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REALTY

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# Marina front condo, golf course views and nature reserve

<i>ID: DCA206-1</i>	<i>Location: Cancún</i>
<i>Zone: Hotel Zone</i>	<i>Type: Condos</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Levels: 2</i>	<i>Construction: 217 m2 / 2,335.79 ft</i>













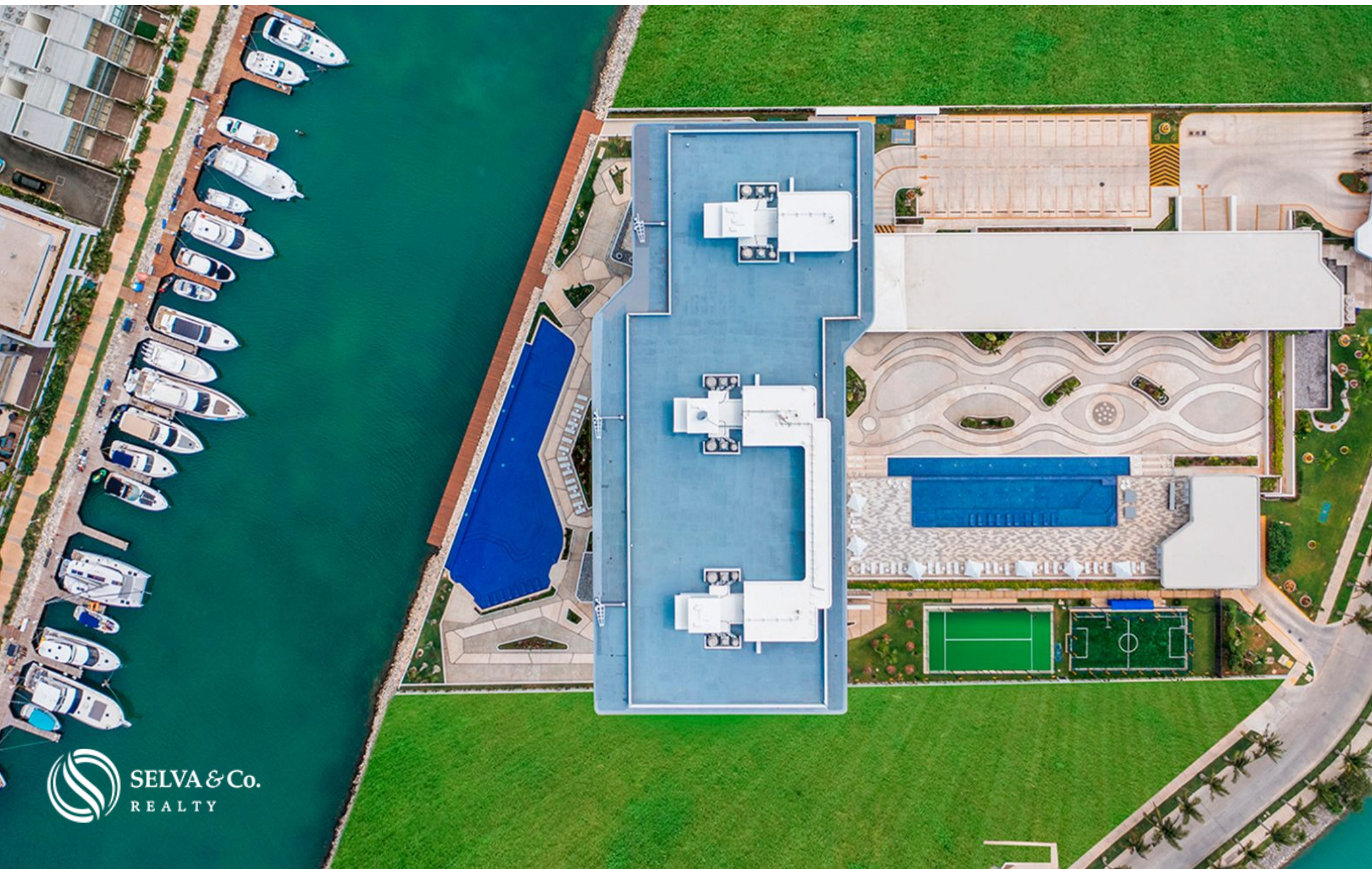




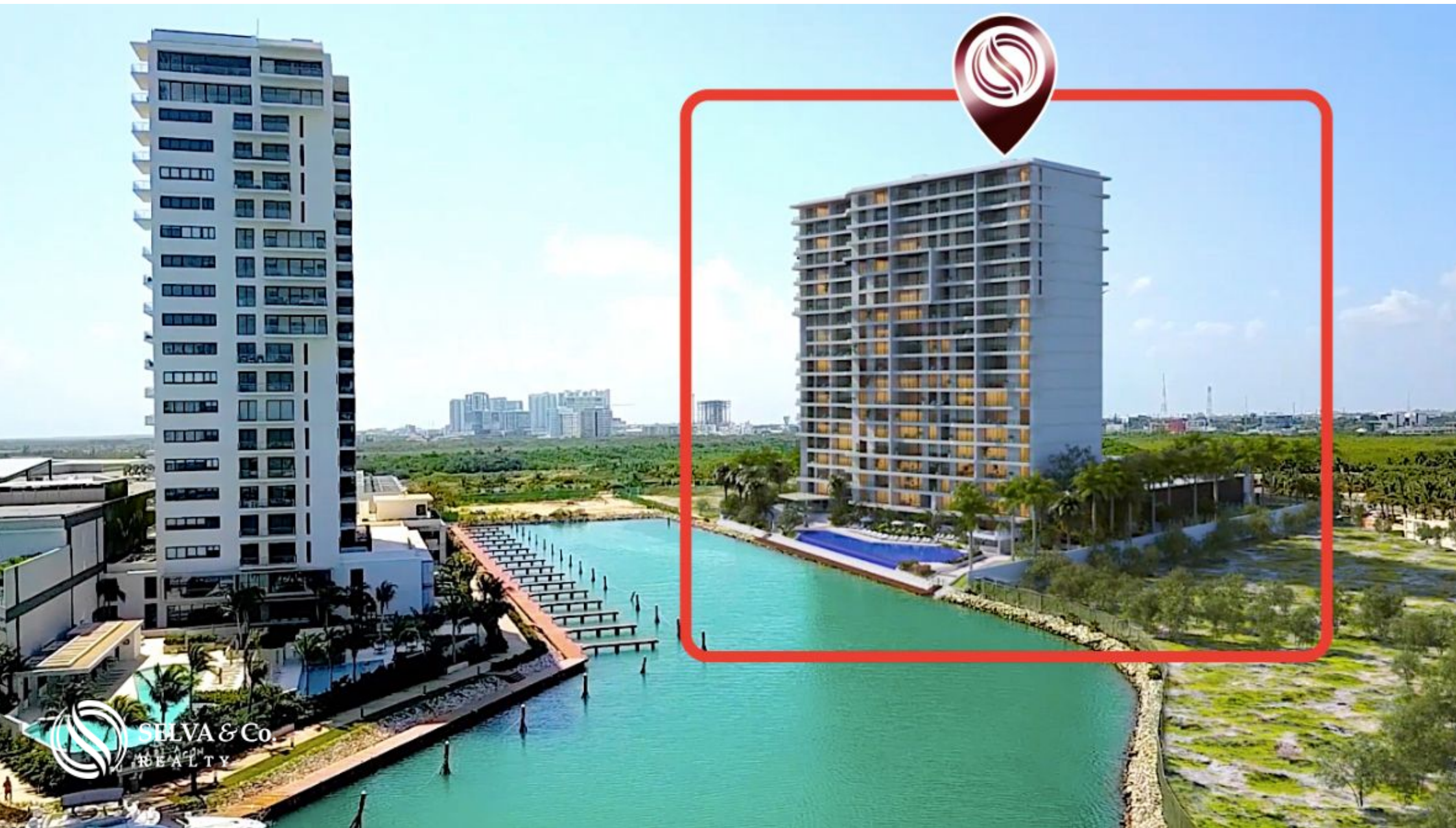


















## Salon de alberca / pool bar







**Casa club  
Club House**

