



# Residence with double-height lobby, clubhouse with swimming pool, sports courts, and more for sale.

<i>ID: ERPC275</i>	<i>Location: Playa del Carmen</i>
<i>Zone: Valenia Gated Community</i>	<i>Type: Houses</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4.5</i>
<i>Parking(s): 2</i>	<i>Construction: 289 m2 / 3,110.80 ft</i>
<i>Land: 276 m2 / 2,970.86 ft</i>	





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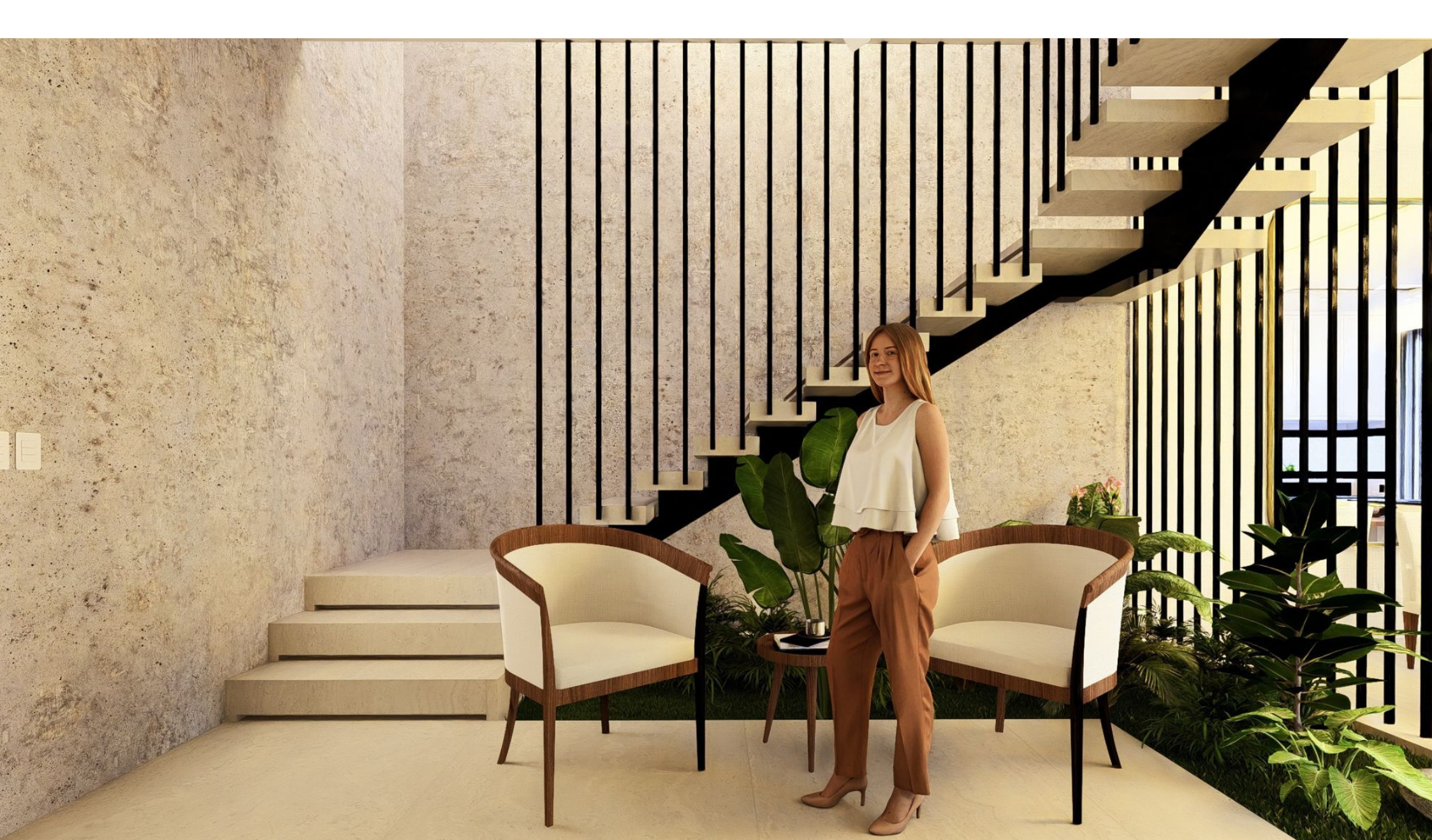
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**Hospital**

