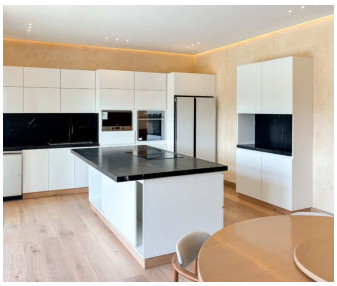
PROPERTY DETAILS




# Artesan 3 Bedroom Condo

Caleta Xel - Ha, Marina Front, Puerto Aventuras

## $773,792 USD

| Bedrooms | Bathrooms | Interior | HOA |
|---|---|---|---|
| 3 | 3 | 174 m² / 1,871 ft² | $487 USD/Month |

AT A GLANCE

### Highlights

24 Hour Security · Beach Club Access · Elevator · Golf Course · Gym · Jacuzzi · Marina · Restaurants & Bars · Swimming Pool

THE DETAILS

# The property

Set within the low-density Artesan Timeless Residences in Puerto Aventuras, this three-bedroom condominium presents a more intimate approach to coastal living, where design, proportion, and setting come together with clarity. With just 11 residences in the building, the project offers a level of privacy and permanence that stands apart from larger developments in the area.

The residence encompasses approximately 1,625 square feet (151 square meters) of interior living space, complemented by a 245 square foot (22.8 square meter) private terrace, for a total of 1,870 square feet (173.8 square meters). The layout is both practical and well-balanced, with three full bedrooms and three bathrooms arranged to support comfortable daily living as well as extended stays.

The main living area is defined by its simplicity and flow. Clean architectural lines and a restrained material palette create a calm, cohesive atmosphere. The open-plan living and dining space extends naturally onto the terrace, allowing light and airflow to move freely throughout the home. The kitchen is thoughtfully integrated, offering functionality without interrupting the visual continuity of the space.

Each bedroom has been positioned to maintain privacy, making the residence equally suited for full-time use or hosting guests. The overall design prioritizes livability, with careful attention to scale, storage, and circulation, resulting in a home that feels considered rather than purely aesthetic.

Depending on orientation, residences within the building capture views toward either the Caribbean Sea or the marina, reinforcing the connection to Puerto Aventuras' coastal setting. The architecture itself incorporates layered façades and vertical elements that add depth and distinction without overwhelming the surrounding environment.

Amenities are designed to complement everyday living rather than dominate it. Residents have access to a 72-foot (22-meter) infinity pool, rooftop lounge with wide-open views, fitness center, solarium, and jacuzzi areas. Elevator access and dedicated parking are included, along with infrastructure for electric golf cart charging, an important feature within this community.

Located inside the gated enclave of Puerto Aventuras, the property benefits from access to a private marina, golf course, beach areas, restaurants, and essential services, all within a walkable setting. The community sits approximately 45 minutes from Cancun International Airport and about 60 minutes from Tulum International Airport, providing straightforward connectivity for both owners and guests.

This is a residence that will appeal to buyers who value a smaller-scale development, thoughtful architecture, and a location that supports both lifestyle and long-term ownership.

## FAQ

**Is this property suitable for full-time living or primarily for vacation use?**
It works well for both. The layout, storage, and community infrastructure make it comfortable for full-time residents, while the location and amenities also support second-home or seasonal use.

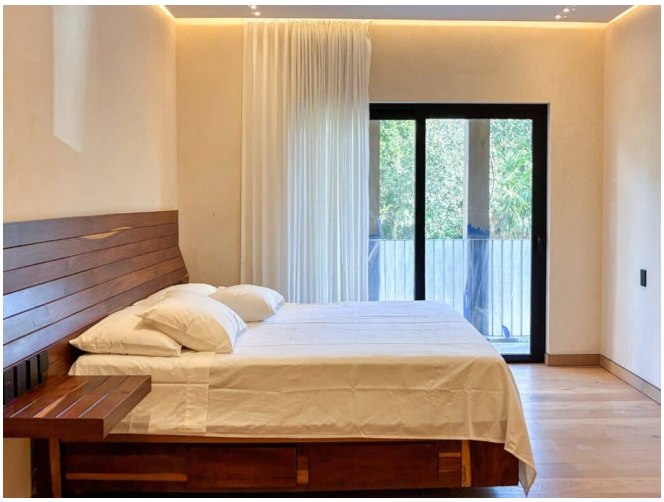
**Can the property be rented short-term or long-term?**
Puerto Aventuras is a well-established rental market, and properties like this typically perform well. Specific rental policies should be confirmed with the building administration, but both short- and long-term rentals are commonly permitted in the area.

