

Casa Corazón For Sale

Mexico, Quintana Roo, Playa del Carmen, ROO 77713

11,700,000 €

QUICK SPEC

Year of Construction	1990
Bedrooms	9
Half Bathrooms	3
Full Bathrooms	9
Interior Surface approx	1,485 m2 - 15,995 Sq.Ft.
Exterior Surface approx	2,625 m2 - 28,255 Sq.Ft
Parking	6 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

This majestic beachfront villa is an authentic representation of a Mexican Caribbean style property, it harmoniously combines nature and luxury in a privileged location. Casa Corazón is a property with a great personality and unique style, on it you can appreciate design details in every corner, as impressive palapas, domes on the bedrooms, glass art work in bathroom, orchide's greenhouse, robust solid wood beams, handmade talavera and industrial equipment in kitchen, traditional roof tile, bright colors on walls and large windows. The house was designed by the renowned architect Miguel Quintana Pali, it was built with wide walls, open spaces and materials of the best quality and high durability, ideal for the area. The architectural project was created to enjoy the climate and nature, with open spaces, which facilitates enjoying the beauty of the location without compromising the privacy of those who inhabit it. The first stage of the house was built at the end of the nineties and ten years later 3 lots were added, in which the house was extended, renovations and new spaces for social enjoyment were made. The house consists of 5 lots with a total of 28,255 square feet (2,625 m2) and 246 feet (75 m) in front of the paradisiacal beach of Playa del Carmen in the most exclusive residential area of the city, which makes it a unique property in the area. The villa is conveniently distributed on one level, it has 9 bedrooms with ensuite bathrooms, 3 toilettes, one indoor and one outdoor dining room, a breakfast room, 2 kitchens, 3 great rooms, majestic palapas, yoga studio, gym, meeting room, 2

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 9

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 12

- Full Bathrooms - 9
- Half Bathrooms - 3

OTHER ROOMS

- Indoor And One Outdoor Dining Room
- Breakfast Room
- 2 Kitchens
- 3 Great Rooms
- Majestic Palapas
- Yoga Studio
- Gym
- Meeting Room
- 2 Offices
- Linen Room
- Breakfast Bar
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INTERIOR FEATURES

- Designed By The Renowned Architect Miguel Quintana Pali
- Authentic Representation Of A Mexican Caribbean Style
- Impressive Palapas, Domes
- Robust Solid Wood Beams
- Handmade Talavera
- Traditional Roof Tile
- Doorman
- Gated Community
- Granite Countertops
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EXTERIOR AND LOT FEATURES

- Located In Front Of The Paradisiacal Beach Of Playa Del Carmen
- 246 Feet (75 M) Waterfront
- Combines Nature And Luxury In A Priviledged Location.
- Orchide's Greenhouse
- Golf Comunity
- Ocean Front
- Beach Acces
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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: 2,625 m2 - 28,255 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 6 Cars
- Parking Spaces: 1 Golf Cart

BUILDING AND CONSTRUCTION

- Living : 1,485 m2 - 15,995 Sq.Ft.
- Year Built: 1990
- Location :
- Topography : Waterfront
- Levels or Stories: 1
- Structure Type: Villa
- House Style: Mexican Caribbean
- 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

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

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.