



Luxury marina sanctuary and investment opportunity, now presented at \$1.19M USD ? Puerto Aventuras

<i>ID: ERPA200</i>	<i>Location: Puerto Aventuras</i>
<i>Zone: Marina</i>	<i>Type: Houses</i>
<i>Bedrooms: 2</i>	<i>Bathrooms: 2</i>
<i>Parking(s): 1</i>	<i>Construction: 140 m2 / 1,506.96 ft</i>
<i>Land: 750 m2 / 8,073.00 ft</i>	



















**Puerto Aventuras
Downtown**

Playa del Carmen



House

**Marina Puerto Aventuras
Marina**

Tulum







Marina Puerto Aventuras *Marina*

Puerto Aventuras

Description

ERPA200 Nadia Tsvetkova

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Discover a refined marina-front sanctuary in the heart of Puerto Aventuras, Riviera Maya, where sophisticated design, privacy, and nautical lifestyle merge seamlessly with exceptional investment potential. Strategically repositioned property in the market.

This elegant 2-bedroom, 2-bathroom boutique residence offers 1,507 sq ft (140 m²) of interior living space, set on an expansive 8,073 sq ft (750 m²) marina-front lot, providing outstanding potential to build a larger luxury home in the future.

Surrounded by lush tropical gardens and featuring a private swimming pool, the residence delivers an inviting indoor?outdoor living experience, ideal for relaxation, entertaining, and coastal living. Bright open spaces and seamless architectural flow create a serene and welcoming atmosphere throughout.

With direct access to the marina and private pier, along with a 15-meter (49 ft) private boat slip, this property is a true paradise for boating enthusiasts and lovers of waterfront living.

From an investment standpoint, this property offers remarkable versatility ? perfect as a private vacation residence, generating strong rental income during the remainder of the year, or as a future luxury villa development project, maximizing long-term capital appreciation.

Premium features include an advanced Lutron smart lighting system, automatic exterior lighting controls, high-end finishes, and the convenience of being sold fully

furnished, ready for immediate enjoyment or rental operation.

Located within the prestigious gated community of Puerto Aventuras, residents enjoy access to a world-class marina, golf course, beach club, fine dining, boutiques, and 24/7 security.

Whether envisioned as a luxury retreat, high-performing rental investment, or future development opportunity, this marina-front property represents a rare chance to secure an exceptional lifestyle and strategic investment in the Riviera Maya.

READY FOR IMMEDIATE DELIVERY

Boutique residence for sale, furnished and equipped (Turnkey).

OFFICIAL PRICE

The official price of this property is \$1,190,000 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.

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

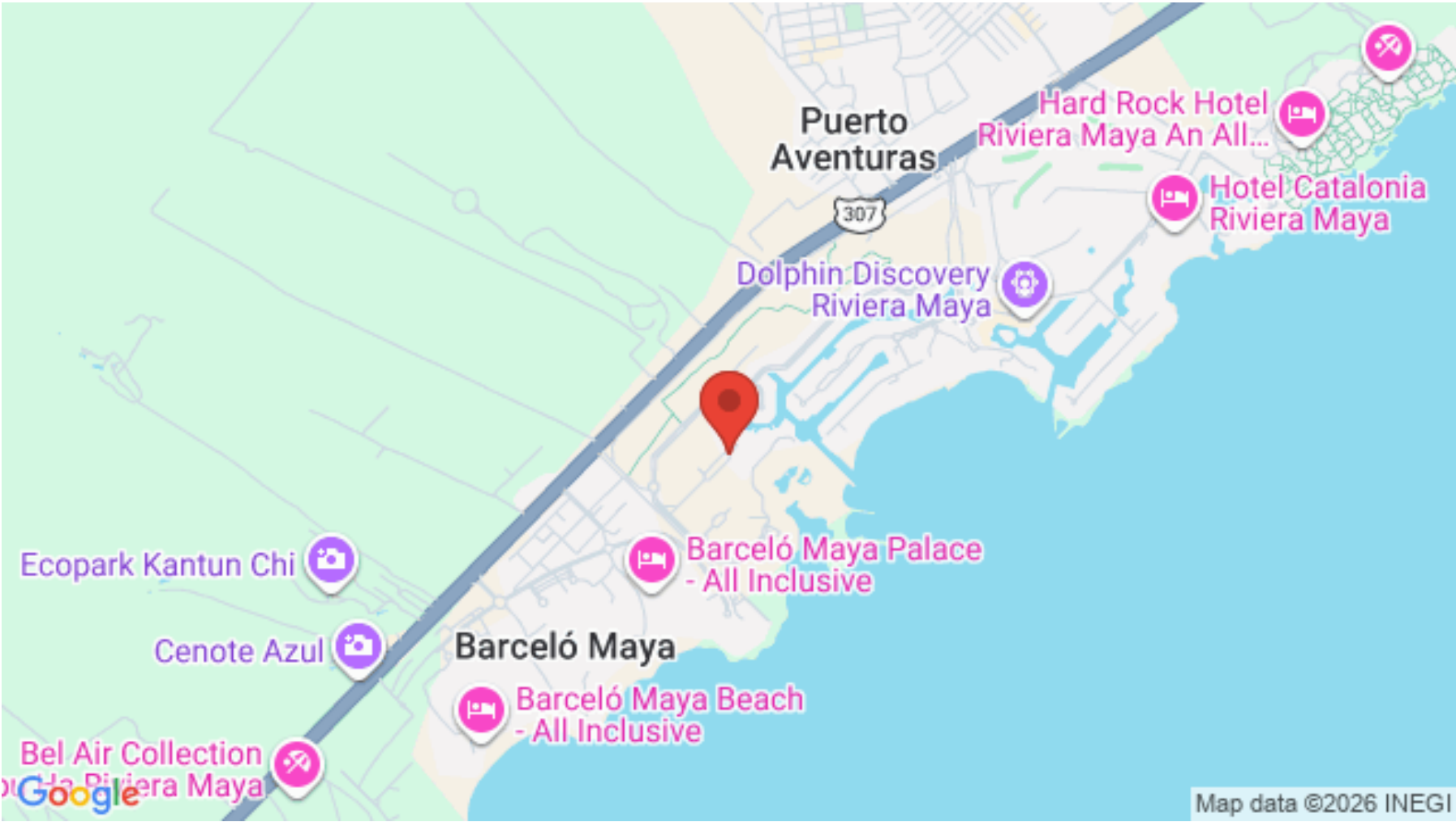
Property details

- Balcony
- Fully furnished
- Laundry room
- Marina view
- Private Pool
- Unique Aquitectural design
- Bathroom with double sink
- Garden
- Luxury finishes
- Patio
- Terrace
- Unobstructed view

Amenities

- BBQ Area
- Clubhouse
- Golf Course
- Restaurant
- Sundeck area
- Beach Access
- Controlled access
- Private beachclub
- Security 24/7

Location





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