

Bay View Grand 3-Bedroom Penthouse

Grand Island, Cancun

$2,977,520 USD

Bedrooms	Bathrooms	Interior	HOA
3	4.5	425 m² / 4,578 ft²	$1,050 USD/Month

AT A GLANCE

Highlights

Ocean View

THE DETAILS

The property

The Type D Penthouse at Bay View Grand at Grand Island redefines what it means to live above it all. Spread across two levels, this residence combines generous indoor space with an expansive private rooftop, creating a home that feels both open and intimate. With more than 425 m² in total, it’s one of the most impressive homes within the development.

The main level features a large open-concept living area that flows seamlessly onto a wide terrace, offering panoramic views of the marina and golf course. Each of the three bedrooms includes its own ensuite bathroom, while the primary suite adds a walk-in closet and spa-style bath. Upstairs, a private rooftop retreat extends the home’s living area into the open air, complete with a pool, lounge space, and covered dining area — perfect for entertaining or quiet evenings under the stars.

Highlights include:

- 3 bedrooms plus service room with private bath
- 4.5 bathrooms in total
- Over 425 m² of total space (approx. 230 m² interior + 151 m² rooftop)
- Private rooftop terrace with pool, bar, and shaded lounge
- Gourmet kitchen with premium appliances and natural stone finishes
- Expansive terraces on both levels with marina and golf views
- Full access to resort amenities: infinity pools, beach club, spa, restaurants, and sports courts

Every element of this penthouse is crafted for those who appreciate privacy, design, and attention to detail. From sunrise over the lagoon to sunset gatherings on the rooftop, Type D offers a daily experience few properties in Cancun can match.

How large is the Type D Penthouse?
The penthouse offers approximately **425 m² of total space**, including about **230 m² of interior area**, a **151 m² rooftop terrace with private pool**, and spacious lower-level terraces overlooking the marina.

Does the rooftop terrace include utilities and shade structures?
Yes. The rooftop features a built-in plunge pool, shaded dining area, and pre-installed connections for outdoor lighting, bar setup, and entertainment equipment.

Is there a service or guest room included?

Yes. In addition to the three main bedrooms, the penthouse includes a service room with its own private bathroom, suitable for staff or guests.

Are elevator and security features different for penthouse owners?

Penthouse owners enjoy direct elevator access to their residence, along with enhanced privacy, controlled entry points, and 24-hour on-site security within the gated Grand Island community.

IN PICTURES

A closer look













IN PICTURES

A closer look













IN PICTURES

A closer look









This brochure includes 21 of the property's 44 photos. Ask your agent for the complete photo collection.