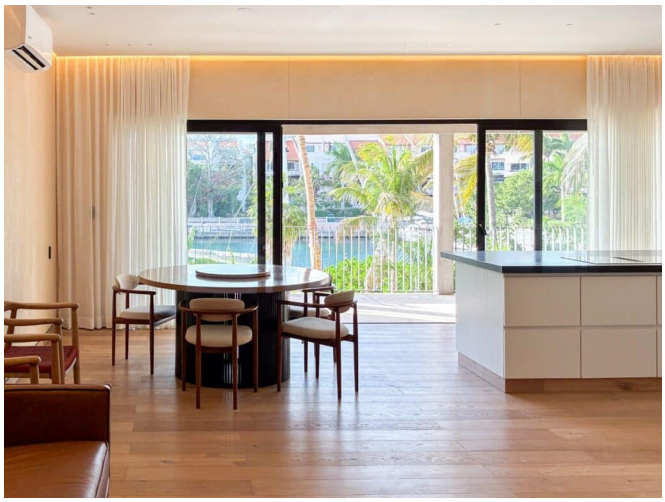
**What makes Artesan different from other developments in Puerto Aventuras?**
The key difference is scale and design. With only 11 residences, it offers a more private environment, combined with architecture that emphasizes proportion, natural materials, and long-term livability rather than density.

**How walkable is the area around the property?**
Very walkable. Residents can access the marina, beach areas, restaurants, cafes, and daily conveniences within minutes, often using a bicycle or golf cart rather than a car.

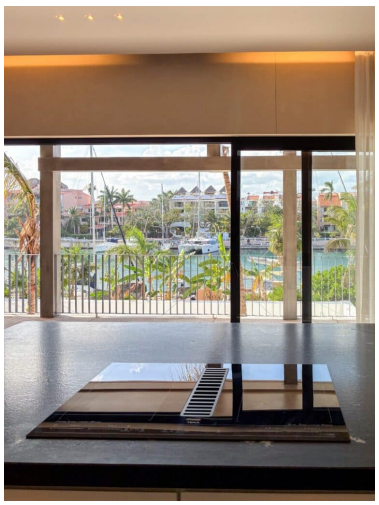
IN PICTURES

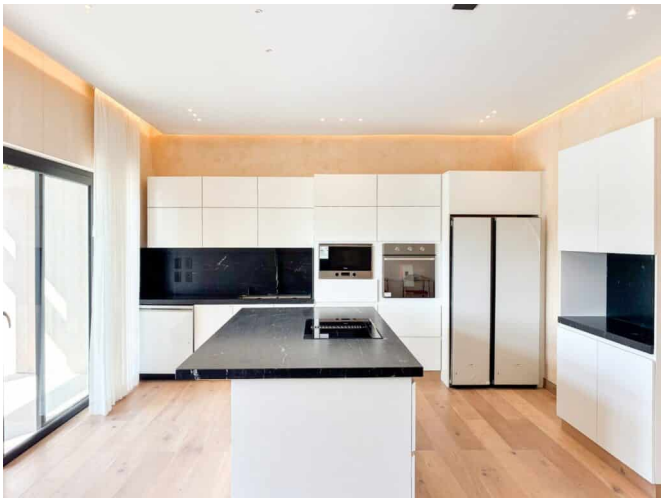
# A closer look







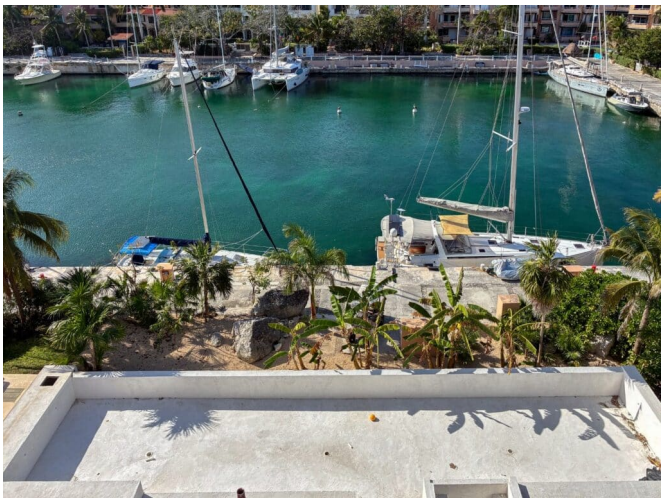






IN PICTURES

# A closer look








IN PICTURES

# A closer look









This brochure includes 21 of the property's 37 photos. Ask your agent for the complete photo collection.