



SELVA & Co.
REALTY

www.selvacorealty.com



Single-story residence near the ocean, 4 bedrooms, deep pool, 750 m² lot, for sale

<i>ID: ARCO219</i>	<i>Location: Cozumel</i>
<i>Zone: 10 de Abril Neighborhood</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 3.5</i>
<i>Construction: 453 m² / 4,876.09 ft</i>	<i>Land: 750 m² / 8,073.00 ft</i>





















**Aeropuerto
Airport**

**Playa
Beach**

**Terminal de Ferrys
Ferry terminal**

House



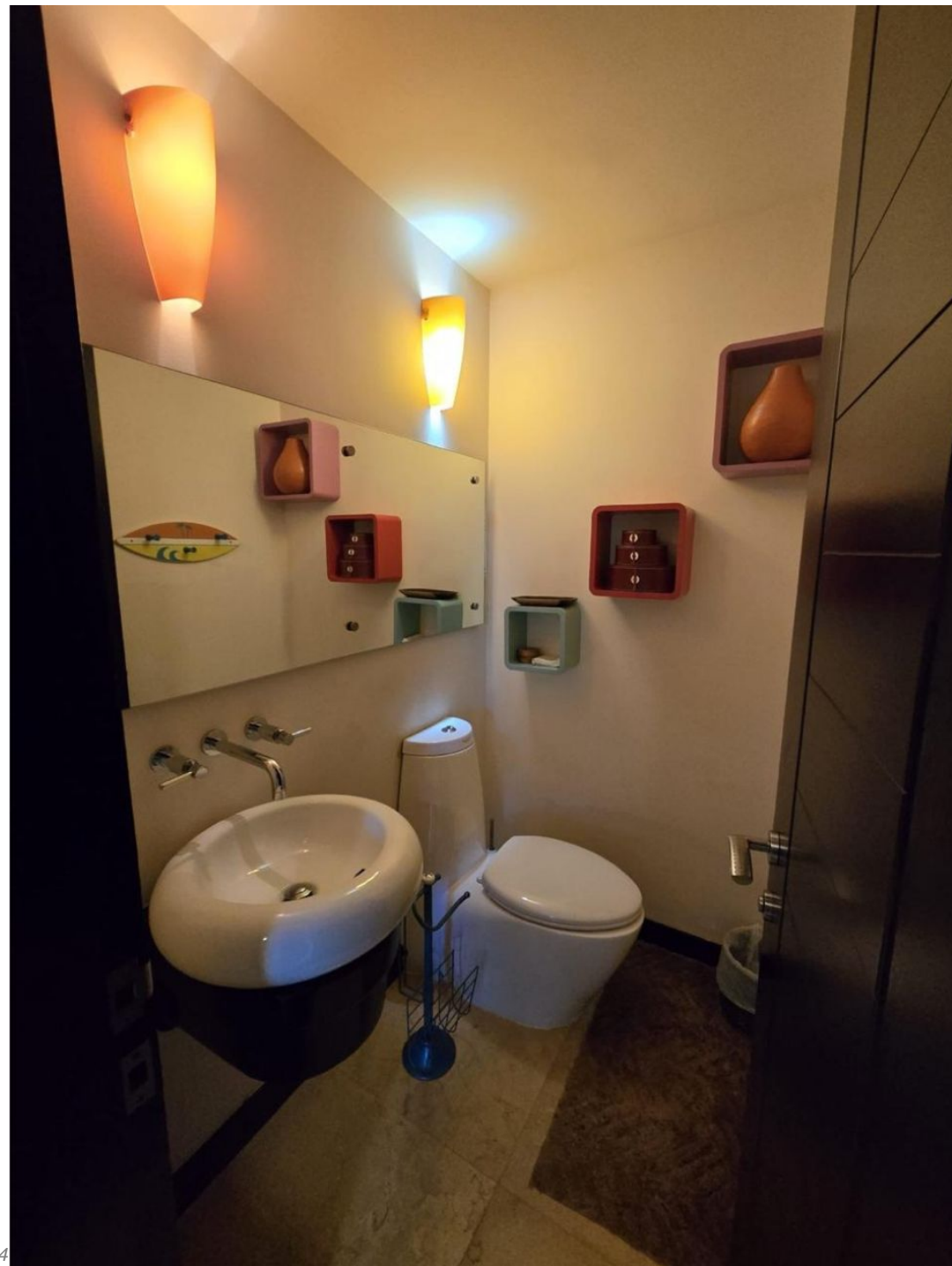






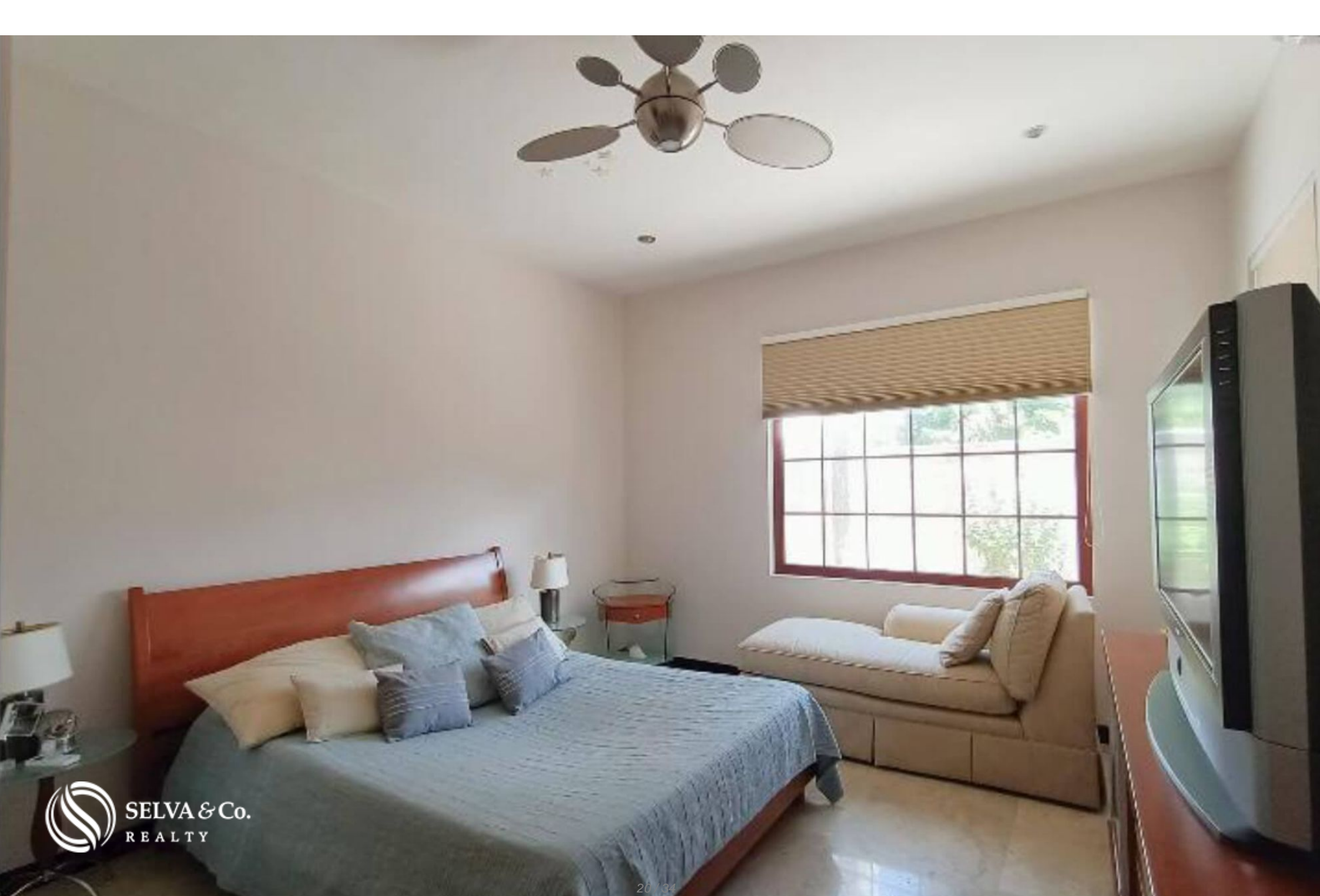
 SELVA & Co.
REALTY





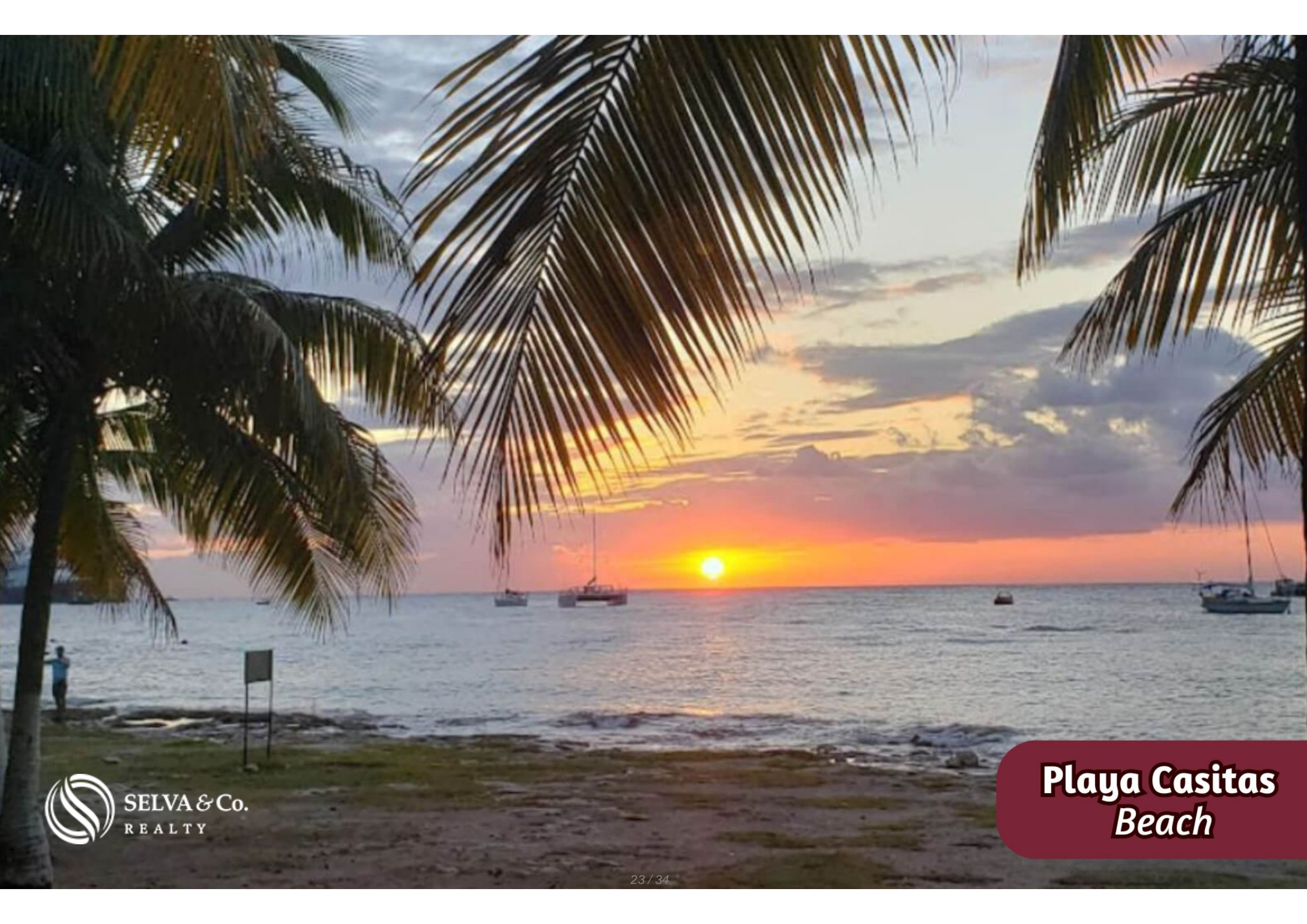


