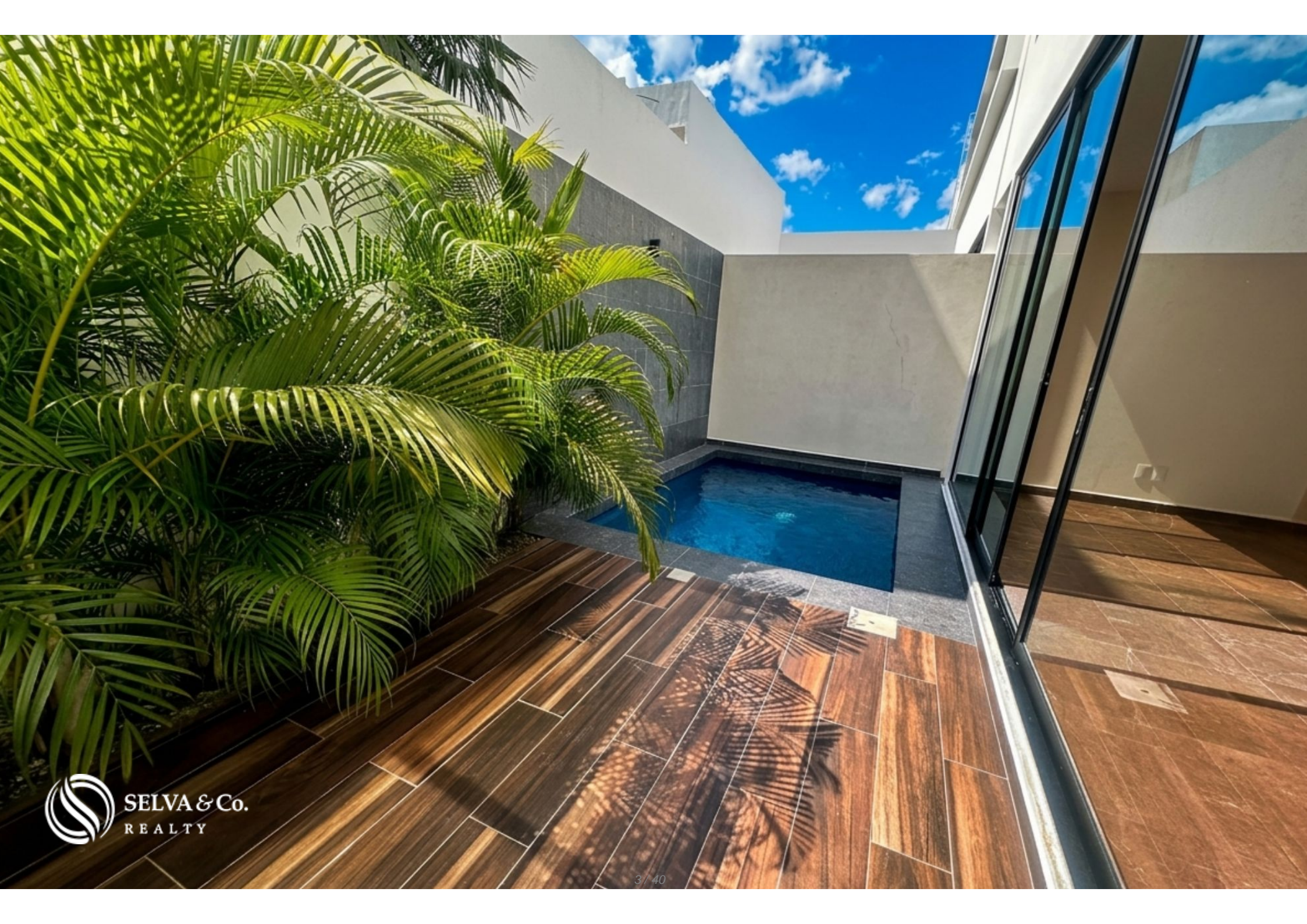




Two-level house with private pool, for sale, Río Residencial, Cancún

<i>ID: ARCA243</i>	<i>Location: Cancún</i>
<i>Zone: Río Residencial</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4.5</i>
<i>Levels: 2</i>	<i>Parking(s): 3</i>
<i>Construction: 251 m2 / 2,701.76 ft</i>	<i>Land: 168 m2 / 1,808.35 ft</i>



