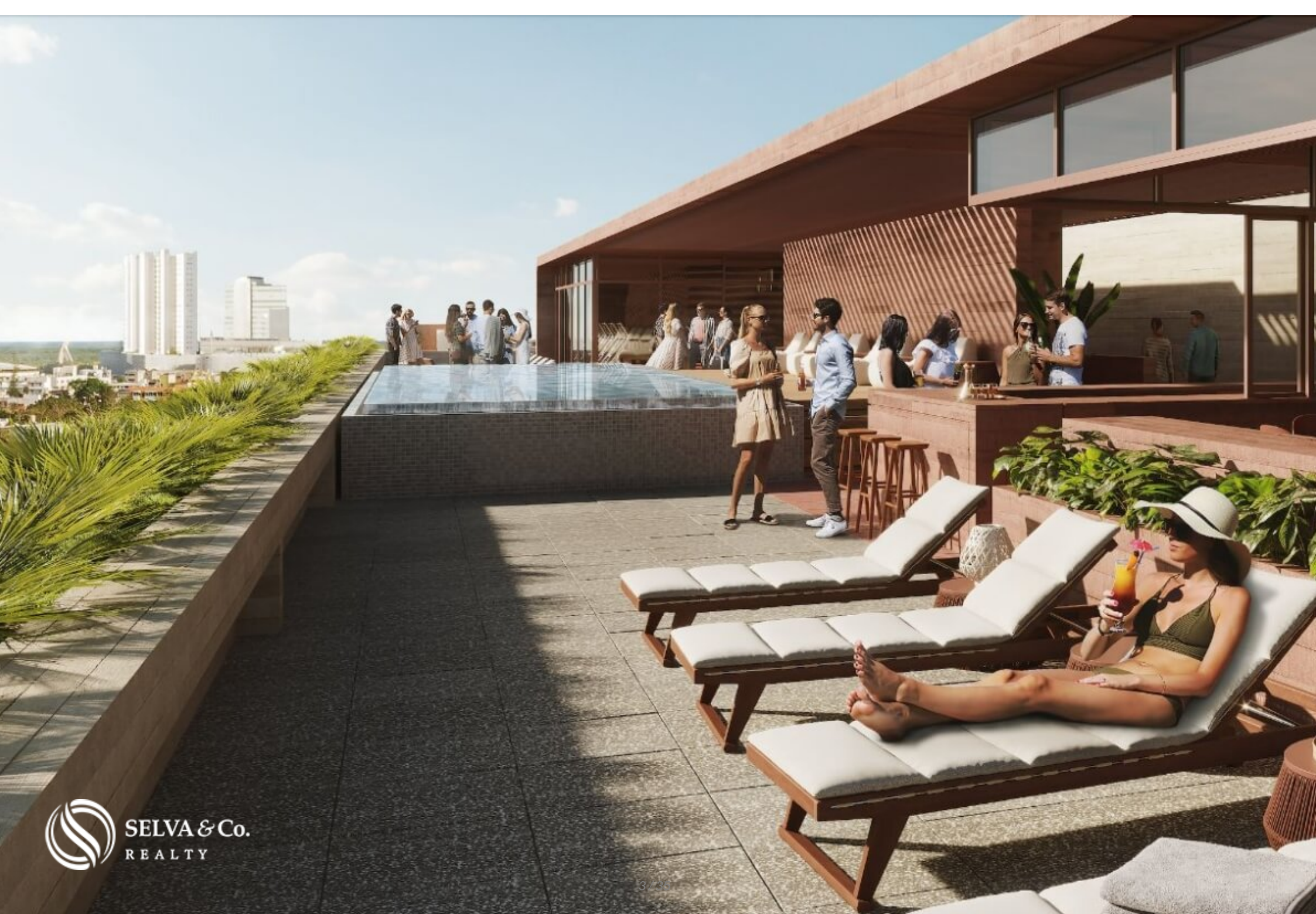




# Apartment with lock off system, infinity pool, pet spa, cowork, gym, pre-construction, on Nader Avenue, Cancun, for sale.

