

# Xálima Island For Sale

## Mexico, Yucatan Peninsula,

POA €

### QUICK SPEC

|                         |                            |
|-------------------------|----------------------------|
| Year of Construction    |                            |
| Bedrooms                | 12                         |
| Half Bathrooms          | 6                          |
| Full Bathrooms          | 12                         |
| Interior Surface approx | 26,000 m2 - 279,861 Sq.Ft. |
| Exterior Surface approx | 42,500 m2 - 457,466 Sq.Ft  |
| Parking                 | Cars                       |
| Property Type           | Single Family Home         |

### TECHNICAL SPECIFICATIONS

The inspired by other architectural works, most notably House Fallingwater – by Frank Lloyd Wright – and Farnsworth House – by Mies van der Rohe. He wanted to adapt the architecture and language of the projects “Xálima Island House” and “Pabellón del Agua” to a Caribbean island where the Mesoamerican culture could be seen in all its splendor.

This was all done in order to create a vocational home where the owner could experience a true tropical paradise and pay homage to the arts. It is a symbiosis between the environment and the artifice of the human race, where nature, steel, wood, and glass combine to create an architectural style that is dedicated to the human senses.

The design investigates the potential of the fusion between the ancient Mayan architecture and the treatment of the fluid spaces of the modernist design. This gives way to a project that rewrites the traditions and vernacular of the modern elements with contemporary construction.

It specifically occupies a space of 26,000 square meters, with a total area of 42,500 square meters. Each of the twelve bedrooms – each roughly one thousand square meters in size – offers all of the commodities naturally associated with a luxurious a project as this. Villa Xálima

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 12

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 18

- Full Bathrooms - 12
- Half Bathrooms - 6

## OTHER ROOMS

- Indoor And One Outdoor Dining Room
- Breakfast Room
- Chef's Kitchens
- Great Rooms
- State-Of-The-Art Gym
- Wellness Center
- Juice Bar
- Cinema Room
- Multipurpose Sport Courts
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## INTERIOR FEATURES

- A Symbiosis Between The Environment And The Artifice
- Fusion Between The Ancient Mayan Architecture And The Treatment Of The Fluid Spaces Of Modern Design
- Double-Height Ceilings
- Floor-To-Ceiling Windows
- Glass Pocket Doors
- Expansive Indoor Spaces
- Scattered Pieces Around A Main Pavilion
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## EXTERIOR AND LOT FEATURES

- Located On An Private Island In The Caribbean Sea
- The Total Absence Of Tides, Because The Project Its Inside Of An Atoll, Allows, In Some Cases, The Direct Contact Of Some Residential Areas With The Sea.
- Large Number Of Green Roofs And Water Surfaces
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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: 42,500 m2 - 457,466 Sq.Ft

## GARAGE AND PARKING

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

## BUILDING AND CONSTRUCTION

- Living : 26,000 m2 - 279,861 Sq.Ft.
- Year Built:
- Location :
- Topography : Island
- Levels or Stories: 2
- Structure Type: Villa
- House Style: Modern / Mexican
- 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.

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## 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

- Self-Sufficiency
- Water View
- Ocean View
- Marina
- Ecofriendly
- Granite Countertops
- 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.

The Yucatán Peninsula separates the Gulf of Mexico from the Caribbean Sea, encompassing 3 Mexican states, plus portions of Belize and Guatemala. On the Caribbean, Mexico's Riviera Maya resort strip is bookended by 2 popular destinations: Cancún, with its high-rise hotels and nightlife, and, down the coast, quieter Tulum, a rare seaside example of the Mayan ruins found throughout the peninsula's interior.