



# House with private pool and garden, parking for 2 cars, laundry room and storage, garage for 2 cars, space for expansion, pre-construction,

<i>ID: ARCO215</i>	<i>Location: Cozumel</i>
<i>Zone: San Gervasio</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Levels: 2</i>	<i>Parking(s): 2</i>
<i>Construction: 240 m2 / 2,583.36 ft</i>	<i>Land: 198 m2 / 2,131.27 ft</i>



















Tienda cercana  
Near by store

















Postres y helados

Desserts & ice cream









Barbacoa Paszilhi





SELVA & Co.  
REALTY

La Abuelita

## Description

ARCO215 Vanessa Gurza

House with private pool and garden, parking for 2 cars, laundry room and storage, garage for 2 cars, space for expansion, pre-construction, San Gervasio, for sale Cozumel.

Modern design smart house, with wide spaces and large windows. It is delivered equipped with mini split air conditioning, fans, and kitchen cabinets.

## PRIVATE POOL

Enjoy the pool with your loved ones and cool off all day in the privacy of your home. This house has a private pool with a shallow area to have fun with the little ones or relax in the sun.



#Tipssselva: Properties with a private pool are in greater demand for vacation rentals.

## MAIN BEDROOM

Located on the ground floor, ideal for those who cannot use stairs, with floor to ceiling window, view and access to the garden with pool.

Bathroom with double sink, everyone will have their space to brush their teeth or get ready for those special days

## KITCHEN

Prepare the most delicious recipes in this built in kitchen that would be the envy of any cook, with custom-made cabinets, enjoy its open design that allows you to spend time with your loved ones while they prepare their favorite dishes. In addition to a beautiful view of the pool.

## HIGHLIGHTS OF THE HOUSE

Garden with private pool.

All bedrooms have private bathrooms.

Bright apartment with large windows that allow each of the most important spaces to have an entrance of natural light, even in the bathrooms.

Dining room with floor to ceiling window and access to the garden that opens to



create a larger space ideal for entertaining your guests or having an indoor-outdoor lifestyle.

Have fun with the little ones in their wading pool area.

Private parking for 2 cars.

Construction on two floors.

1/2 guest bathroom.

Laundry room and storage.

Space for expansion on second floor.

## THE HOUSE IN NUMBERS

3 bedrooms

3.5 Baths

2 floors

198 m<sup>2</sup> of land (18 meters by 11 meters)

240 m<sup>2</sup> of Construction

## LOCATION

House located in the San Gervasio neighborhood. Close to supermarkets, schools and services.

9 minutes from Caletita beach.



7 minutes from Cozumel International Airport.

5 minutes from downtown.

10 minutes from the other side of the island.

## PLACES NEAR YOUR NEW HOME

Pinky Ice: Ice creams, desserts and snacks

Paszilhi by Dzanero: Barbecue tacos and Snack

La Abuelita: baguette shop and bookstore.

Sam's Club: supermarket.

## RENT YOUR PROPERTY

Because it is an individual house, you can use it as an investment to make vacation or long-term rentals.

Work with a management and vacation rental agency, rent your property while you don't use it, they take care of maintaining it and renting it for you. You won't lift a finger. We can recommend options in Cozumel.

## INVESTMENT IN PRE-CONSTRUCTION

House in pre-sale.

If you want to visit this house and learn more about the real estate market in the



area, contact us, it will be a pleasure to advise you on your new investment in Cozumel.

Schedule your appointment to see the house or call us to answer your questions by clicking on the contact link.

Invest safely, call us to receive a free advice.

#ARCO215      #Cozumellistings      #selvacorealty      #selvacorealtyCozumel  
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#preconstructionhomeCozumel      #retireinCozumel      #secondhomeCozumel  
#vacationhouseCozumel

## Property details

- Air conditioning
- Ceiling fans
- Integral Kitchen
- Private Pool
- Bathroom with double sink
- Garden
- Laundry room
- Storage



## Location





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REALTY

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