**Club de playa  
Beach club**

**Centro comercial  
Shopping mall**

**Departamento  
Apartment**

**Golf**

**Golf**











## Centro de negocios / *Bussines center*





## Bar salon / lounge bar





## Club de niños / Kids club





## Spa





## Canchas de futbol y paddle / soccer and paddle courts

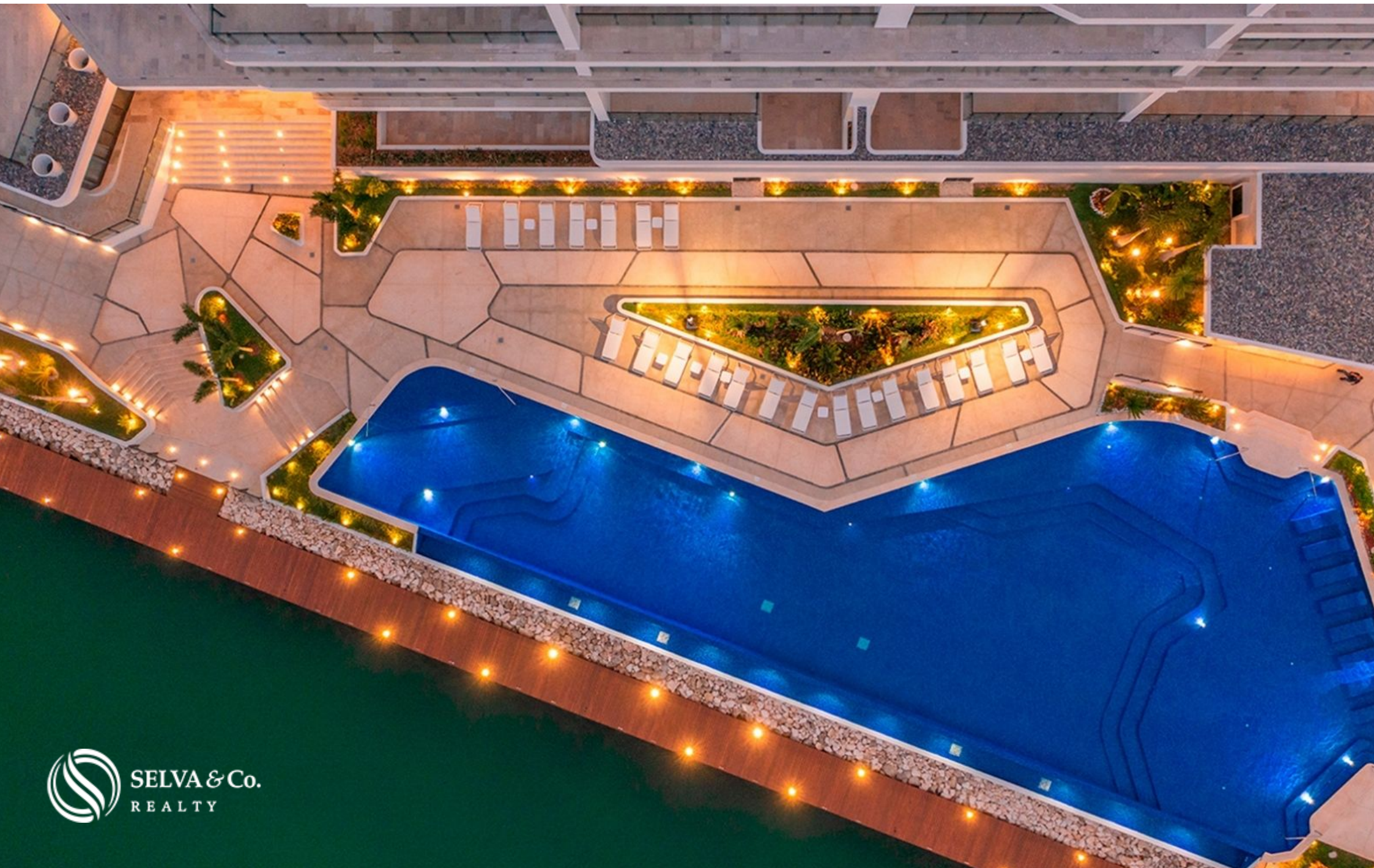




## Gimnasio / Gym













## Description

DCA206-1

Marina front condo, golf course views and nature reserve. Exclusive amenities, swimming pools, terrace bar, soccer and paddle courts, children's games and much more for sale in Puerto Cancun.

Modern condominium with family amenities, pier, recreational areas for children, lounges, relaxation areas for adults and business center, area for pets and the best views of Puerto Cancun, luxury residential with golf and marina, is the perfect combination between luxury and exclusivity.

Modern building, with 20 levels, 109 condominiums with three bedrooms each. It offers a familiar and sophisticated lifestyle.