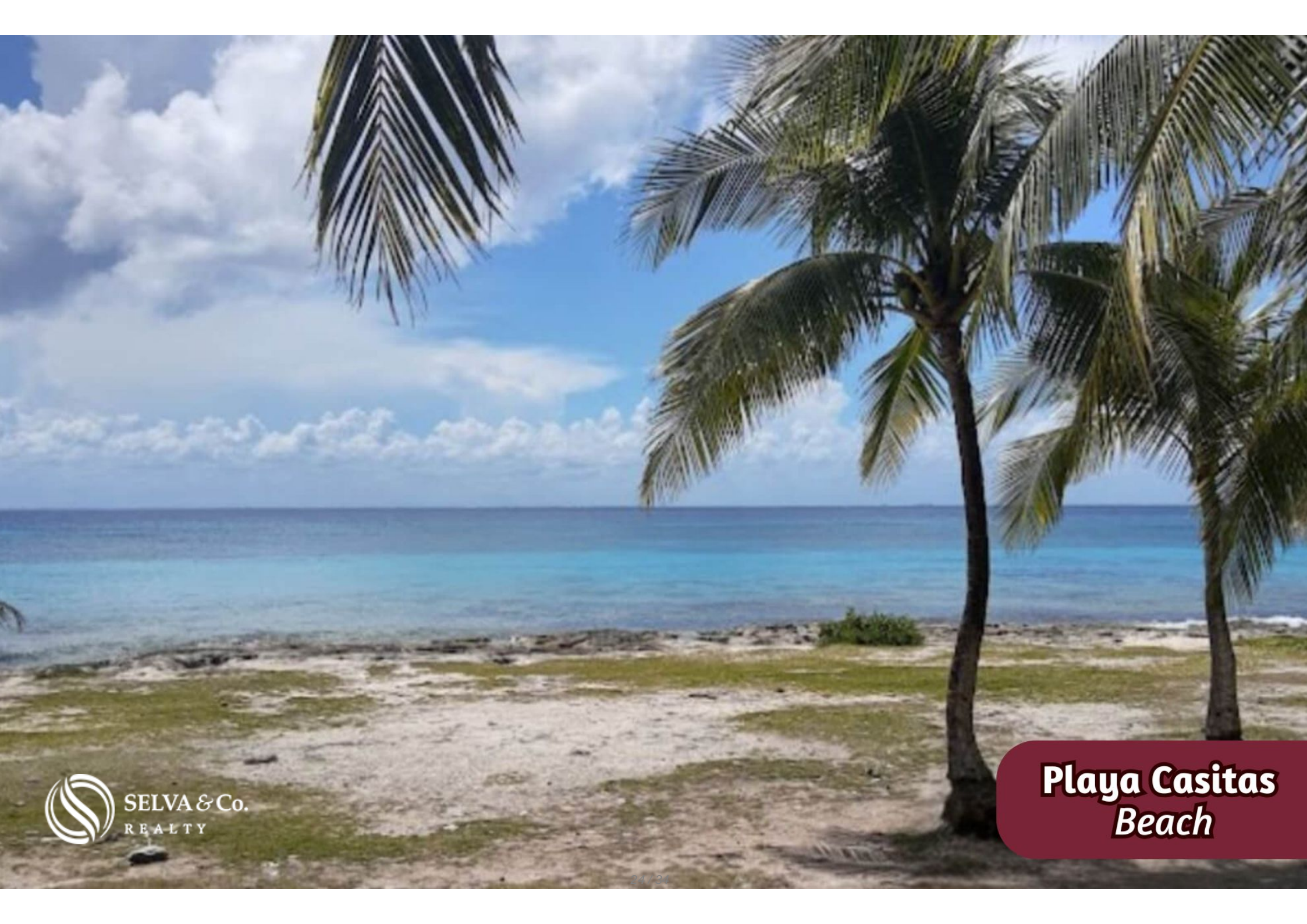












Description

ARCO219 Vanessa Gurza

Single-story residence near the ocean, 4 bedrooms, deep pool, 750 m² lot, for sale

Opportunities like this are rare in Cozumel.