<i>ID: DCA231-3</i>	<i>Location: Cancún</i>
<i>Zone: Carlos Nader Avenue</i>	<i>Type: Condos</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3</i>
<i>Levels: 1</i>	<i>Parking(s): 1</i>
<i>Construction: 136 m2 / 1,463.90 ft</i>	





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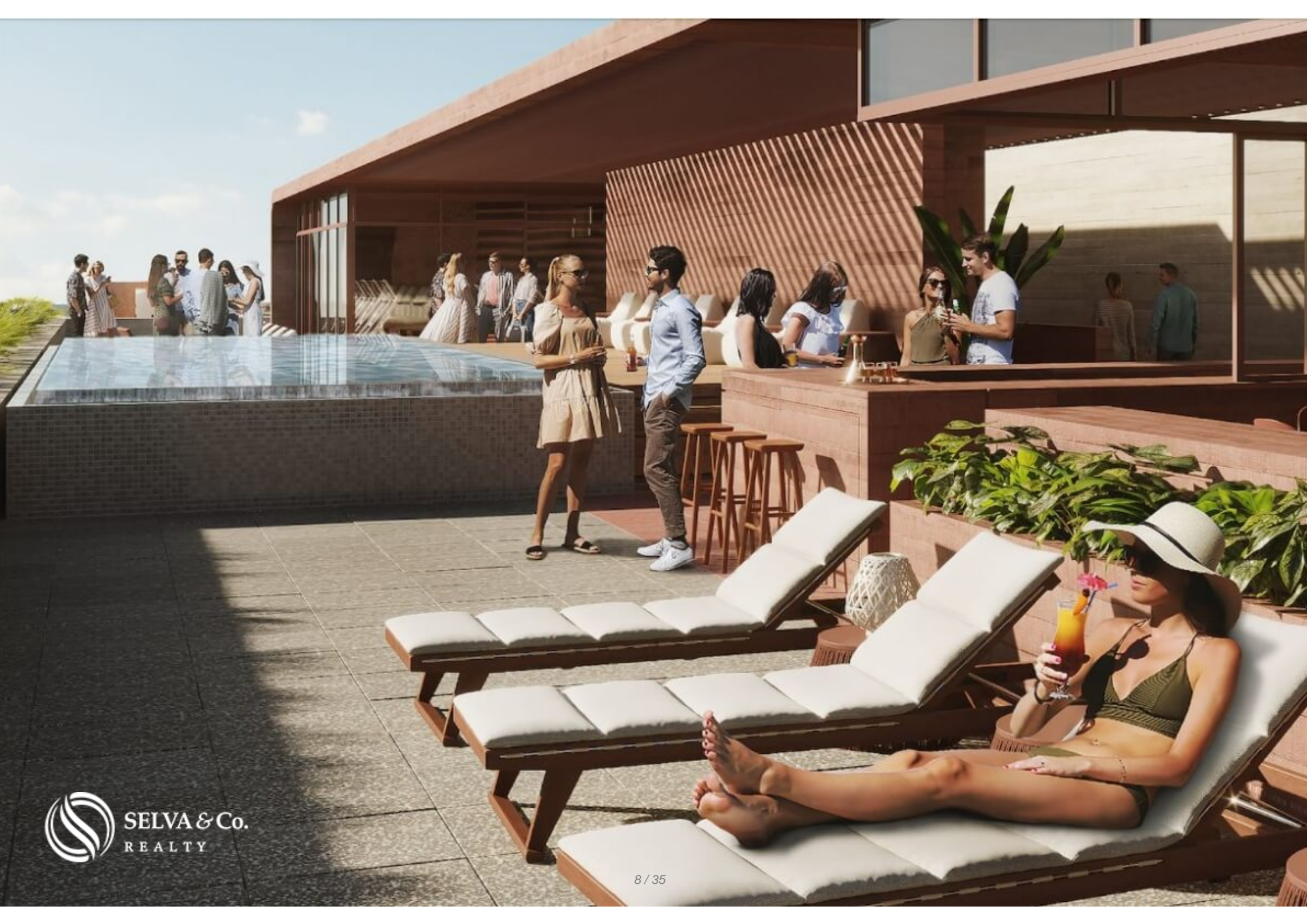
























