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REALTY

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# House with private eco-friendly pool for sale

<i>ID: ERCA217-1</i>	<i>Location: Cancún</i>
<i>Zone: El Ramonal</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 2</i>
<i>Parking(s): 2</i>	<i>Construction: 245 m2 / 2,637.18 ft</i>
<i>Land: 1,190 m2 / 12,809.16 ft</i>	





















**CASA**

**Playa Tortugas**

**Playa Gaviota Azul**

**Aeropuerto Internacional de**

**Cancún**

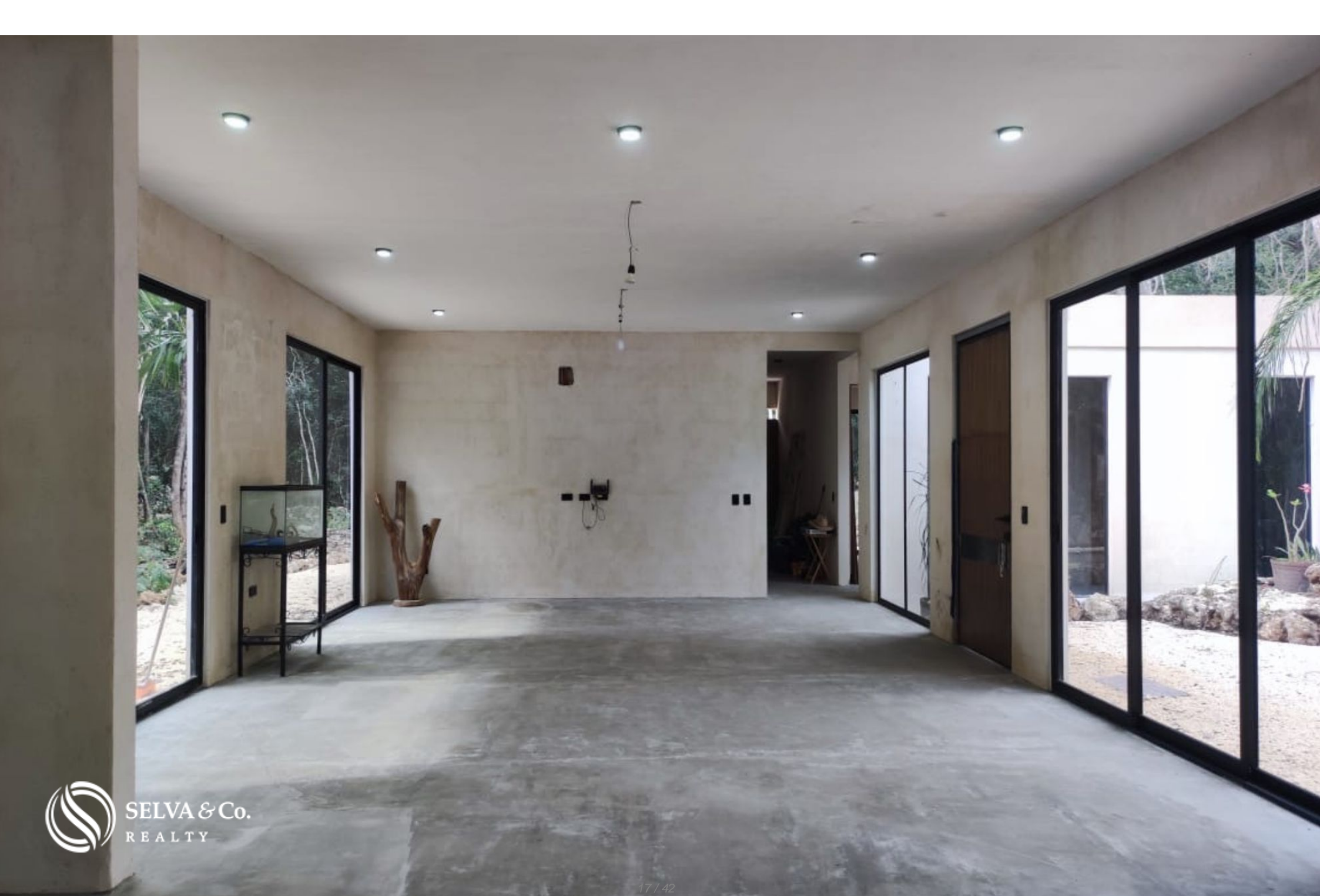






































# Playa Gaviota Azul



# Playa Tortugas

## Description

ERCA217-1 Alejandra Arias

House with private eco-friendly pool for sale

Brand-new home, move-in ready, offered at a special below-market price. Minor details will be completed at the time of delivery. This modern 3-bedroom property features a very spacious lot, ideal for a family seeking more space and a peaceful, natural environment.

### FEATURES OF THE HOUSE

Large windows

Located in one of the best areas with the highest added value within the gated community

Close to the main entrance gate and security post

Easy-access street

The property features modern architecture with a Boho and Tulum style

Built with local and eco-friendly materials such as: Chukum in the pool, kitchen, bathrooms, natural polished cement floors, and local wood

Luxury black aluminum frames and high-quality woods, including parota plywood

Floor-to-ceiling windows providing natural light and cross ventilation indoors

3 Bedrooms:

Master bedroom with walk-in closet, full bathroom, and bathtub

Secondary bedrooms with open closets and shared bathroom

Open-concept living, dining, and kitchen areas for greater comfort and spaciousness

Perimeter fence made of rustic local eco-friendly wood

Covered garage gate

Pedestrian entry gate

## AMENITIES AND SERVICES

Eco-friendly pool made of Chukum, filled with natural cenote water

Children's wading pool

Expansive jungle-style garden (palms, trees, bamboo, vines, ceiba, and other unique plants)

