



# Luxury residence in gated community with clubhouse, for sale

<i>ID: ERPC276</i>	<i>Location: Playa del Carmen</i>
<i>Zone: Valenia Gated Community</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Parking(s): 2</i>	<i>Construction: 233 m2 / 2,508.01 ft</i>
<i>Land: 276 m2 / 2,970.86 ft</i>	





















**Casa  
House**

**Campo de Golf  
Golf Club**

**Playa del Carmen  
Downtown**

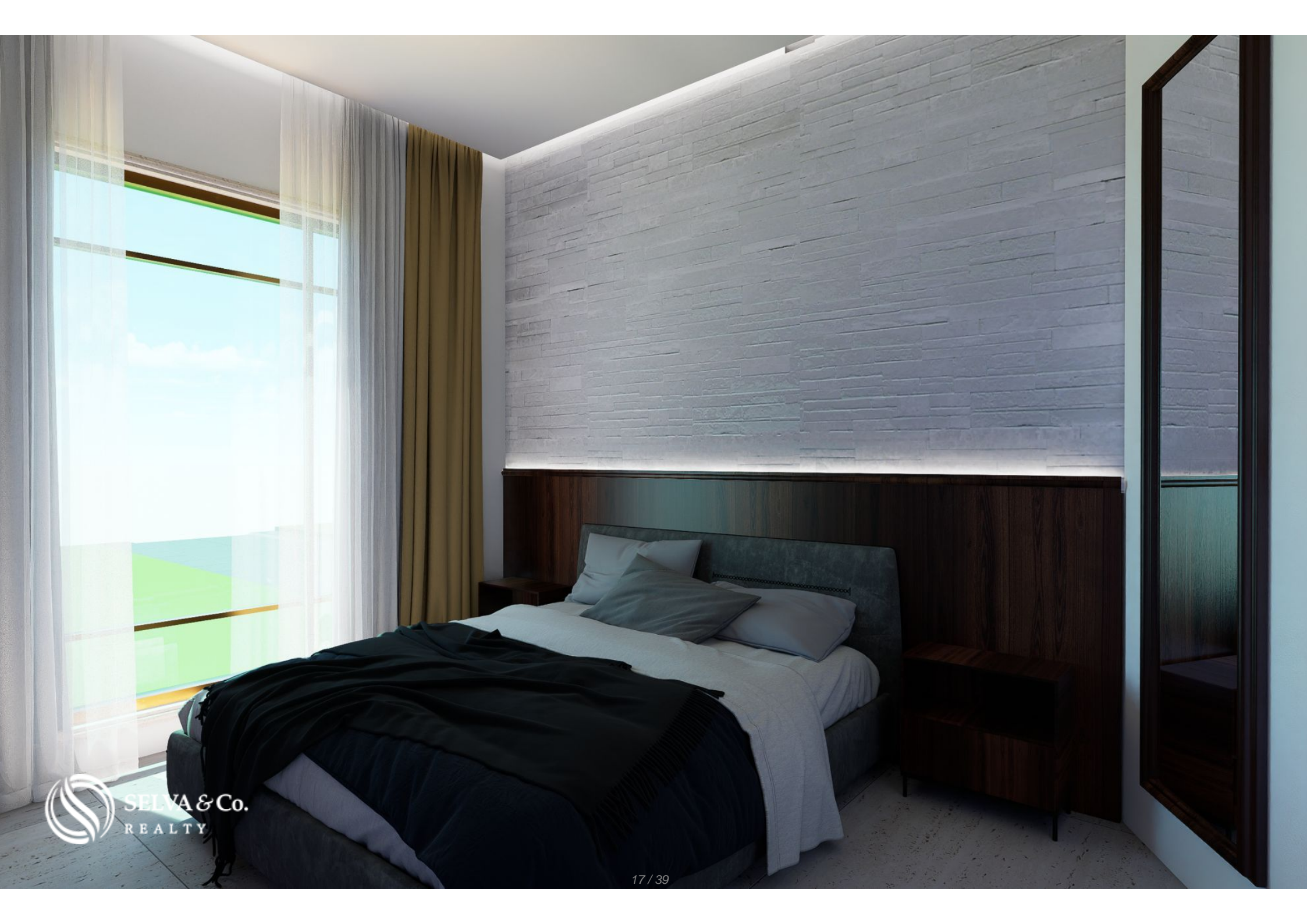
**Playacar  
Beach**

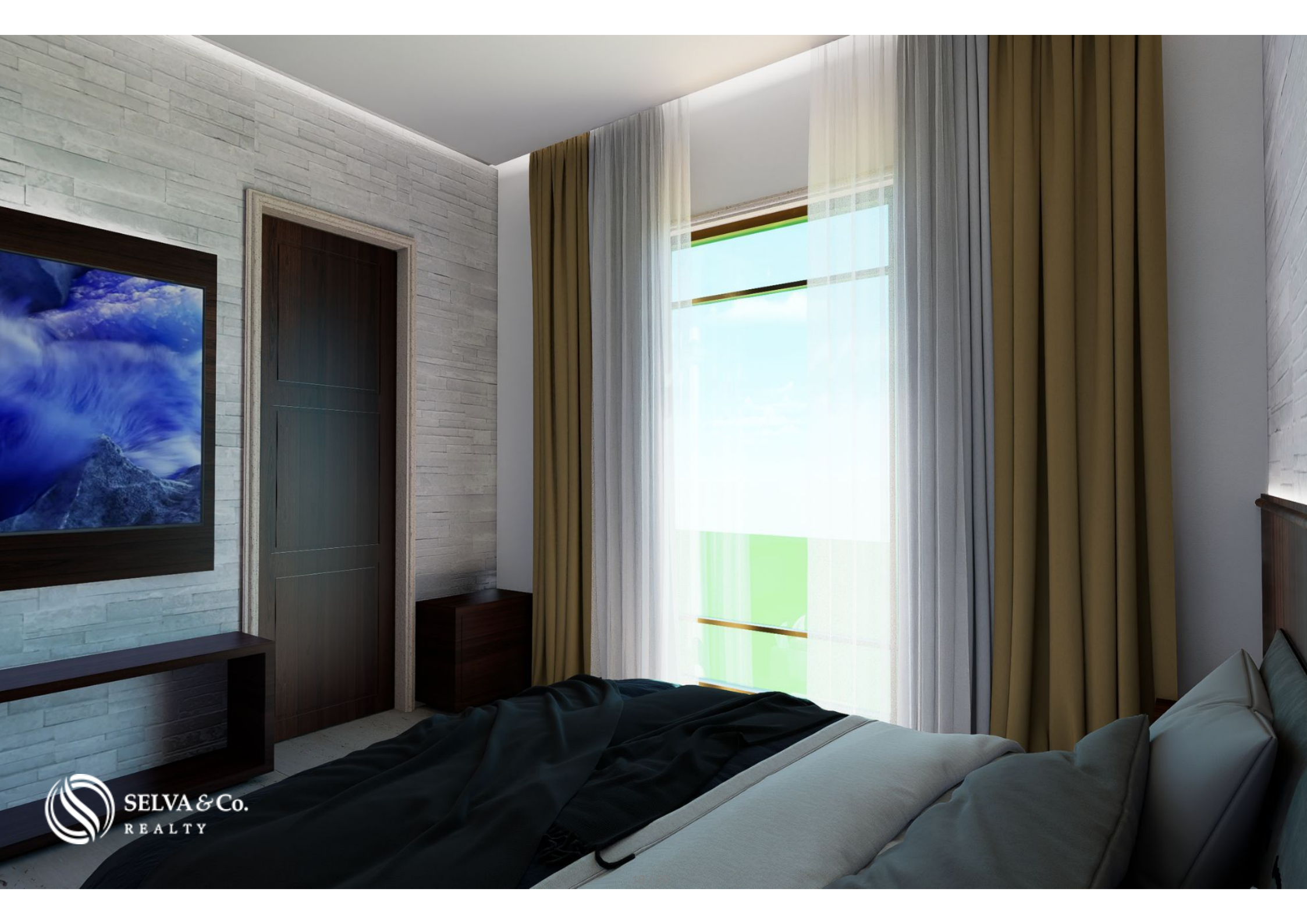














SELVA & Co.  
REALTY



















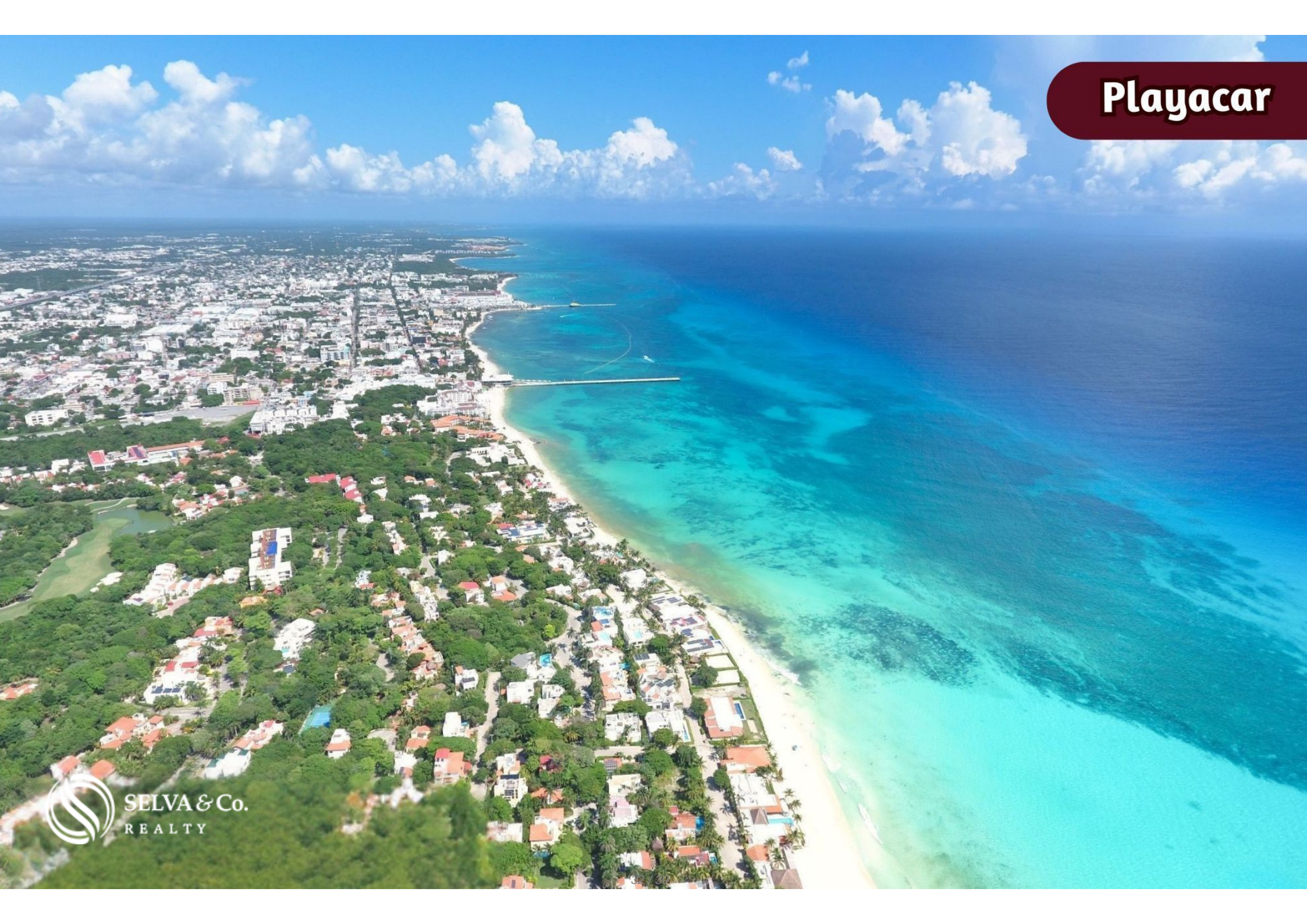




# Playa del Carmen



# Playacar



## Description

ERPC276 Lev García

Luxury residence in gated community with clubhouse, for sale

Luxury house for sale, located in a residential area with excellent connectivity and privacy, featuring spacious interior areas. Situated within a gated community with a clubhouse, swimming pools, and family-friendly amenities, ideal for living.