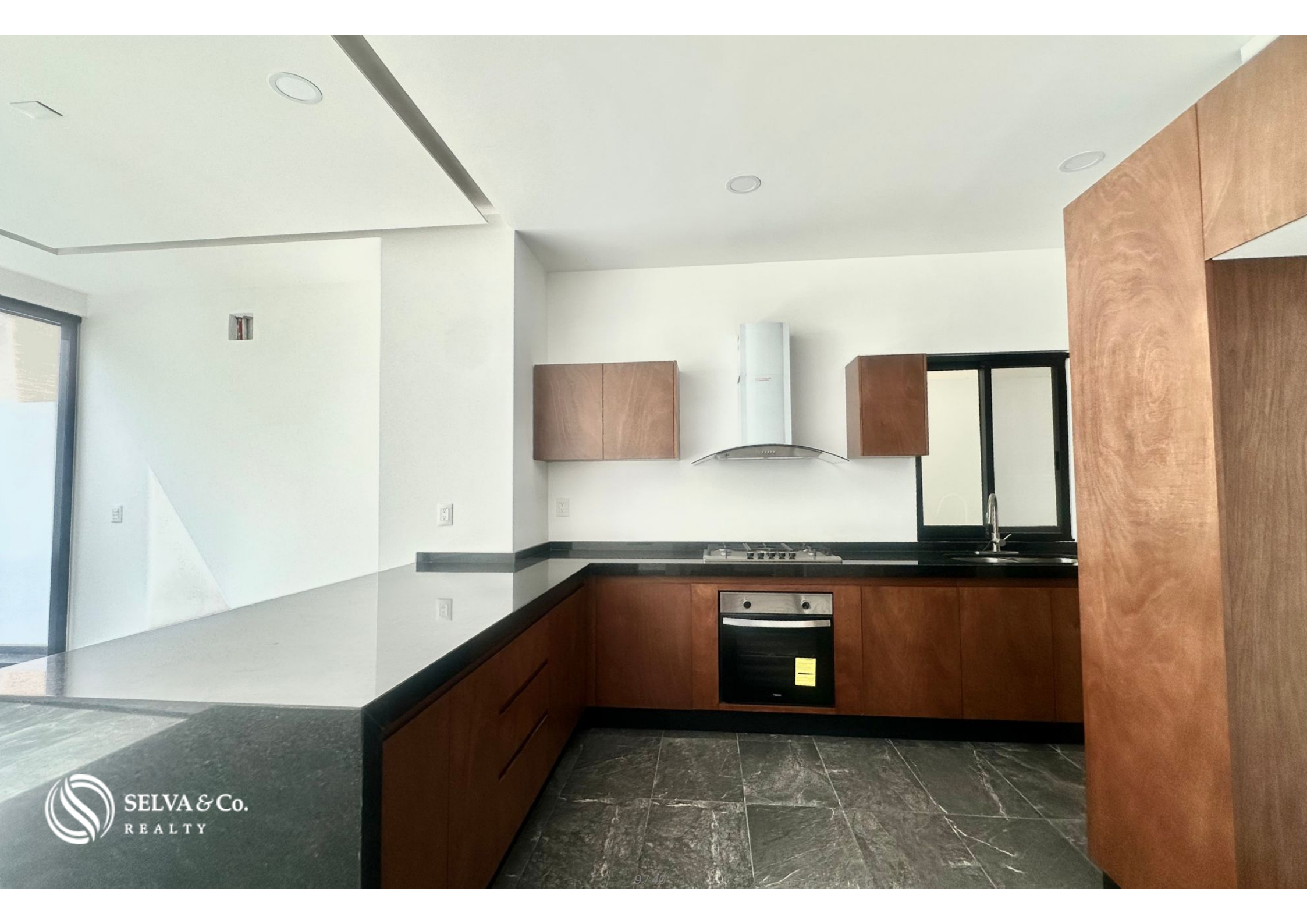


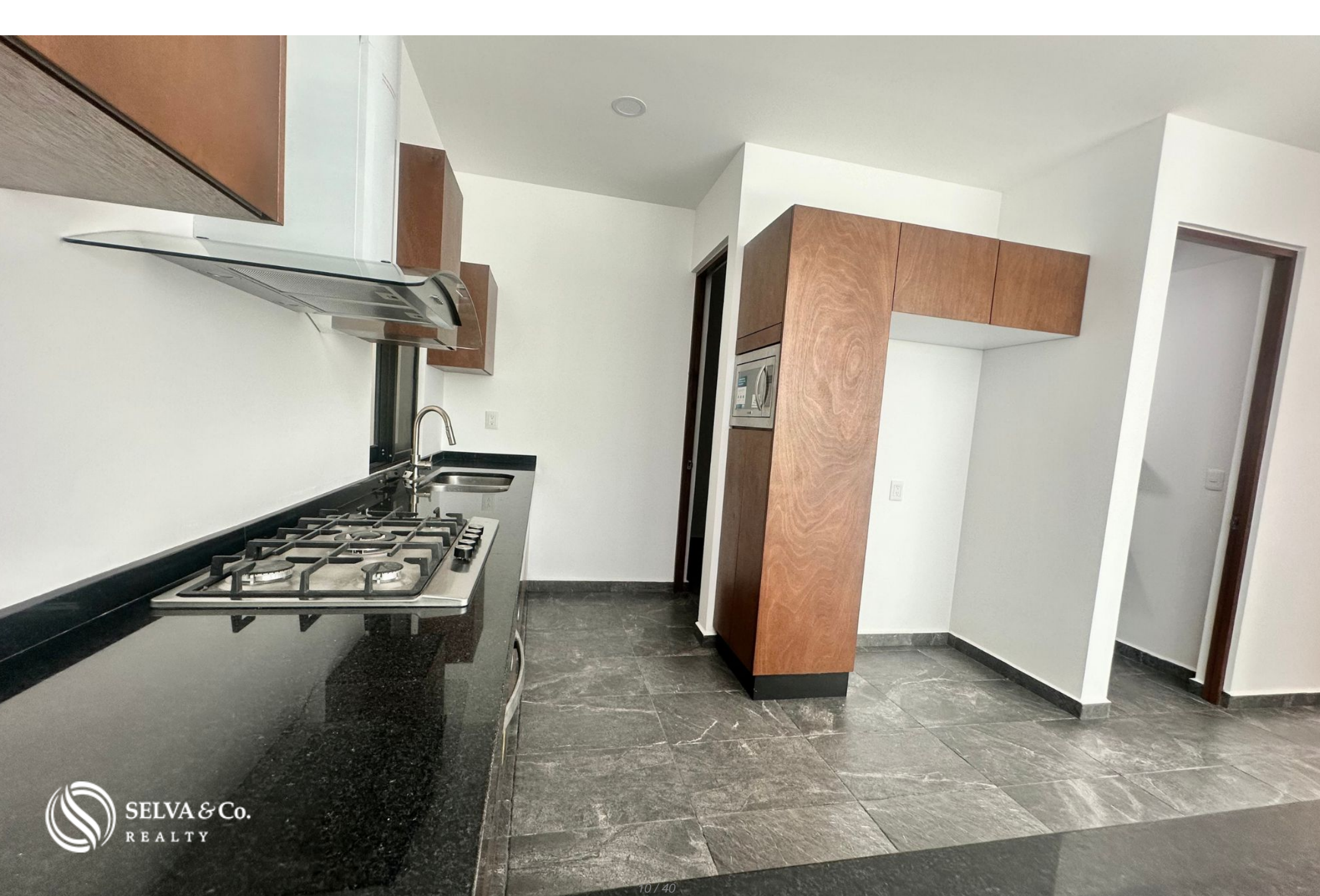




 SELVA & Co.
REALTY











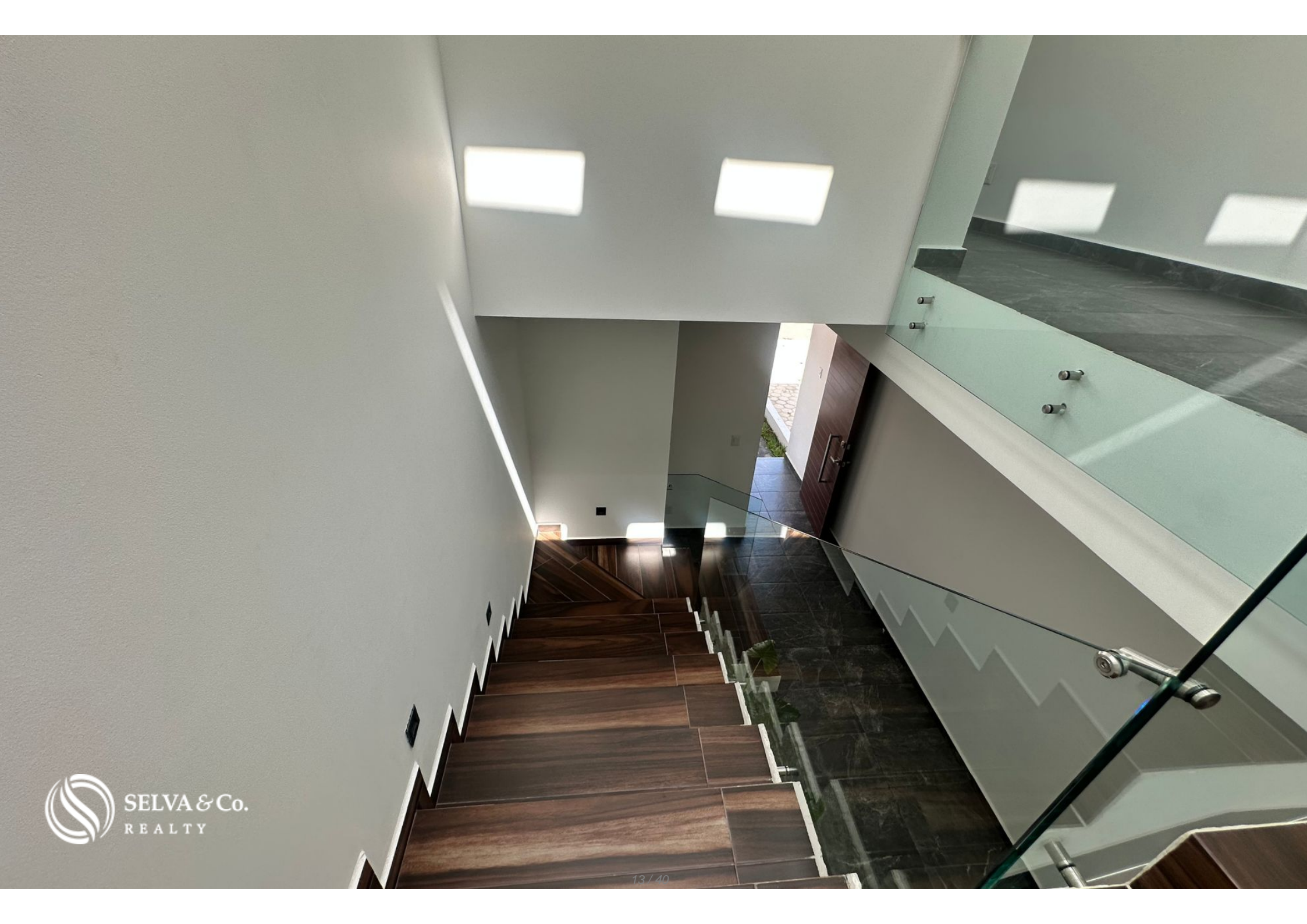
**Casa
House**

**Plaza La Isla
Shopping Mall**

**Aeropuerto
Airport**

**Playa Delfines
Beach**













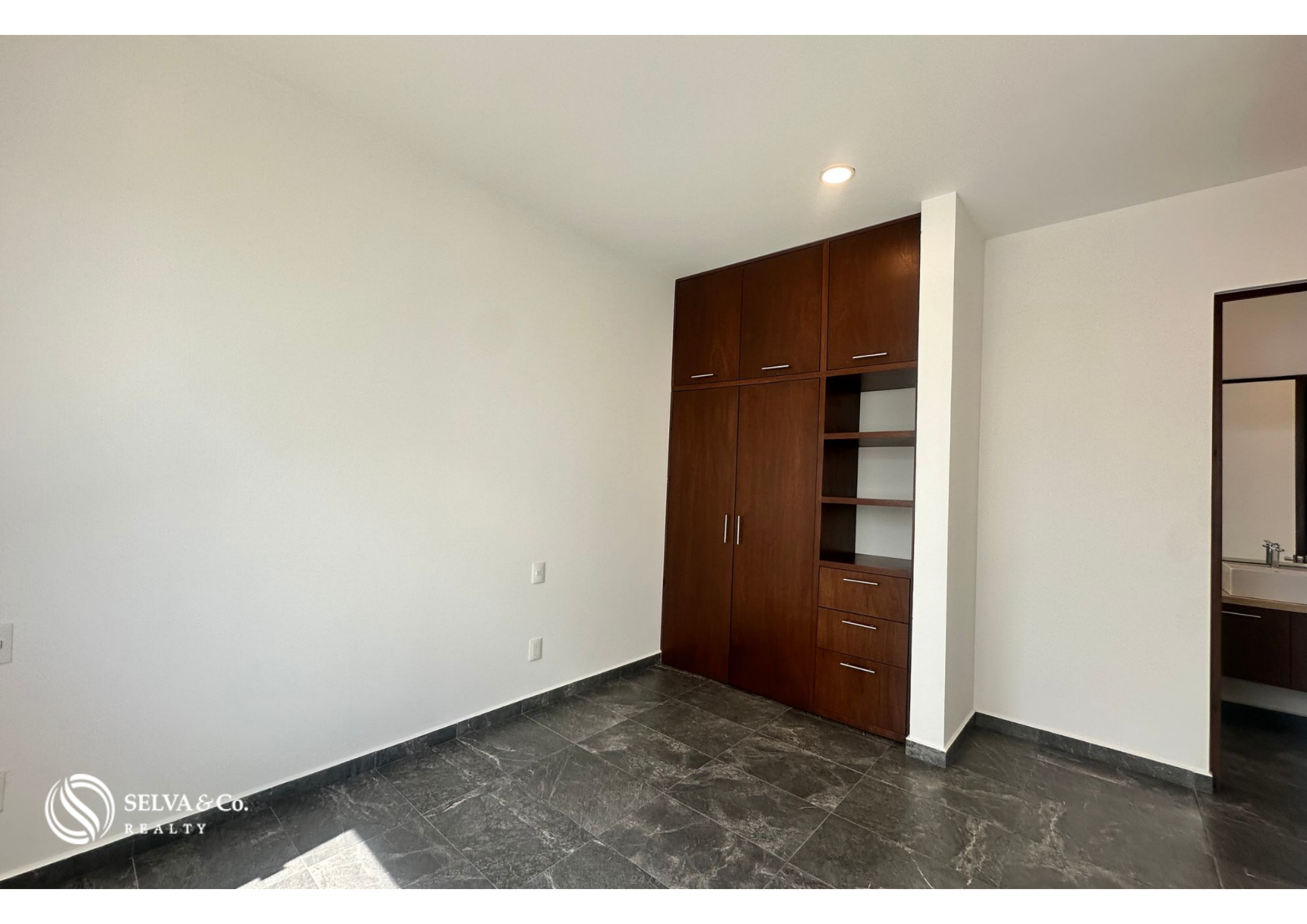


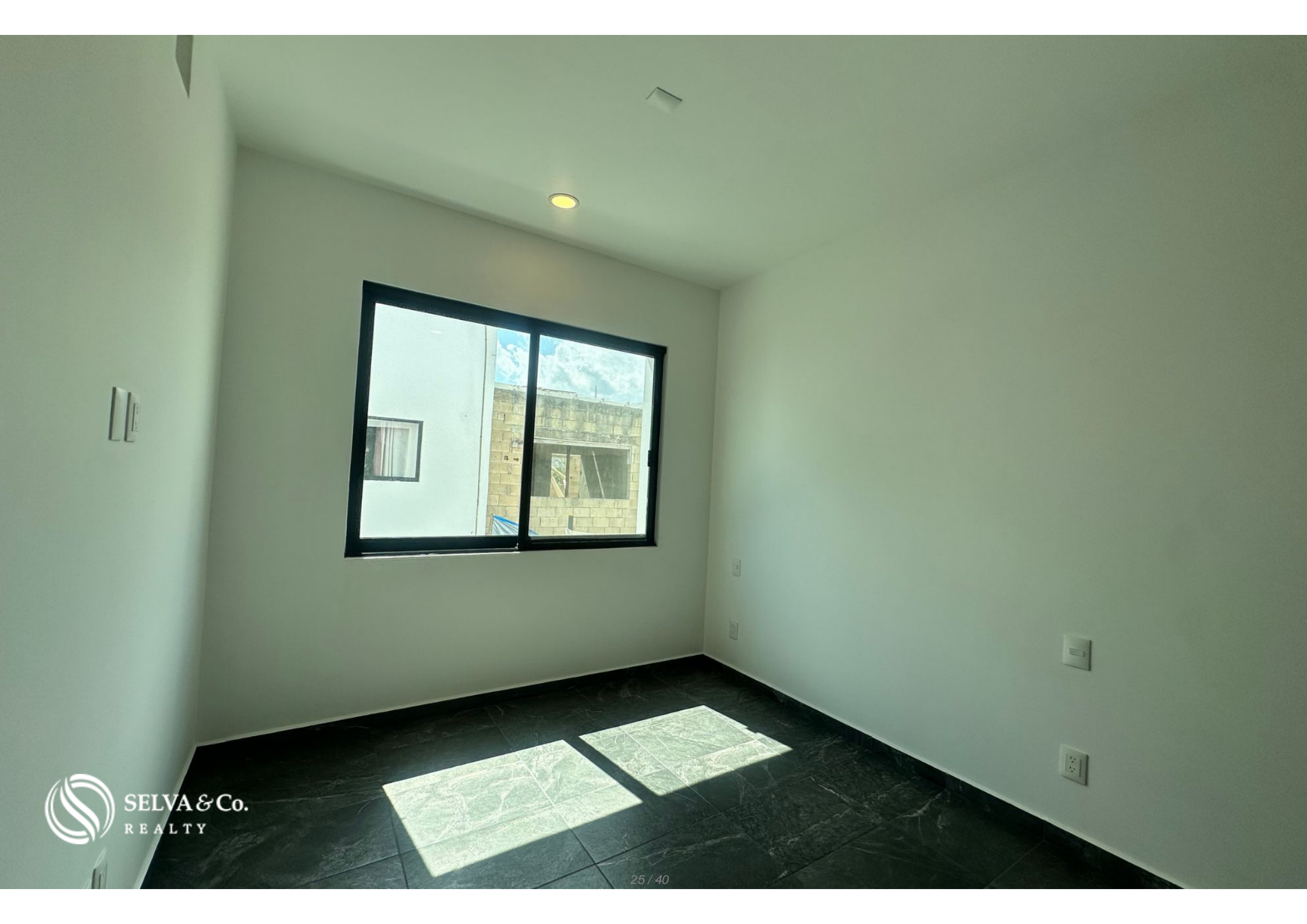


















Playa Delfines Beach



Plaza La Isla Shopping Mall



Description

ARCA243 Alejandra Arias

Two-level house with private pool, for sale, Río Residencial, Cancún