Terrace

Parking for two cars (additional space available due to lot size)

Laundry room located at the back, separated from the main living area

Equipped with open closets

A/C preparation throughout

Kitchen with 5-6 burner stove

Double stainless-steel sink with single-lever faucet

Chukum countertops

Open shelving

Water cistern

Water heater

**LOCATION**

Pre-sale home located in El Ramonal, Cancún, Quintana Roo, Mexico.

Entrance to the El Ramonal community is via López Portillo Avenue, on the way out toward Mérida.

2 minutes by car or bike from convenience stores

10 minutes to the airport and the Maya Train

30 minutes to the most beautiful Caribbean beaches and downtown Cancún

## COMMUNITY FEATURES

El Ramonal is a residential development with large ecological lots. It feels like living in Tulum, surrounded by tropical flora and fauna, but with the urban infrastructure of Cancún. The area has high-speed satellite internet, CFE electricity, and water from a private well.

Most neighbors in the community are foreigners from Poland, France, and other countries who appreciate nature.

The environment is jungle-like, and it's common to encounter wildlife such as monkeys, hummingbirds, foxes, deer, squirrels, etc.

Within the community, you will also find:

A Waldorf school for children

An eco-hotel

Several spas with temazcal

Massage services

Shaman ceremonies, retreats, and yoga classes

The area includes a vast jungle forest, ideal for walking, running, cycling, and bird watching.

## INVESTMENT

House in Pre-Construction

## OFFICIAL PRICE

The official price of this property is \$2,980,000 MXN. The price in US dollars is for reference only. The exchange rate on the day of purchase will be applied.

Some items and finishes may or may not be included, depending on your final

agreement with the seller.

The price may vary depending on the progress of construction and is subject to change without prior notice. Please contact us for the current price and updated information.

Schedule your visit to the area or call us with any questions.

