



## House with garden 3 minutes from the beach, for sale in Cozumel near Corpus Christi.

<i>ID: ERCO213</i>	<i>Location: Cozumel</i>
<i>Zone: Corpus Christi</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3</i>
<i>Parking(s): 1</i>	<i>Construction: 304 m2 / 3,272.26 ft</i>
<i>Land: 200 m2 / 2,152.80 ft</i>	





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1418



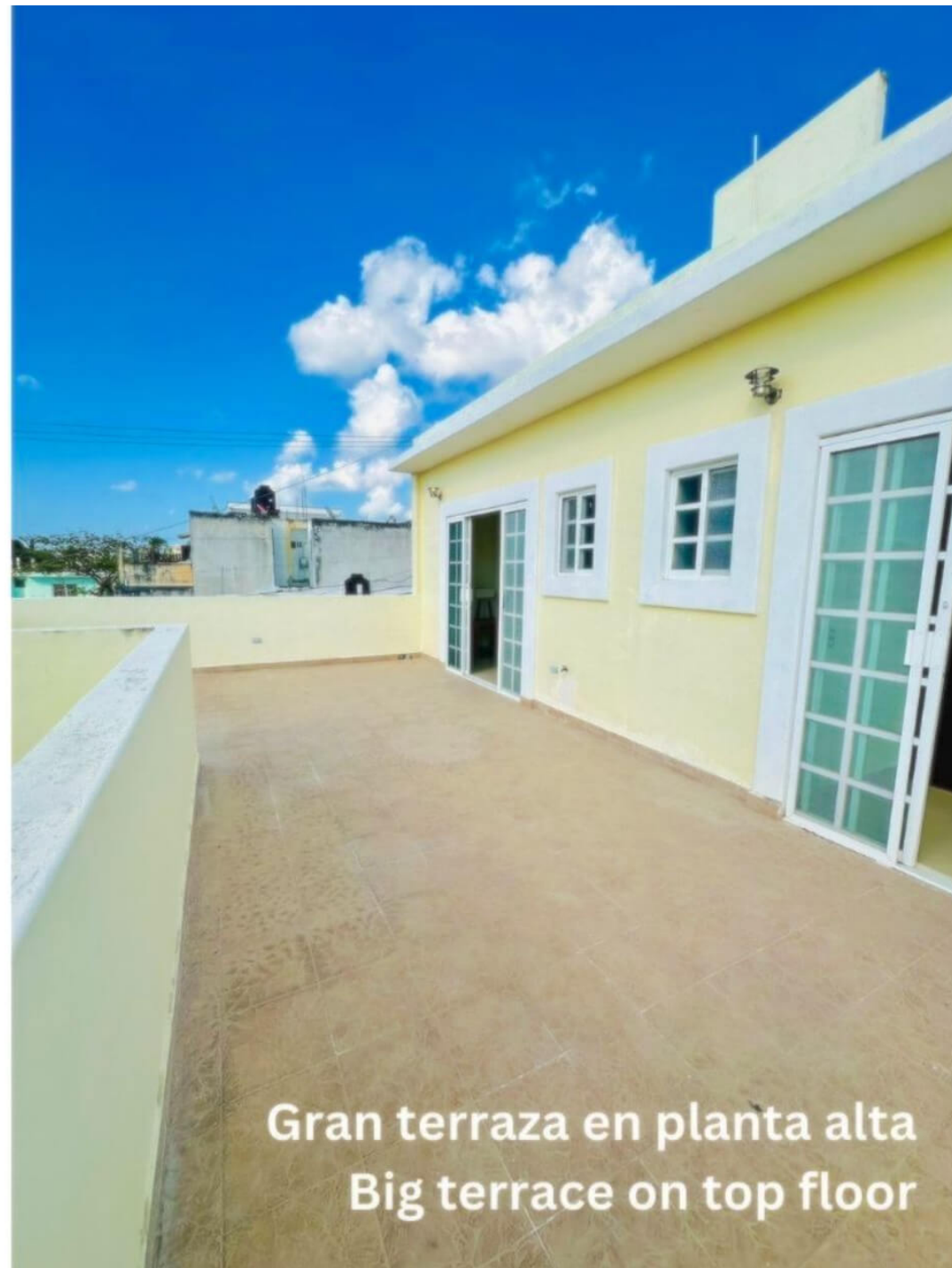






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**Gran terraza en planta alta**  
**Big terrace on top floor**



