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REALTY

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## House with private pool, high ceilings for sale in Aqua gated community, Cancun.

<i>ID: ARCA226</i>	<i>Location: Cancún</i>
<i>Zone: Av huayacan</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Levels: 3</i>	<i>Parking(s): 1</i>
<i>Construction: 336 m2 / 3,616.70 ft</i>	<i>Land: 215 m2 / 2,314.26 ft</i>







































**Playa - Beach**

**Gran Plaza Cancún**

**Parque  
Cancún  
Cancún Park**

**Supermercado  
Supermarket**

**CASA  
HOUSE**











































## Description

ARCA226 Alejandra Arias

House with private pool, high ceilings for sale in Aqua gated community, Cancun.

Beautiful 3 bedroom house within a private residential area, with an exceptional location on Huayacán Avenue, offers you exclusive amenities and beautiful fountains and green areas that adorn the streets.

Three-level residence, with private pool, double-height ceilings that create a larger space, magnificent lighting, air circulation, terraces.

### PRIVATE POOL

The house has an illuminated waterfall and interior lamp, where you can enjoy with your loved ones and cool off all day in the privacy of your home.

#Tips selva: properties with private pools are in greater demand for vacation



rentals.

## TERRACES

Each of the rooms has a private terrace, which gives you the satisfaction of having indoor-outdoor living. Larger spaces and comfort, you can equip your terrace with armchairs to enjoy the beautiful sunset.

## AMENITIES

Pool with interior lighting.

Illuminated waterfall

3 Terraces

Covered garage

Interior heights of up to 3 meters.

Double height in main room

## EQUIPMENT



Water heater

Hydro-pneumatic for water pressure

1,000 Liter Tank

Air conditioners

Saving water toilets

## BATHROOM WITH DOUBLE SINK

Large bathroom with a marble countertop, in the master bedroom, with a 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, with custom cabinets and a quartz countertop. Enjoy its open design with a breakfast bar, which allows you to spend time with your loved ones while preparing your favorite meal.



## HIGHLIGHTS OF THE HOUSE

Private pool with illuminated waterfall

Bright house with large windows and high ceilings that allow each of the most important spaces to have natural light.

Living room with double height ceilings which gives a feeling of grandeur and more space.

Bedrooms with en-suite bathroom and walk-in closet, large space, with private terrace.

Covered parking

Television room.

Service room with private bathroom.

Half guest bathroom

Energy saving air conditioning in each room.

## FINISHES

Marble floor.



Oak and pine door carpentry.

Tempered glass railings

Ceramic coatings.

## LOCATION

House for sale on av. Huayacan, Cancún, within a gated community, safe area with controlled access, green views, fountains in streets, clubhouse, reflecting pools and much more.

5 minutes from the nearest supermarket

9 minutes from shopping plaza

13 minutes from the Gran Plaza Cancún

## RESIDENTIAL AMENITIES

Clubhouse

Children's play area

Linear park



Infinity cycle track

24 hour security

Controlled access

Large gardens

Water mirrors with bridges

## CLUBHOUSE

Semi-Olympic pool

Family Pool

Gym

2 paddle and tennis courts

Multipurpose court

Playroom

Dressing rooms

Bathrooms with showers

Snack Bar

Reception

Green areas

If you want more information about the house or learn more about the real estate market in Huayacan area, contact us, we will be happy to help 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

- Air conditioning
- Bathroom with double sink
- Exclusive Parking
- Integral Kitchen
- Panoramic View
- Service room
- Walking closet
- Balcony
- Covered parking
- Fully equipped kitchen
- Marble floor
- Private Pool
- Terrace

## Amenities

- Adults Game Room
- Controlled access
- Lobby
- Playground for children
- Security 24/7
- Swimming Pool
- Clubhouse
- Gym
- Paddle tennis
- Roof garden
- Snack Bar
- Tennis court

## Location







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