## Property details

- Air conditioning
- Exclusive Parking
- Fully equipped kitchen
- Garden view
- Integral Kitchen
- Laundry room
- Patio
- Private Garage
- Separate living and dining room
- Underground parking
- Unique Aquitectural design
- Walking closet
- Eco friendly
- Full equipped
- Garden
- High Ceilings
- Laundry room
- Luxury finishes
- Pet friendly
- Private Pool
- Terrace
- Unfurnished
- Unobstructed view

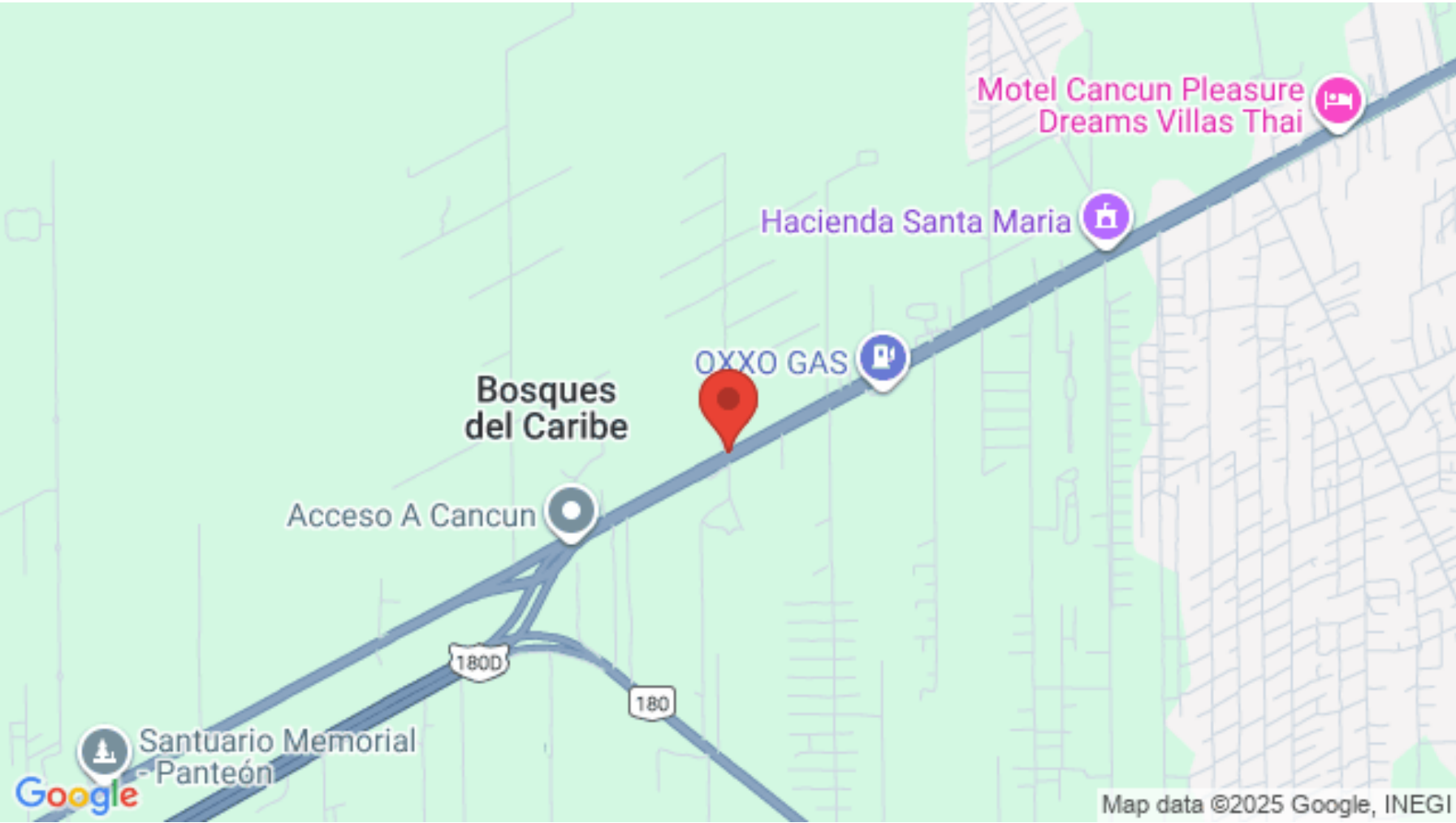
## Amenities

- Cenote
- Eco friendly
- Natural pools
- Controlled access
- Lounge Area
- Pet friendly

- Poolfor children
- Signature serene pool
- Swimming Pool

- Security 24/7
- Sundeck area

# Location





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