Located on a spacious private 750 m² lot on Boulevard Aeropuerto, just 800 meters from the Caribbean Sea, this single-story residence with 453 m² of construction offers space, privacy, and construction quality that stands out from the island's typical properties.

Designed for those who value permanence, understated luxury, and generous proportions, this home combines refined finishes with timeless materials.

Its impressive pitched ceilings over 5 meters high and expansive double-glazed windows fill the interiors with natural light while maintaining complete acoustic privacy. Every space feels open, fresh, and solid—a rare combination in island homes.

The layout seamlessly connects indoor living areas with the outdoor terrace and private swimming pool, creating a true indoor-outdoor Caribbean lifestyle.

The private pool, 2.10 meters deep, along with the integrated jacuzzi, creates the perfect setting for relaxation and entertaining.

Completely walled and surrounded by mature landscaping, the property offers total privacy: no shared walls, no HOA restrictions, and no compromises.

Lots of this size in established residential neighborhoods are becoming increasingly difficult to find.

MATERIALS AND LASTING QUALITY

This residence was built for long-term durability with premium finishes throughout:

Ivory marble flooring throughout the property

Exotic wood details and exposed beams

Marble-clad bathrooms with stone sinks and countertops

Ticul stone exterior accents

Imported Spanish clay roof tiles

Imported 8 mm double-glazed windows for thermal and acoustic insulation

Every element was selected for longevity and elegance, not speculation.

CHEF'S KITCHEN FOR ENTERTAINING

A fully equipped designer kitchen serves as the heart of the home:

SubZero refrigeration

GE appliances

Double oven

Silestone countertops

Franke sink

Custom cabinetry

Large central island

Ideal for private dinners, family gatherings, or entertaining guests.

PROPERTY SPECIFICATIONS

750 m² lot

453 m² construction

4 spacious bedrooms

3.5 bathrooms

Laundry area

Private deep swimming pool + jacuzzi

Large terrace

Fully walled perimeter

Move-in ready, fully equipped

LOCATION AND LIFESTYLE

Located in Colonia 10 de Abril, one of Cozumel's established residential neighborhoods, surrounded by mature homes and abundant greenery. This is not the typical tourist condominium experience. This is private island residential living.

FLEXIBLE USE: RESIDENCE OR HIGH-END RENTAL

As a standalone villa with a private pool and no vertical neighbors, the property is ideal for:

Permanent residence

Seasonal Caribbean retreat

Luxury vacation rental

Boutique retreat concept

Standalone homes with private pools consistently maintain premium rental demand

compared to shared condominium units.

Single-story residences on large private lots within walking distance to the ocean are becoming increasingly scarce in Cozumel, especially those built with this level of material quality.

LOCATION

Residence for sale in 10 de Abril, Cozumel, Quintana Roo, Mexico.

10-minute walk to the beach

5 minutes to downtown Cozumel

2 minutes to Cozumel International Airport

Located 800 meters from Playa Casitas, with quick access to the oceanfront malecón, in a quiet residential setting close to services.

READY FOR IMMEDIATE DELIVERY

House for sale, unfurnished.

OFFICIAL PRICE

The official price of this property is \$950,000 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.

Price is 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

- Full equipped
- High Ceilings
- Marble floor
- Private Pool
- Fully equipped kitchen
- Laundry room
- Private jacuzzi
- Terrace

Location





SELVA & Co.
REALTY

MX 984 803 2058 / US 805 308 2900

www.selvacorealty.com