House for sale in Río Residencial gated community, designed on two levels to provide space and functionality. Featuring a private pool and well-distributed spaces ideal for enjoying a comfortable and relaxed lifestyle in a secure residential setting.

FEATURES

New house ready for delivery

Kitchen equipped with dishwasher installed

Master bedroom with walk-in closet, bathroom, and terrace

3 bedrooms with closet and bathroom

One bedroom is located on the ground floor.

Covered parking for 3 cars

Terrace with pool on the ground floor

Pool with timer

Tempered glass in stairwells and bathrooms

Windows with tinted glass and mosquito screens

Air conditioning

Fans

TV room with option for 5th bedroom

Half bathroom for guests

Ceiling with recessed lighting and indirect LED lighting in living/dining room

Side hallway

Cistern

Gas tank

Water tank

Large pantry

Excellent orientation

AMENITIES AND SERVICES

Controlled access

24-hour security

Security cameras

Swimming pool with lanes

Gym

Children's play area

Central recreational lake ideal for kayaking

Multipurpose room

Paddle tennis court, indoor soccer, volleyball, tennis

LOCATION

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

25 minutes from Playa Delfines

40 minutes from La Isla Shopping Village

15 minutes from Cancún International Airport

ABOUT THE COMMUNITY

Río Residencial is a private gated community designed to offer security, comfort, and a family-friendly environment. It stands out for its modern planning, green areas, and proximity to major roads and city services. An ideal setting in one of the fastest-growing areas of Quintana Roo.

READY FOR IMMEDIATE DELIVERY

House for sale

OFFICIAL PRICE

The official price of this property is \$5,950,000 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
- Fully equipped kitchen
- Terrace
- Walking closet
- Ceiling fans
- Private Pool
- Tv room

Amenities

- Ballroom
- Controlled access
- Lake
- Playground for children
- Soccer fields
- Tennis court
- Clubhouse
- Gym
- Paddle tennis
- Security 24/7
- swimming pool

Location





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R E A L T Y

MX 984 803 2058 / US 805 308 2900

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