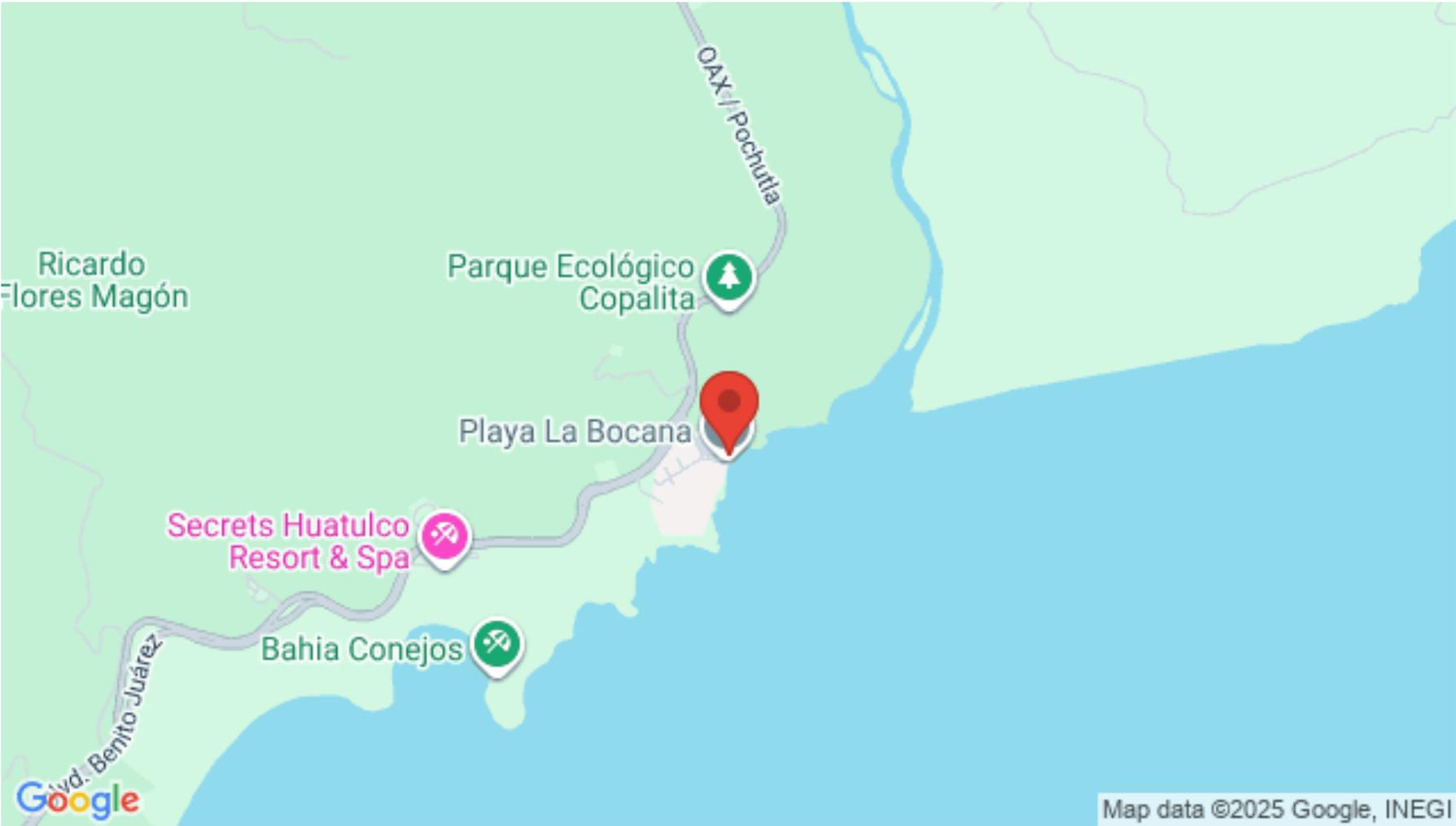
- Guest parking
- Ballroom
- BBQ Area
- Beach Access
- Common terrace with ocean view
- Controlled access
- Infinity pool
- Jacuzzi
- Lounge Area
- On-site property rental program
- Restaurant
- Roof garden
- Room service
- Sauna
- Shopping Plaza inside de development

- Adults Game Room
- Bar
- Bbq Grill
- Beach Club
- Concierge
- Eco friendly
- Internet Access
- Lobby
- Maid service
- Private beachclub
- Rom service
- Rooftop pool
- Satellite internet
- Security 24/7
- Signature serene pool

- Sky lunge
- Spa
- Swimming Pool
- Wet bar

- Snack Bar
- Sundeck area
- Wellness Center
- Yoga area

# Location





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R E A L T Y

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