



## Luxury Villa 6 bedrooms in Tulum Country Club Priv



### Informazioni sull'Agente

Nome:	Armando Rodriguez
E-mail:	armandorodriguezr5@gmail.com
Nome della ditta:	Activa
Nazione:	Mexico
Experience since:	2020
Tipo di servizio:	Selling a Property
Specialties:	Other
Property Type:	Apartments, Houses, Commercial Property, Land lot
Telefono:	+52 (55) 123-14028
Languages:	English, Spanish
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 855,000

#### Posizione

Nazione:	Mexico
Stato / Regione / Provincia:	Quintana Roo
Città:	Akumal
Indirizzo:	Av. Del Mar Akumal, Q.R.
Cap:	77780
Pubblicato:	18/01/2025

#### Descrizione:

Location: The villa is located in the Gran Bahia Principe Residencial Golf complex, within the Villas Caribe area.

Security: The community has 24-hour security.

Services: The villa and its guests can enjoy the resort's services, some of them included in the monthly condominium fee:

Common areas with swimming pool  
Gym  
barbecue area



Games for children  
Private beach with sun loungers and umbrellas  
Snack bar and restaurant (paid)  
Other services:

Restaurants  
Daily passes to hotels with use of their services  
All included in food and drinks  
27-hole golf course  
Spa  
Service contract: There is a contract with the Gran Bahia Principe Residencial Golf for 477 USD per month, which includes:

Professional cleaning of the villa at least 4 times a month  
Maintenance of the garden and the two swimming pools  
Monthly review of all villa systems  
Budget for maintenance work  
Manager of the Gran Bahía Príncipe at your disposal during your stay  
Selling the company: It is recommended to sell the company instead of just the villa to save taxes.

Sales procedure:

Private agreement between buyer and seller.  
Meeting to recognize the sale of shares, revoke directors and representatives, and appoint new ones.  
Formalization before a Notary.  
Electronic communication to the Ministry of Economy.  
Advantages of purchase:

Loyal Customer Package  
Accounts and access to online sales sites with high ratings  
Great visibility  
Many new reservations  
Brief training for the buyer

Don't miss this opportunity to have a property with the highest capital gains and rental returns in all of Mexico!

Call us and we will gladly assist you!  
Armando R-Real Estate Professional  
+525512314028

Nuovo:	Si
Condizione:	Excellent
Costruito:	2023

## **Comune**

Camere da letto:	6
------------------	---



Bagni: 6  
1/2 baths: 2  
Finito piedi quadrati: 650 mq  
Dimensione del lotto: 557 mq  
Basement sq. ft.: 90 mq  
Floor Number: 3

## Room details

Rooms: Breakfast nook, Master bath, Office, Solarium / Atrium, Walk-in closet, Dining room, Family room, Laundry room  
Appliances: Freezer, Garbage disposal, Microwave, Range / Oven, Refrigerator  
Indoor Features: Attic, Security system, Wired, Fitted kitchen, Double pane/storm windows  
Floor Covering: Other  
Basement: Finished

## Utility details

Heating Fuel: Electric, Gas

## Building details

Building Amenities: Assisted living community, Fitness center, Gated entry, Near transportation, Over 55+ active community, Sports court, Tennis court, Basketball court, Controlled access, Doorman  
Outdoor Amenities: Pool, Hot tub/spa

## Rental details

Furnished: Si  
Pets Allowed: Si  
Pet Species Allowed: Cats OK, Small Dogs OK, Large Dogs OK  
Laundry: In Unit

## Lease terms

Date Available:

## Contact information

Telefono: +52 (55123) 140-28  
IMLIX ID: IX5.525.737



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

---

