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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>	



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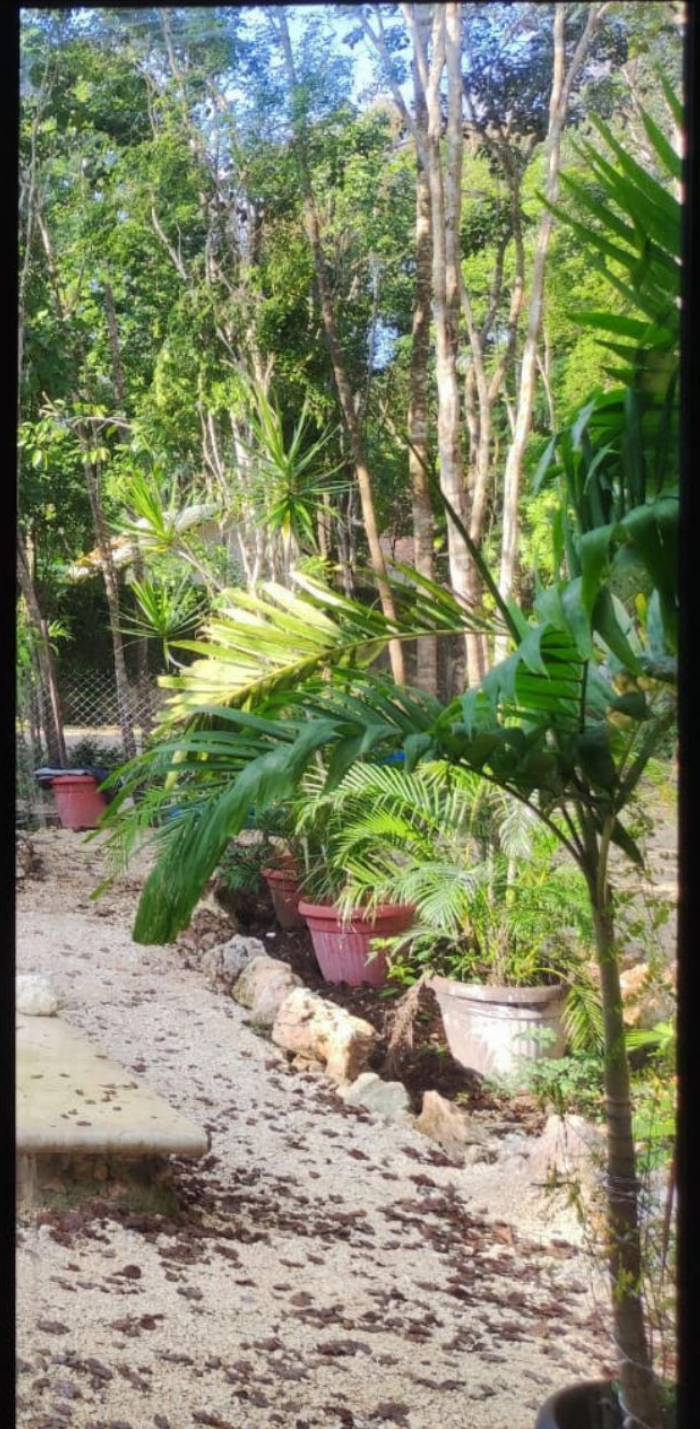


Playa Tortugas

Playa Gaviota Azul

**Aeropuerto Internacional de
Cancún**







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FECHA DEL AVALÚO: 10/07/2026
FECHA DE CADUCIDAD: 10/01/2027

V. CONCLUSIONES

V.1. RESUMEN DE VALORES

Fórmula para obtener el resultado por deterioro estimado.

VM = Valor de mercado

VT = Valor total de terreno.

Fde = Factor de deterioro.