INFINITY POOL



Beautiful infinity pool, facing the marina, will make you feel like you are floating between the marina and the sky.

### POOL WITH TERRACE BAR

You will find in the common area the family pool. The ideal place to enjoy the whole day with your loved ones, sunbathe while you cool off in the pool or rest in the shaded area of the terrace, enjoy the breeze and your favorite drink on the terrace bar that offers you an environment Nice and warm.

### MARINE DOCK

Life belongs to adventurers, that's why you have at your disposal the dock where you can keep your boat safe. You can go out and travel the world whenever you want.

### SPA

Find total relaxation steps from your residence.



You will have an area completely dedicated to pampering yourself and making you rest as you deserve.

## KEEP IN SHAPE

Stay in shape on its tennis and paddle tennis courts, practice yoga, work out in the gym, or simply relax and contemplate its green areas, you will have a different activity to do every day and all just steps from your residence.

## BUSSINESS CENTER

Ideal for closing that deal for which you have tirelessly fought, this workspace will have all the tools and advantages at your disposal so that you and your partners make your work a unique experience.

## AMENITIES AND SERVICES

100 linear meters in front of the marina.

Spa



Gym

Playroom children's club.

Outdoor play area for children.

Business center

Terrace with bar area and pool.

Lounge bar with air conditioning and view of the marina.

Soccer field and paddle

Pool

Children's games

Dock

Pool overlooking the marina

Lounge area with bar

Pool area with drinks and snacks service in a comfortable covered terrace.

Dog Park

Infinity pool overlooking the navigation channel.



## BATHROOM WITH DOUBLE SINK

Large bathroom in the master bedroom, with marble walls and double sink, everyone will have their space to brush their teeth or get ready for those special days. This double sink is on a quartz plateau.

## KITCHEN

Prepare the most delicious recipes in this full kitchen, with custom-made cabinets and granite countertops. Enjoy its open design with a breakfast bar, which allows you to spend time with your loved ones while preparing their favorite dishes.

## HIGHLIGHTS OF THE DEPARTMENT

Panoramic views of the nature reserve and the marina.

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

Room with full wall window and deck access or opens to create a larger space perfect for entertaining guests or indoor-outdoor living.



3 bedroom with en-suite bathroom, walk-in closet, ample space and full bathroom.

Feel the ocean breeze on your bedroom balcony while you sip your morning coffee.

Private parking for 2 cars.

Television room.

Service room with private bathroom.

Half bathroom for visitors

Living room, kitchen and dining room.

## FINISHES

double wall

marble floor.

Tempered glass wainscoting.

## LOCATION

Excellent location between the city and the hotel zone. In a private residential area, within Puerto Cancun, the most exclusive residential area in Cancun, with a



shopping mall, marina, golf course, and access to the sea. This residential has it all.

25 minutes from Cancun International Airport

3 minutes from the Cancun Hotel Zone.

5 minutes from shopping malls, supermarkets and services.

## PUERTO CANCUN AMENITIES

Open-air shopping center with a gourmet area, boutiques and cinemas.

Marina for yachts up to 125 feet with 170 attack positions.

Golf course, surrounded by canals and mangroves with an incomparable view of the sea, designed by the British Open champion, Tom Weiskopf.

Beach club by the sea with pool and gourmet restaurant.

Ecological reserve.

## PUERTO CANCUN OFFERS YOU

Magnificent location at the entrance of the hotel zone and the residential area of



??Cancun.

Beach club with pool and gourmet restaurant.

Golf club surrounded by canals and the sea.

Marina for yachts up to 125 feet with more than 175 docking positions.

Commercial plaza with open design and sea view. With the best gastronomic options, entertainment as well as high-end shopping.

Kid's play zone

paddle courts

Tennis courts

## CLUB HOUSE

It has dressing rooms with steam bath service

Sauna

Gym

Sundecks.

Family areas, snack, and pool for children.



Adult pool with swim up bar

Quiet beach with lounge chairs to enjoy a sunny day.

The images used for this advertisement are from the general project. They do not correspond to a private residence.

If you want more information about the house or learn more about the real estate market in the Puerto Cancun area, contact us, it will be a pleasure to advise you on your new investment in Cancun.

The official price of this property is in pesos, the price in dollars is a reference. The exchange rate of the day will be used for the purchase.

