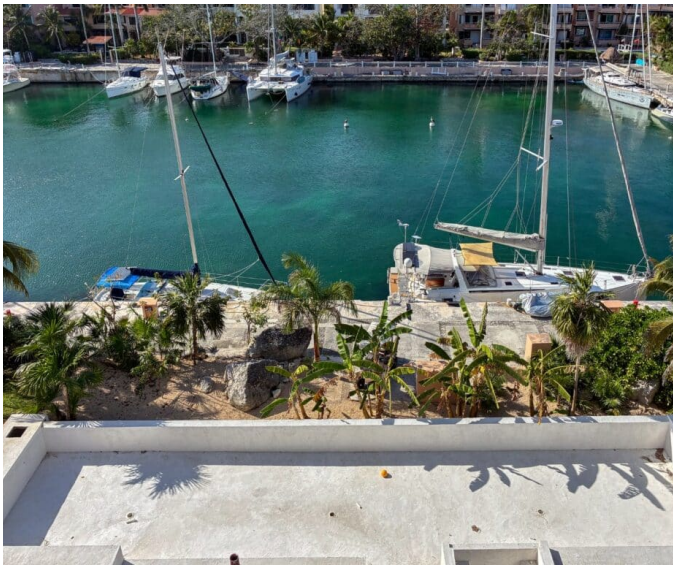
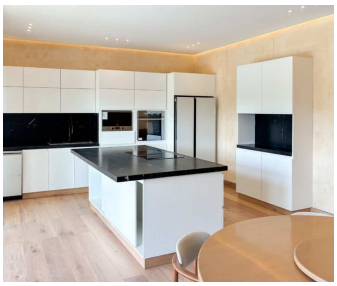
PROPERTY DETAILS







Artesan 3 Bedroom Penthouse

Caleta Xel - Ha, Marina Front, Puerto Aventuras

$898,000 USD

Bedrooms	Bathrooms	Interior	HOA
3	3	218 m² / 2,342 ft²	$610 USD/Month

AT A GLANCE

Highlights

24 Hour Security · Bar · Beach Club Access · Club House · Elevator · Gated Community · Golf Course · Gym · Marina · 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

What makes this penthouse different from other units in the building?
The private rooftop terrace is the key differentiator. It adds a full additional level of usable space, complete with a jacuzzi and open-air living areas, offering privacy and flexibility beyond standard units.

Are the rooftop areas fully private?
Yes. The rooftop terrace is exclusively assigned to the penthouse, providing a secluded outdoor space for relaxing, entertaining, or enjoying the views without shared access.

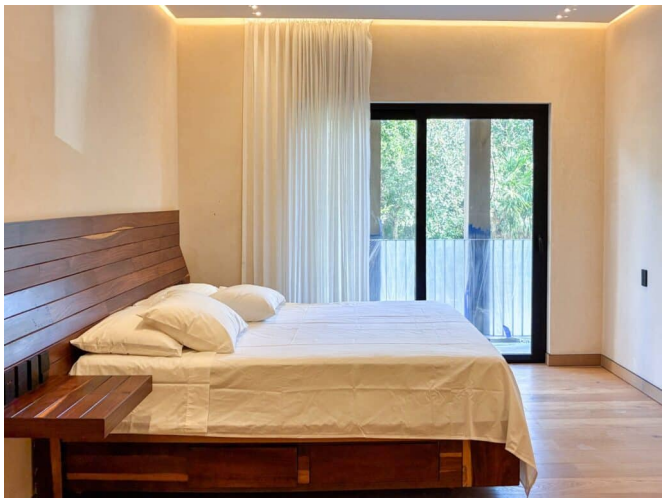
Is the property suitable for rental income?
Yes. Puerto Aventuras is a well-established destination with consistent demand. The combination of a three-bedroom layout and private rooftop features makes it particularly attractive for short-term rentals.

How easy is it to get around Puerto Aventuras from this location?
The community is designed for convenience. Most daily needs, including dining, marina access, and beach areas, are reachable within minutes by walking, biking, or golf cart.

IN PICTURES

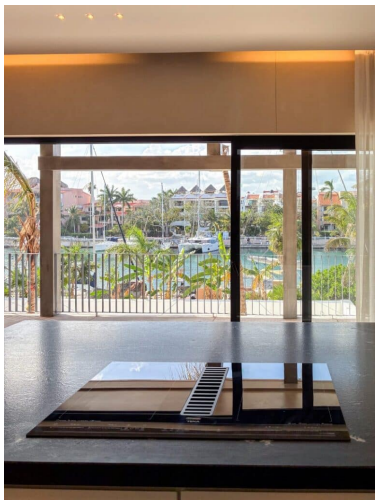
A closer look

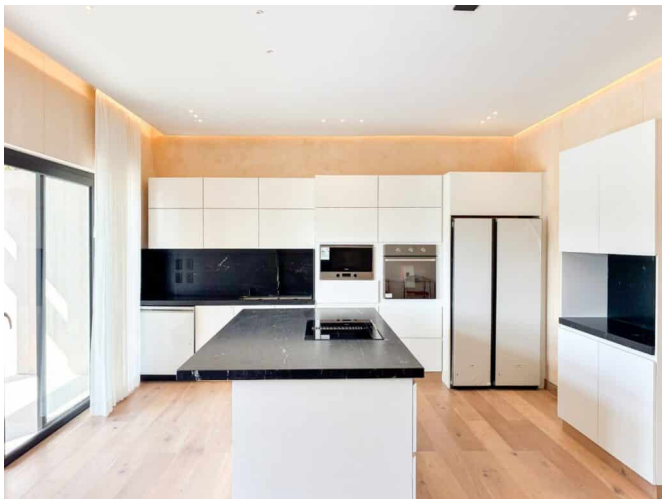












IN PICTURES

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.