Rde = Resultado del deterioro estimado.

$$Rde = (((VM - VT) * Fde) + VT)$$

VALOR DEL TERRENO	\$2,571,590.00
AVANCE DE OBRA	100.00 %
VALOR COMPARATIVO DE MERCADO	\$3,505,054.18
VALOR FÍSICO	\$4,612,863.16
VALOR DE CAPITALIZACION DE RENTAS	NO APLICA
VALOR ESTIMADO HIPOTÉTICO DE BIEN SIN DETERIORO	NO APLICA

Consideraciones previas a la conclusión:

1. Son análisis, opiniones y conclusiones de tipo profesional y están solamente limitadas por los supuestos y condiciones limitantes.
2. Los análisis, opiniones y conclusiones reportados corresponden a un estudio profesional totalmente imparcial.
3. No existe por nuestra parte ningún interés presente o futuro inmediato en la propiedad valuada.
4. Los honorarios no están relacionados con el hecho de concluir un valor predeterminado o en la dirección que favorezca la causa del cliente, el monto del valor estimado, la obtención de un resultado estipulado o la ocurrencia de un evento subsecuente.
5. Personalmente hice la inspección de los bienes objeto de este avalúo y manifestamos que los resultados serán guardados con absoluta confidencialidad.

SON ANALISIS, OPINIONES Y CONCLUSIONES DE TIPO PROFESIONAL Y ESTAN SOLAMENTE LIMITADAS POR LOS SUPUESTOS Y CONDICIONES LIMITANTES.

• LOS ANALISIS, OPINIONES Y CONCLUSIONES REPORTADOS CORRESPONDEN A UN ESTUDIO PROFESIONAL TOTALMENTE IMPARCIAL.

• NO EXISTE POR NUESTRA PARTE NINGUN INTERES PRESENTE O FUTURO INMEDIATO EN LA PROPIEDAD VALUADA.

• LOS HONORARIOS NO ESTAN RELACIONADOS CON EL HECHO DE CONCLUIR UN VALOR PREDETERMINADO O EN LA DIRECCION QUE FAVOREZCA LA CAUSA DEL CLIENTE, EL MONTO DEL VALOR ESTIMADO, LA OBTENCION DE UN RESULTADO ESTIPULADO O LA OCURENCIA DE UN EVENTO SUBSECUENTE.

• PERSONALMENTE HICE LA INSPECCION DE LOS BIENES OBJETO DE ESTE AVALUO Y MANIFESTAMOS QUE LOS RESULTADOS SERAN GUARDADOS CON ABSOLUTA CONFIDENCIABILIDAD.

• ESTE REPORTE SOLO ES VALIDO PARA EL PROPOSITO Y OBJETO QUE SE INDICA EN LOS ANTECEDENTES Y NO DEBERA UTILIZARSE PARA NINGUN OTRO.

DE ACUERDO A LAS CARACTERISTICAS ANTES DESCRITAS, A LA INVESTIGACION Y ANALISIS DE LA ZONA EN RELACION A LA OFERTA Y DEMANDA EN OFERTAS Y VENTAS, ASI COMO A LOS PARAMETROS ACTUALES DE COSTOS DE URBANIZACION E INFRAESTRUCTURA, AL TIPO DE TERRENO CON RELACION A LA ZONA DE SU UBICACION, CONSIDERAMOS COMO VALOR COMERCIAL EL VALOR DEL ENFOQUE FISICO.

V.2. CONCLUSIÓN

VALOR COMERCIAL DEL INMUEBLE: **\$4,613,000.00**

Cuando: (CUATRO MILLONES SEISCIENTOS TRECE MIL PESOS 00/100 M.N.)

10 de julio de 2026

Playa Gaviota Azul

Playa Tortugas

Description

ERCA217-1 Alejandra Arias

House with private eco-friendly pool for sale

New house, move-in ready, with only the final aesthetic details remaining, offered at a special price below market value. There is a current official appraisal establishing a market value of MXN \$4,613,000. This modern 3-bedroom property features a very spacious lot, ideal for a family looking for more space and a peaceful, natural setting.