DER 9  
Estudio  
con terraza

Studio  
with terrace





















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Gimnasio y area de relajacion

Gym & relaxation area







Coworking con zona interior y exterior  
Indoor - outdoor coworking space





Coworking en interior con espacio abierto y ventanas panorámicas

Indoor coworking, open space with panoramic windows

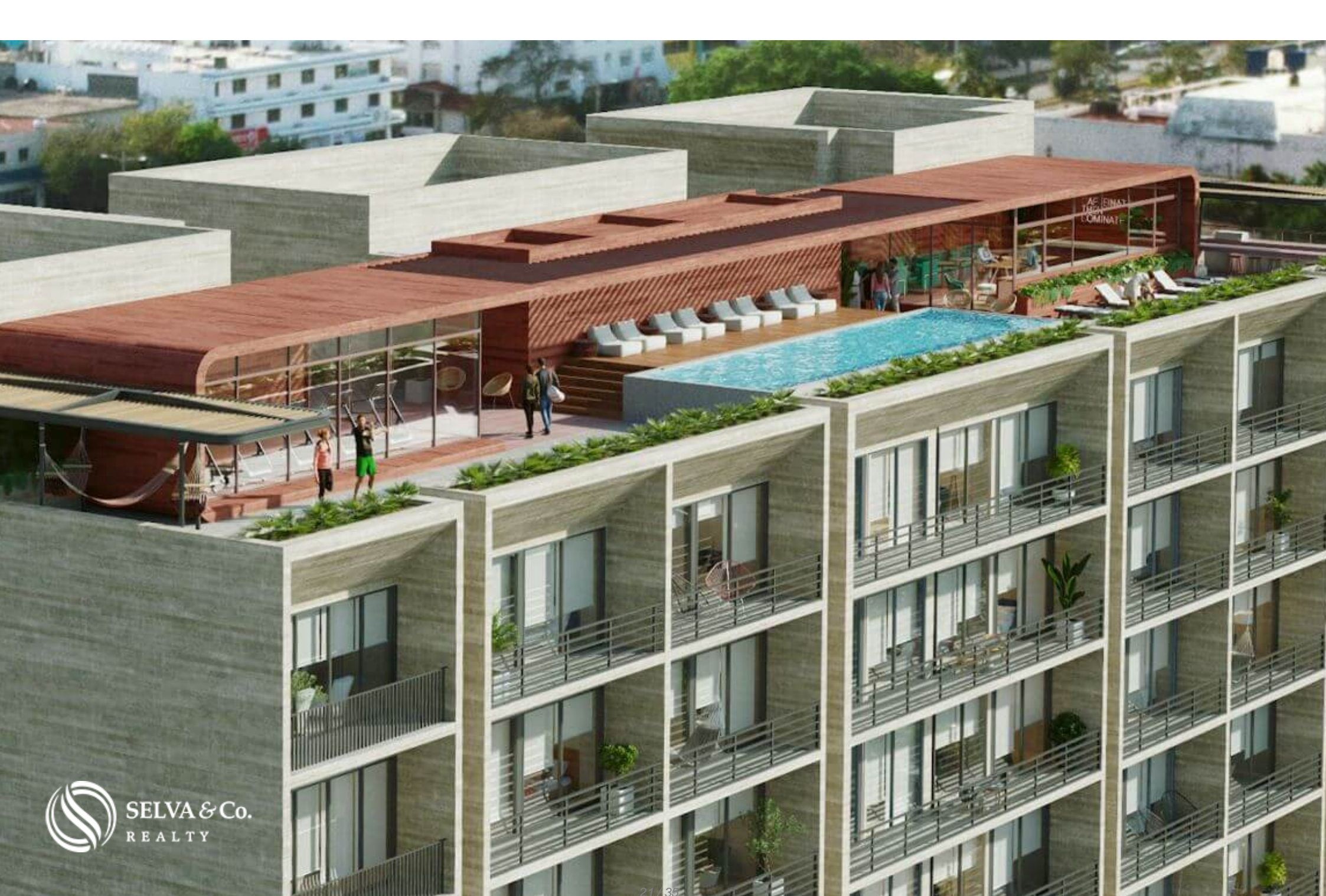




Terraza panoramica  
semi techada

Panoramic terrace  
semi roofed











## Description

DCA231-3

Apartment with lock off system, infinity pool, pet spa, cowork, gym, pre-construction, on Nader Avenue, Cancun, for sale.