**Recamara  
Con balcon**

**Bedroom  
wih balcony**



















**Playa Caletitas**  
**Caletitas Beach**



**Malecon**  
**Sea boardwalk**



**Supermercado**  
**Supermarket**



**Casa**  
**House**



**Iglesia**  
**Corpus Chisti**  
**Church**







**Comedor  
en planta baja**

**Dining table  
on ground floor**







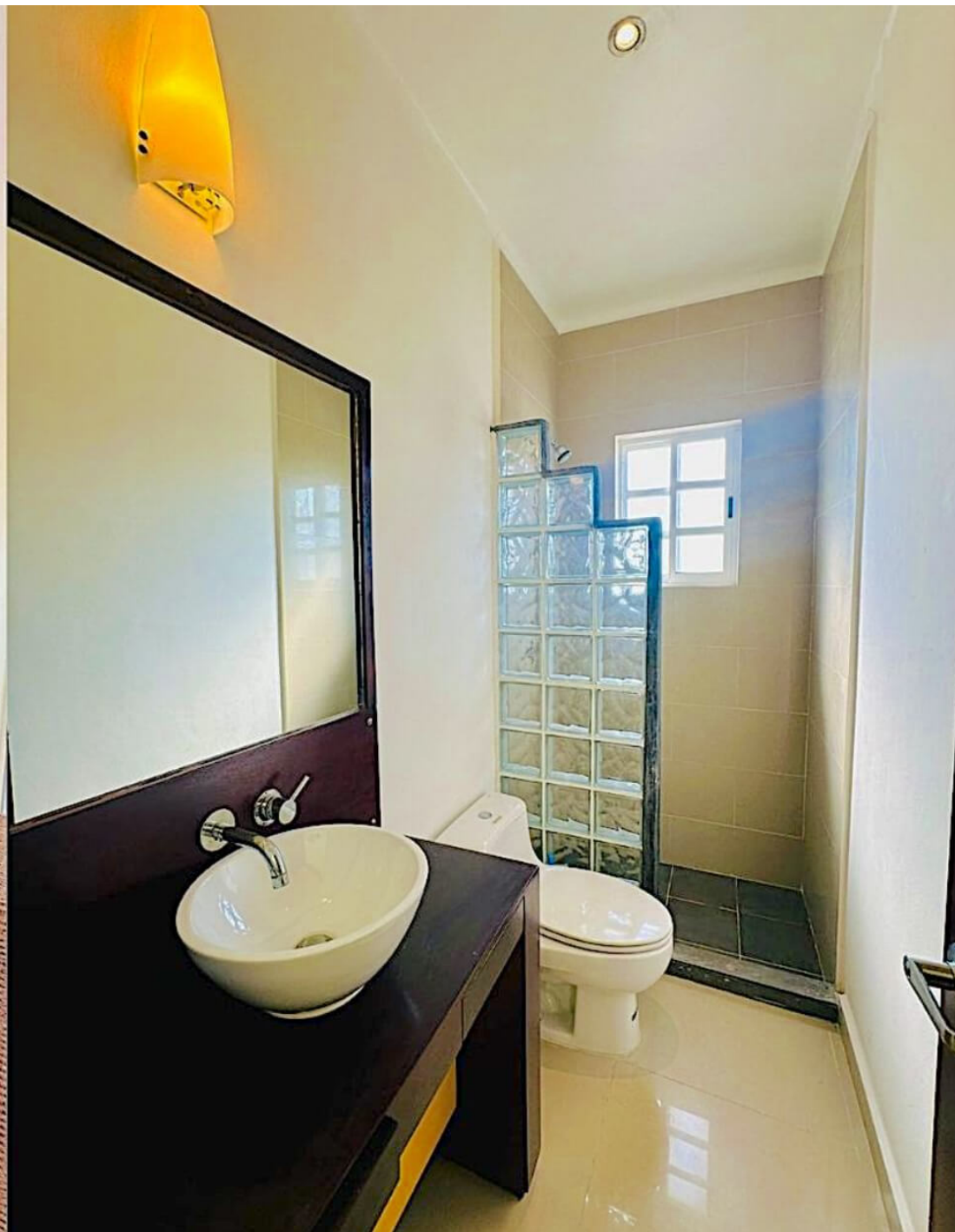


**Area de Lavado**  
**Laundry room**













**Recamara  
con baño privado**

**Bedroom  
wih private bathroom**





**Medio baño de visitas**

**Half bathroom**









**Baño con  
Lavabo doble**

**Bathroo with  
double sink**





**Recamara con  
acceso  
a la terraza**

**Bedroom  
with access  
to the terrace**



## Description

ERCO213 Emma Selva

House with garden 3 minutes from the beach, for sale in Cozumel near Corpus Christi.

3-bedroom house for sale in great location, close to the sea boardwalk and the beach.

This property is a resale and its ready for immediate delivery.

With gardens and terraces that allow for indoor-outdoor living.

### BEACH DISTANCE

This house is located a 3-minute drive, 18-minute walk from the beach, 1.3 km from Caletitas beach (according to Google).



## 2 GREEN AREAS

Garden area in the front and back of the house.

## ROOFTOP TERRACE

On the top floor, you will find a spacious terrace area. A clean canvas to create your space, a place to entertain your guests, or a yoga area with a private gym, it will be whatever you want. This terrace connects to 2 of the bedrooms.

## PARKING

Garage and ample parking area on the sides.

## HOUSE HIGHLIGHTS

Spacious bedrooms.

Windows throughout the house which provides natural light.

Custom-made kitchen with open design and breakfast bar. The kitchen is



connected to the living and dining areas.

Laundry room.

## LOCATION

House for sale in the Colonos Cuzamil neighborhood, next to the Corpus Christi area. A residential area very close to the beach, quiet and within close distance to entertainment and services.

7 minutes walking to Corpus Christi Church.

3 minutes driving to the supermarket, 15 minutes walking.

12 minutes walking to the Cozumel boardwalk.

10 minutes by car from Cozumel International Airport.

## RENT YOUR PROPERTY

As it is an independent house, you can use it as an investment for vacation or long-term rentals.



You can hire a management agency for vacation rentals; rent out your property while you're not using it, they will take care of maintaining and renting it for you. You won't lift a finger. We can recommend options in Cozumel.

If you want more information about the house or want to learn more about the real estate market in the area, contact us, we will be happy to help you on your new investment in Cozumel.

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

Schedule your appointment to visit the area or call us to resolve your doubts.

## Property details

- Exclusive Parking
- Integral Kitchen
- Roof Top
- Garden
- Laundry room
- Terrace



## Location





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