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REALTY

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# House with private pool in gated community for sale, Río Residencial, Cancún

<i>ID: ARCA241</i>	<i>Location: Cancún</i>
<i>Zone: Río Residencial</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4.5</i>
<i>Parking(s): 2</i>	<i>Construction: 276 m2 / 2,970.86 ft</i>
<i>Land: 211 m2 / 2,271.20 ft</i>	















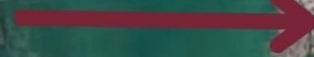






**Casa House**

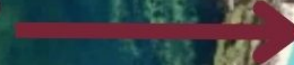
**Plaza La Isla Shopping Mall**



**Aeropuerto Airport**



**Playa Delfines Beach**

























DEBIDO A LAS RESTRICCIONES  
POR COVID EN ESTA AREA  
ES EXCLUSIVA PARA RESIDENTES  
"NO SE PERMITEN CLASES  
PARTICULARES A INVITADOS"  
ADMINISTRACION DE COMUNIDAD



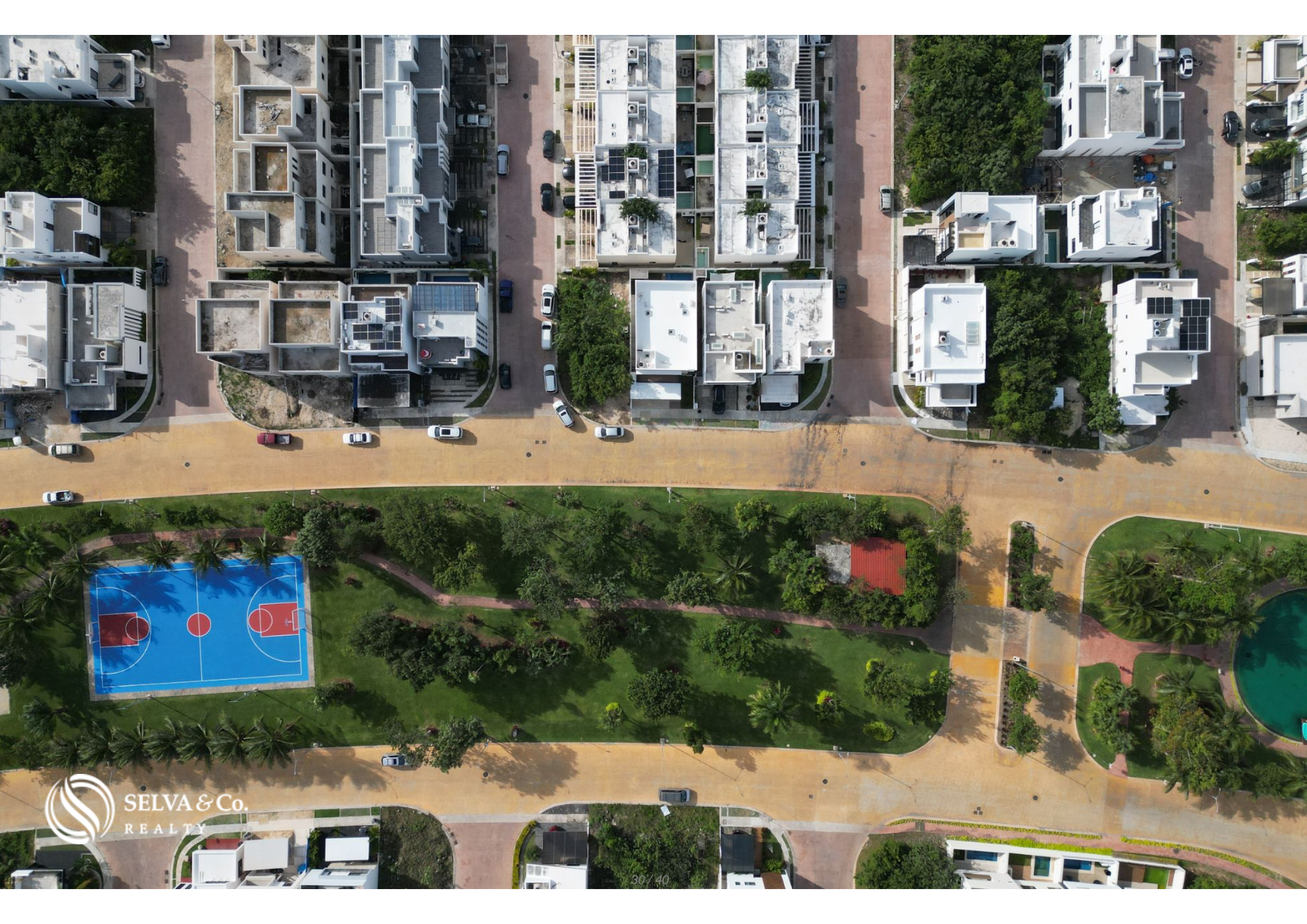












# Plaza La Isla Shopping Mall



# Playa Delfines Beach



## Description

ARCA241 Alejandra Arias

House with private pool in gated community for sale, Río Residencial, Cancún

House for sale within a gated community offering security, clubhouse, and expansive green areas, ideal for family living or as a long-term investment property.

### FEATURES OF THE HOUSE

Views of gardens and the main avenue

Bright home designed to maximize natural light

Waterproofed swimming pool with Venetian tile finish, waterfall, and lighting

3 bedrooms upstairs with full bathrooms and walk-in closets

1 bedroom on the ground floor with full bathroom and closet

Kitchen with cabinetry and granite countertops

Energy-efficient LED lighting  
Inverter air conditioning units  
Marble-look porcelain tile floors  
Fine wood carpentry  
Tempered glass railings  
Ceramic wall finishes  
Private balcony  
Private parking

## ABOUT THE COMMUNITY

Río Residencial in Cancún is a private residential community located in the Polígono Sur area, with strategic connectivity to key city services, the airport, and major destinations. It features modern homes with 24/7 security, a clubhouse, and green areas.

## COMMUNITY AMENITIES AND SERVICES

Central lake

Children's park

Multi-purpose hall

Padel courts

Gym

Clubhouse

Recreational swimming pool

Lap lanes

Access card entry

Main entrance gate

Perimeter wall

Security cameras

24/7 guardhouse

## LOCATION

House for sale in Río Residencial, Cancún, Quintana Roo,

México

25 minutes to Playa Delfines

40 minutes to Plaza La Isla Shopping Mall

15 minutes to Cancun International Airport

READY FOR IMMEDIATE DELIVERY

House for sale.

OFFICIAL PRICE

The official price of this property is \$7,650,000 Pesos, prices in US dollars 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

- Air conditioning
- Exclusive Parking
- Private Pool
- Balcony
- Garden view
- Walking closet

## Amenities

- Clubhouse
- Lake
- Security 24/7
- Swimming Pool
- Gym
- Paddle tennis
- swimming pool

# Location





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