

Canal Villa For Sale

Mexico, Quintana Roo, Rosewood Mayakoba, ROO 77710

4,100,000 €

QUICK SPEC

Year of Construction	
Bedrooms	3
Half Bathrooms	
Full Bathrooms	5
Interior Surface approx	418 m2 - 4,498 Sq.Ft.
Exterior Surface approx	835 m2 - 8,987 Sq.Ft
Parking	2 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Rosewood Residences is a collection of exquisite, ultra-private villas situated along the tranquil lagoons and pristine oceanfront of Mayakoba. Showcasing thoughtful contemporary vision guided by Rosewood's A Sense of Place® philosophy, each villa brings the surrounding beauty of the Riviera Maya to the forefront of the living experience. Mayakoba is located close to Playa del Carmen in the Riviera Maya on the spectacular Caribbean coast of Mexico. Set on 835 square meters of grounds nestled on the lagoon against a backdrop of magnificent rainforest, the stunning contemporary residences feature 418 square meters (4,498 square feet) of air conditioned living space, including spacious open plan living spaces with double height windows providing panoramic views of the lagoon. The elegant interiors blend seamlessly with expansive outdoor living spaces, which brings the total construction area to a total of 7,586 square feet. Huge sliding glass doors open on to a pool area with infinity pool set in a pool deck with space for outdoor dining and platform directly on the lagoon. Residents and guests also enjoy use of all the amenities of the master-planned Mayakoba resort community, which including an 18-hole Greg Norman championship golf course on the oceanfront, a stunning white sand beach, the hotel, state-of-the-art fitness center, destination spa, several restaurants and 3 swimming pools.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 3

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 3
- Half Bathrooms - 1

OTHER ROOMS

- Indoor And One Outdoor Dining Room
- Breakfast Room
- Chef's Kitchens
- Great Rooms
- Yoga Studio
- Gym
- Meeting Room
- Offices
- Linen Room
- Breakfast Bar
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INTERIOR FEATURES

- Interiors By Bando X Seidel Meersseman.
- Double-Height Ceilings
- Full Access To The World-Class Amenities And Services Of Rosewood Mayakoba And The Master-Planned Mayakoba Community.
- Soaring
- Double-Height Ceilings
- Floor-To-Ceiling Windows
- Glass Pocket Doors
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EXTERIOR AND LOT FEATURES

- Located Along The Tranquil Lagoons Of Mayakoba
- Mayakoba Encompasses 620 Acres Of White-Sand Beach, Leafy Mangroves And Freshwater Lagoons
- Located 35 Minutes From Cancun International Airport
- Sundecks And Lagoonside Docks
- Breathtaking Landscape With Pristine Beaches, Crystal Clear Warm Waters And Lush Jungle
- Villas Harmonize With Their Surroundings, From The Natural Lagoons To The Leafy Jungles.

HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Forced air Gas

POOL AND SPA

- Outdoor Pool
- Hot tub
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LAND INFO

- Lot Size: 835 m2 - 8,987 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 2 Cars
- Parking Spaces: 1 Golf Cart

BUILDING AND CONSTRUCTION

- Living : 418 m2 - 4,498 Sq.Ft.
- Year Built:
- Location :
- Topography : Waterfront
- Levels or Stories: 2
- Structure Type: Villa
- House Style: Modern
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Mexico, is normally divided into three levels: primary school (ages six to 12), junior high school (ages 12 to 15) and high school (ages 15 to 18). Throughout all three levels of schooling, attendance is compulsory.

- Colegio Inglés
- Ak Lu'um Waldorf School
- Colegio Weston
- La Salle High School Playa del Carmen

AMENITIES AND COMMUNITY FEATURES

- Foreigners can own property in Mexico. It's perfectly legal. Outside the restricted zones—50 kilometers (about 31 miles) from shorelines and 100 kilometers (about 62 miles) from international borders—foreigners can hold direct deed to property with the same rights and responsibilities as Mexican nationals.

OTHERS

- Gated Community
- Golf Community
- Water View
- Ocean View
- Breakfast Bar
- Doorman
- Granite Countertops
- Guest House
- Library
- Gardens
- In-Home Fitness Center
- Outdoor Kitchen
- Staff Quarters
- Terrace / Outdoor Space
- Outdoor Pool
- Caretaker House
- Cathedral Ceilings

ABOUT THE AREA

Mexico, officially the United Mexican States, is a country in the southern portion of North America. It is bordered to the north by the United States; to the south and west by the Pacific Ocean; to the southeast by Guatemala, Belize, and the Caribbean Sea; and to the east by the Gulf of Mexico.

Quintana Roo is a Mexican state on the Yucatán Peninsula. On its Caribbean coast, the town of Tulum offers seaside Mayan ruins, sandy beaches and undersea caverns. To the northeast, the resort city of Cancún is known for its nightlife, Nichupté Lagoon nature reserve and long beaches with coral reefs. Off Cancún's coast, the tiny, reef-fringed island of Isla Mujeres has nature trails and beachfront restaurants

Playa del Carmen is a coastal resort town in Mexico, along the Yucatán Peninsula's Riviera Maya strip of Caribbean shoreline. In the state of Quintana Roo, it's known for its palm-lined beaches and coral reefs. Its Quinta Avenida pedestrian thoroughfare runs parallel to the beach, with blocks of shops, restaurants and nightspots ranging from laid-back bars to dance clubs.