### FEATURES OF THE HOUSE

Bright home designed to maximize natural light

All bedrooms have full bathrooms

Open-concept ground floor with extra ceiling height (3.27 m)

Modern kitchen with island

Family room / TV area on upper floor

Primary bedroom with walk-in closet and double sink vanity

Parking for 2 vehicles

\*Pool, jacuzzi, and fire pit can be added (ask for availability and pricing).

## AMENITIES AND SERVICES

24/7 controlled access

Multiple vehicle entrances

Clubhouse with reception

Semi-Olympic pool

Children's pool

Fully equipped gym

Sports courts (tennis, paddle, and soccer)

Event halls

Lounge areas

Children's areas

Pet spaces

Jogging track surrounded by nature

## LOCATION

Pre-construction residence in Residencial Valenia, Playa del Carmen, Quintana Roo, Mexico.

20 minutes to the beach and golf course

20 minutes to downtown Playa del Carmen

55 minutes to Cancun International Airport

The residence is conveniently located near supermarkets, schools, medical services, and shops, as well as just a few minutes from the Cancún-Tulum Federal Highway.

## INVESTMENT

House available for pre-sale

## OFFICIAL PRICE

The official price of this property is \$7,998,000 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 may vary according to the progress of construction. 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

- Bathroom with double sink
- Fully equipped kitchen
- Luxury finishes
- Private jacuzzi
- Terrace
- Walking closet
- Exclusive Parking
- High Ceilings
- Pet friendly
- Private Pool
- Unique Aquitectural design

## Amenities

- Guest parking
- Business center
- Controlled access
- Lobby
- Paddle tennis
- Playground for children
- Security 24/7
- swimming pool
- Tennis court
- Ballroom
- Clubhouse
- Gym
- Lounge Area
- Pet friendly
- Roof garden
- Soccer fields
- Swimming Pool

# Location





**SELVA & Co.**  
REALTY

MX 984 803 2058 / US 805 308 2900

[www.selvacorealty.com](http://www.selvacorealty.com)