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

Front fence made of PTR steel framing with locally sourced wood, featuring a rustic, eco-friendly design

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

Kitchen island

Range hood

Bathtub in the primary bathroom

Tempered glass shower enclosures

Polished concrete floors

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 available for sale

OFFICIAL PRICE

The official price of this property is \$4,200,000 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 dinning 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

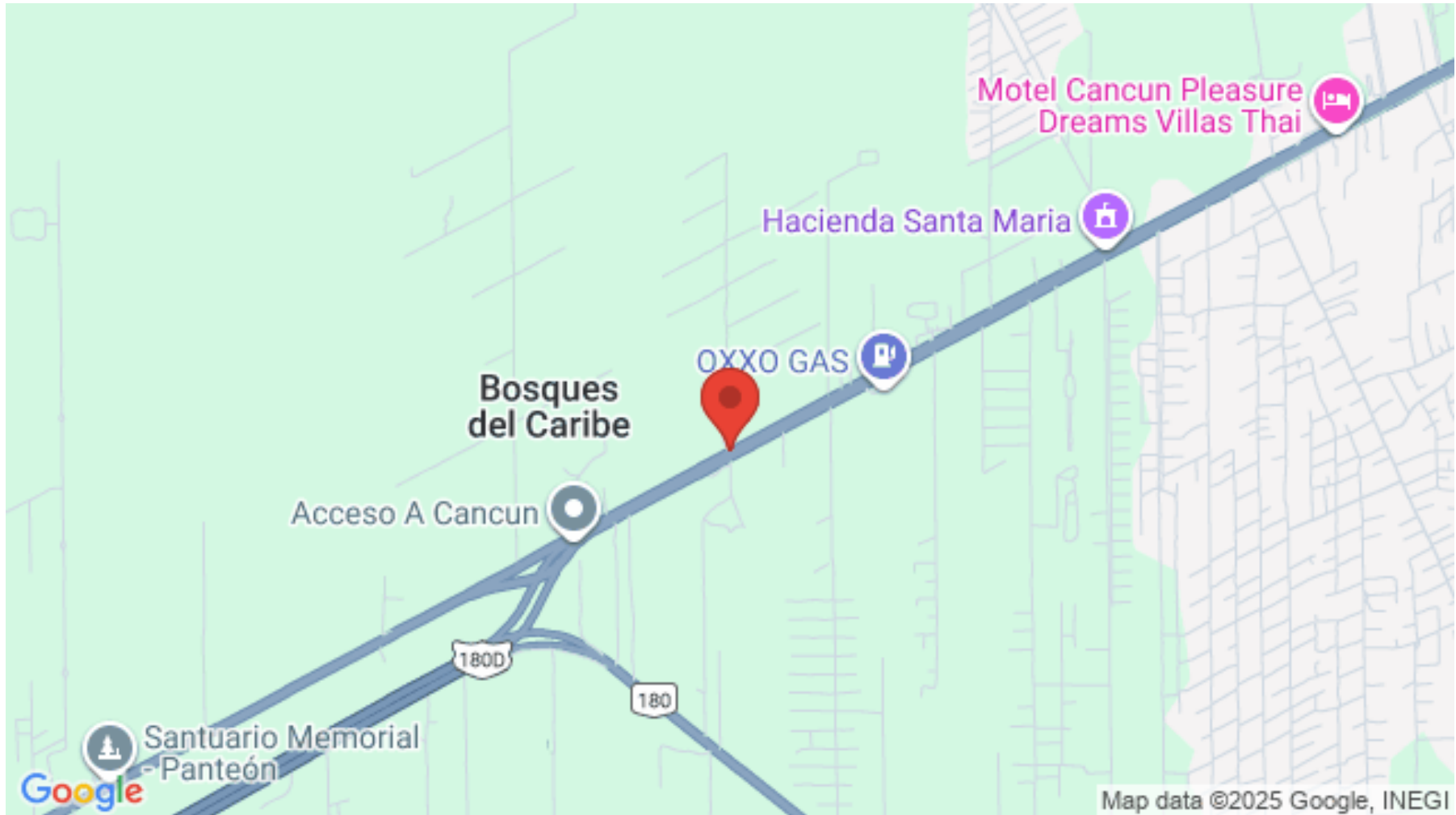
Amenities

- 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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