



## Luxury Villa 6 bedrooms in Tulum Country Club Priv



### Agent Info

Naam: Armando Rodriguez  
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Bedrijfsnaam: Activa  
Mistlampen: Mexico  
Experience since: 2020  
Service Type: Selling a Property  
Specialties: Other  
Property Type: Apartments, Houses, Commercial Property, Land lot  
Telefoon: +52 (55) 123-14028  
Languages: English, Spanish  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 855,000

### Locatie

Aanbevolen Auto Onderdelen: Mexico  
Staat/Regio/Pronvincie: Quintana Roo  
Plaats: Akumal  
Adres: Av. Del Mar Akumal, Q.R.  
Postcode: 77780  
Geplaatst: 18-01-2025

### Omschrijving:

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



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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

Nieuw:	Ja
Conditie:	Excellent
Gebouwd:	2023

## **Algemeen**

Slaapkamers: 6

Badkamers: 6

1/2 baths: 2



Afgewerkte vierkante meter: 650 m<sup>2</sup>  
Lot Afmeting: 557 m<sup>2</sup>  
Basement sq. ft.: 90 m<sup>2</sup>  
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: Ja

Pets Allowed: Ja

Pet Species Allowed: Cats OK, Small Dogs OK, Large Dogs OK

Laundry: In Unit

## Lease terms

Date Available:

## Contact information

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



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