Luxury apartment in a modern building with panoramic view amenities on the top floor and a shopping mall on the ground floor.

Building with 61 apartments, on 8 levels with 2 elevators.

### TERRACE WITH PANORAMIC VIEW

Common area on the top floor with infinity pool, the ideal place to enjoy all day and sunbathe while you cool off in the pool.



Terrace equipped with lounge area in front of the pool, and entertainment bar, the ideal place for your parties or to enjoy your free time with a panoramic view.

Gym and coworking area with panoramic view.

## MALL

Plaza on the ground floor, commercial space with 10 stores and parking, you will not need to leave home with all the services you will find here.

## COWORKING AREA

Working from home has never been better, enjoy a modern and quiet space, with a



panoramic view, ideal for working, away from home distractions, at the same time close to your residence.

## PANORAMIC VIEW GYM

Stay fit in this space with full wall windows and panoramic city and pool views. Imagine finishing your exercise routine, taking a shower and cooling off in the pool.

## ENTERTAINMENT BAR

Enjoy your private events or share in neighborhood events on a terrace with a bar equipped for entertainment, with benches. Outdoor area.



## PET-FRIENDLY

The residential allows pets, and has a pet spa. Some of the apartments have gardens of up to 100 m2, ask for availability.

## ROOF TOP AMENITIES

- Swimming pool
- Coworking
- Gym
- Entertainment bar
- 3 Penthouses

## ADDITIONAL AMENITIES



- Common laundry.
- Pet-spa.
- Underground residential parking with 72 spaces, 1 space per apartment.
- Outdoor lounge, armchairs and table on a bed of white gravel, area decorated with a water mirror.

## KITCHEN

Prepare the most delicious recipes in this built in kitchen with custom-made cabinets and granite countertops. Enjoy its open design which allows you to spend time with your loved ones while they prepare their favorite dishes.

## HIGHLIGHTS OF THE CONDO



Bright apartment with floor to ceiling windows that allow each of the most important spaces to have an entrance of natural light.

Living room with full wall window and access to the terrace and opens to create a larger space perfect for entertaining guests or indoor-outdoor living.

All bedrooms have a private bathroom.

## LOCATION

Condo located on Carlos Nadar Avenue a new residential area, surrounded by restaurants, coffee shops and entertainment.

7 minutes from Playa Tortugas.

21 minutes from Cancun International Airport.

## PLACES NEAR YOUR APARTMENT

Cafe del Puerto Express: Coffee and restaurant, with a variety of baguettes and sweet bread. Express service.

Las 3 Puertas: Restaurant with a menu for people allergic to gluten and vegan options. In this place you also find a store with products.

La Coyota: Cuisine and mixology.

Huelic: Corn mill with sale of gourmet tortillas and traditional Mexican food restaurant. Tortilleria with Mexican art boutique.



## RENT YOUR PROPERTY

This development allows vacation rentals.

Due to its location, it can be rented for vacation or long term.

Property management and vacation rentals direct with the developer, rent your property while you are not using it, they take care of maintaining it and renting it for you. You won't lift a finger.

## INVESTMENT IN PRE-CONSTRUCTION

Pre-sale apartments. Delivery date: June-August 2023.

Pre-construction prices.

## RENOWN DEVELOPER

Developer with several projects in Puerto Cancun and Monterrey, excellent track record. Widely recommended for investment in pre-construction.

Pre-construction prices.

The photos are of the project in general. They do not correspond to a particular unit.

If you want more information about this condo or learn more about the real estate



market in Nader Avenue zone, contact us, it will be a pleasure to advise you on your new investment in Cancun.

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

Invest safely, contact us to receive free advice.

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## Property details

- Integral Kitchen
- Lock off
- Terrace
- Laundry room
- Panoramic View

## Amenities

- Gym
- Lounge Area
- Shopping Plaza inside de development
- Infinity pool
- Roof garden
- Swimming Pool



## Location





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