High-Performing Cancun Beachfront Turnkey Villa

Price: $6,500,000 USD



Bedrooms: 6

Bathrooms: 6

Size: 2,376 sq ft

Address: Beachfront, Cancun Real Estate, Quintana Roo, 77520

Description

This high-performing, turnkey beachfront villa on Cancun’s northern coast offers six private suites, direct Caribbean Sea views, and a prime position overlooking Isla Mujeres. Designed by renowned Mexican architect Artigas, the property combines contemporary technology, Caribbean-inspired interiors, and expansive indoor-outdoor spaces created for group stays, private entertaining, and a fully serviced hospitality experience.

The villa is configured for comfortable group living and seamless guest operations. Interior spaces include a fully equipped kitchen, formal dining area, indoor bar, ocean-view living areas, television room, smart televisions, Wi-Fi, iPads, surround sound, air conditioning, ceiling fans, safes, and laundry access. The six suites range from approximately 216 square feet (20 square meters) to 570 square feet (53 square meters), each with an ensuite bathroom and rainfall shower. Select suites also feature ocean views, private balconies, direct pool access, exterior showers, or stand-alone bathtubs.

Outdoor living takes full advantage of the Caribbean setting, with an infinity pool, children’s wading area, jacuzzi, barbecue area, oceanfront bar, dining terrace, multiple lounge areas, outdoor showers, exterior television, and an outdoor sound system. Two kayaks and two stand-up paddle boards are also included, along with on-site parking.

The property is currently structured to provide a comprehensive hospitality experience, with daily staff service that includes a property manager and concierge, a private executive chef with a cook assistant providing three meals, two housekeepers, bartender service, maintenance personnel, a gardener, and pool care. This established operational setup makes the villa particularly well suited for buyers seeking a turnkey beachfront property with an existing luxury guest-service model.

Its location provides convenient access to many of Cancun’s key attractions and amenities. Playa Mujeres Golf Club is approximately 2,297 feet (700 meters) away, while the El Meco Archaeological Zone is about 328 feet (100 meters) from the property. Cancun International Airport is approximately 14.29 miles (23 kilometers) away. Isla Mujeres sits directly offshore, with Cancun’s Hotel Zone, shopping, beaches, golf, spas, and the Rafa Nadal Tennis Centre also within practical reach.




























































