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

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## Property details

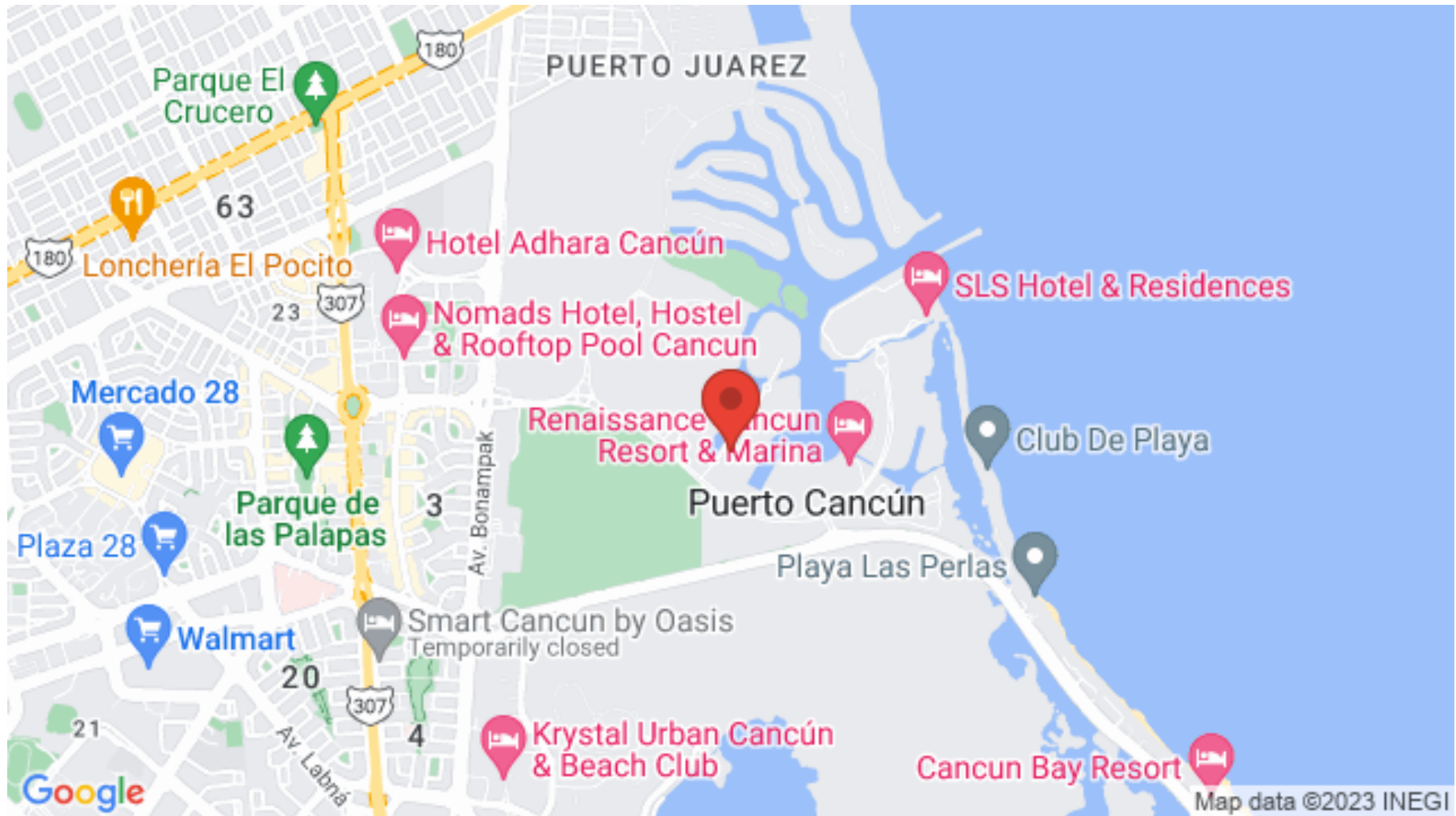
- Oceanview
- Bathroom with double sink
- Golf course view
- Luxury finishes
- Service room
- Tv room
- Balcony
- Fully equipped kitchen
- Hurricane resistant windows
- Marina view
- Terrace
- Walking closet

## Amenities

- Boat slips available
- Didactic Playroom
- Infinity pool
- Pet friendly
- Roof garden
- Spa
- Common terrace with ocean view
- Gym
- Lounge Area
- Playground for children
- Security 24/7
- Wet bar



## Location





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