**Centro Comercial**

**Supermercado**

**Quinta  
Avenida**

**Hard Rock  
Campo de Golf**

**Playacar  
Beach**





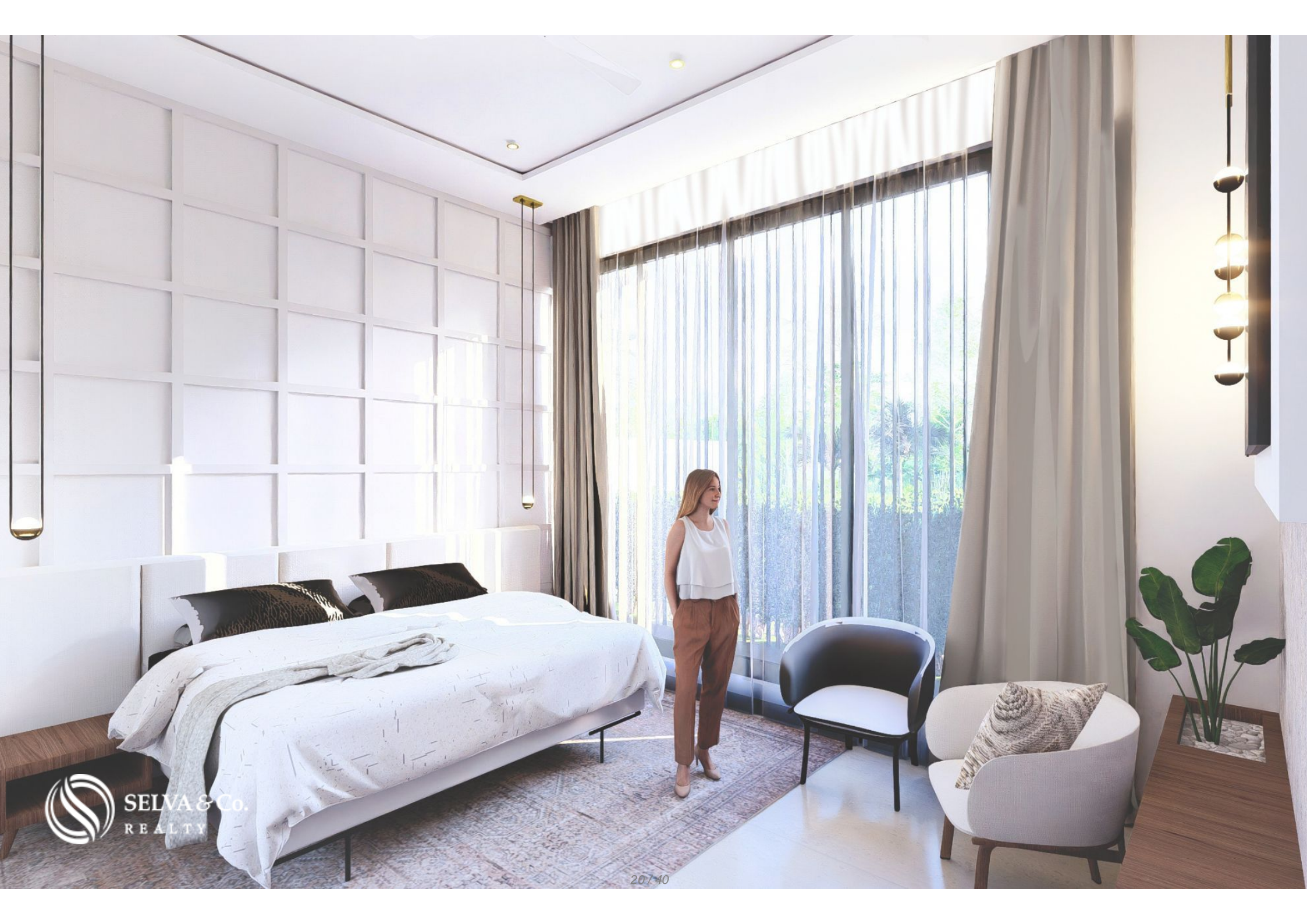
























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# Hard Rock Campo de Golf

# Playacar Beach

## Description

ERPC275 Lev García

Residence with double-height lobby, clubhouse with swimming pool, sports courts, and more for sale.

A residence designed for those seeking more space, greater privacy, and a higher level of comfort, with the opportunity to personalize finishes from the early construction stage.

## FEATURES

306 m<sup>2</sup> of construction on a 276 m<sup>2</sup> lot

4 suite-style bedrooms with full bathrooms and walk-in closets

1 bedroom on the ground floor (ideal for guests or family flexibility)

4.5 bathrooms in total

3.75 m ceiling height on the ground floor

Kitchen with island and granite finishes

Spacious living and dining areas filled with natural light

Family room on the upper floor

Primary bedroom with sitting area, double vanity, and panoramic-design bathtub

Independent laundry area

Solar panel preparation

Parking for 2 vehicles

Architectural Concept:

Modern and timeless design with smart spaces that maximize natural light, openness, and functionality, creating a true luxury living experience.

Optional Upgrades

Swimming pool

Jacuzzi

Fire pit

Adaptable to your lifestyle.

## AMENITIES & SERVICES

24/7 controlled access and security

Clubhouse with social areas

Semi-Olympic swimming pool and children's pool

Fully equipped gym

Sports courts (tennis, paddle, and soccer)

Event halls

Green areas, playgrounds, and pet-friendly spaces

Jogging track

## LOCATION

House for sale in Residencial Valenia, Playa del Carmen.

5 minutes from supermarkets, schools, services, and shopping areas

2 minutes from the Cancún-Tulum highway

10 minutes from the beach

17 minutes from Fifth Avenue (Quinta Avenida)

20 minutes from Hard Rock Golf Course

45 minutes from Cancún International Airport

## INVESTMENT

House available for pre-sale

## OFFICIAL PRICE

The official price of this property is \$8,997,000 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. Prices are subject to

change without notice. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.

## Property details

- Garden
- Laundry room
- Integral Kitchen

## Amenities

- Ballroom
- Controlled access
- Paddle tennis
- Soccer fields
- Tennis court
- Clubhouse
- Gym
- Pet friendly
- Swimming Pool

# Location





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