

## MAGIC OVER THE MANGROVE IN PUERTO MORELOS



Escanea para ver la propiedad



### Información general

|                  |                          |                          |                             |
|------------------|--------------------------|--------------------------|-----------------------------|
| <b>Ubicación</b> | <b>Tipo de propiedad</b> | <b>Tipo de operación</b> | <b>Precio</b>               |
| Puerto Morelos   | Homes                    | Sale                     | \$789,000.00 USD            |
| <b>Recámaras</b> | <b>Baños</b>             | <b>Área del terreno</b>  | <b>Área de construcción</b> |
| 5                | 6                        | 320 m <sup>2</sup>       | 365 m <sup>2</sup>          |

### Descripción

Interiors that feel as grand as the views. 3 km of pure greenery. Endless views over the Puerto Morelos mangrove.

This residence is a luxurious sanctuary with heavenly views of the mangrove. Tailor-made exclusivity, sublime in its kind and unique in its style.

Light-filled spaces, open concepts, flowing and exuding freedom and harmony, with a privileged location within the Puntavista residential community, just 50 meters from amenities framed by nature, tranquility, and a peaceful and secure environment.

The unique, custom-built home, spanning 365.99 m<sup>2</sup> on two lots, with a total of 320 m<sup>2</sup>, three levels, five bedrooms, and five bathrooms, surpasses any other offering for sale in the area.

The open-concept main living area on the upper floor, with a living room and kitchen, and the exclusive rooftop terrace with unparalleled panoramic views, allow you to contemplate miles and miles of mangrove forest stretching until the hotel zone of Puerto Morelos.

The property is located in the heart of the Punta Vista Residential community in Puerto Morelos, where every need is met. Nature, tranquility, well-equipped amenities, and a secure environment await.

This property is one of the most outstanding homes for sale in the area. It guarantees a special and exceptional lifestyle, offering a high standard of living and the potential for continuous appreciation due to the growing demand for properties in the area.

The house is just steps from the common area with a pool, solarium, lush trees, and a beautiful palapa perfect for enjoying alone or entertaining family and friends.

The charming town of Puerto Morelos is located 2 km away and is experiencing rapid growth. Puerto Morelos has become one of the most desirable areas for investment and residential development in Mexico. In the heart of the Riviera Maya, near numerous natural and man-made tourist attractions, and with private and government investments such as the Maya Train and a newly completed and inaugurated shopping center just 10 km from the villages and residential areas, added value has been created for the region and its continued expansion.

Puerto Morelos has experienced a significant increase in real estate demand due to the growth of the wave of permanent immigration, while maintaining its original character in the Mexican Caribbean with its traditions and pristine atmosphere enjoyed by so many national and international travelers.

Puerto Morelos, home to the second largest reef in the world, has not only retained its "Pueblo Mágico" (Magical Town) designation, but also reflects and transmits the original vibe of a fishing village and its native inhabitants despite its growth.

One of the most attractive natural wonders in the area is the Puerto Morelos Reef. This national park is part of the coral reef system known as the Great Barrier Reef of the Western Atlantic, also called the Great Mayan Reef.

A paradise for divers and avid snorkelers from around the world.

Two of the house's bedrooms, including the master suite, are located on the basement level, guaranteeing a cool retreat even on the hottest days of the year for a restful sleep. The second bedroom is currently converted into a gym with a shower and sink.

The master suite offers a spacious walk-in closet and a unique Roman-style bathtub.

Three additional bedrooms, two bathrooms, and a storage room with a laundry center are located on the main entrance level, ideal for entertaining guests.

Stunning views from the two upper levels are guaranteed through floor-to-ceiling windows.

Every wall on the upper floors is designed to allow sunlight to flood the house at sunrise and sunset.

The house was thoughtfully constructed and specifically designed to allow airflow year-round to help maintain a cool interior temperature.

The front yard and main entrance of the house are adorned with natural and planted trees, plants, and various types of vegetation, which, along with the distinctive facade, give it an extra touch of uniqueness.

**Other highlights include:**

- 4 parking spaces
  - A large outdoor storage area
  - A large laundry/drying area
  - Ample extra space in the kitchen with a sink and washer/dryer hookups
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- All bathroom sinks are stone
  - High-end toilets (no exposed plumbing)
  - All countertops are marble except for the brown kitchen island, which is quartz
  - Mosquito netting
  - Hurricane protection
  - All windows in the house have mosquito netting
  - 7-camera CCTV system with recording capability
  - 6 air conditioners
  - 17 ceiling fans
  - Large, modern stove
  - 2-door refrigerator with water and ice dispenser
  - The kitchen has a dedicated "coffee zone" with a potable water faucet

- Two separate meters for electricity and water (which helps reduce monthly costs).

Included in the sale price are: a stove, refrigerator, washing machine, dryer, dining table with six chairs, air conditioners, ceiling fans, a water pump, and more.

With all that said, I invite you to a private visit at your convenience so you can experience this unique property for yourself.

Contact me today with no obligation. I would be delighted to show you this gem.

**HOF 2 lotes 947 each = MXN 1894.00**

## Amenidades

- ✓ Air Conditioning
- ✓ Green Areas
- ✓ Pool
- ✓ Children's Games
- ✓ Laundry Room
- ✓ Security
- ✓ Gardens
- ✓ Parking
- ✓ Sun Taining Area

## Ubicación

