

Artesan Residences

Caleta Xel - Ha, Marina Front, Puerto Aventuras

$773,792 USD

Interior

174 m² / 1,871 ft²

AT A GLANCE

Highlights

24 Hour Security · Beach Club Access · Club House · Elevator · Gated Community · Golf Course · Gym · Jacuzzi · Pools

THE DETAILS

The property

Artesan Timeless Residences in Puerto Aventuras is a boutique residential development designed with a clear focus on scale, proportion, and long-term livability. Comprising just 11 residences, the project offers a more private and intentional alternative to larger condominium buildings, where density is often prioritized over design quality.

The architecture is defined by clean lines, layered façades, and a balanced use of natural materials, creating a structure that feels contemporary while remaining grounded in its coastal surroundings. Each residence has been positioned to capture either marina or Caribbean Sea views, reinforcing a strong connection to the environment that defines Puerto Aventuras.

Residences within the building are designed with functionality in mind, featuring well-proportioned layouts that support both full-time living and extended stays. Open living areas, generous terraces, and thoughtful transitions between indoor and outdoor spaces allow for natural light, airflow, and everyday comfort. The overall approach prioritizes practical design decisions that enhance how the spaces are used, rather than focusing solely on visual impact.

A curated selection of amenities complements the residential experience without overwhelming it. The centerpiece is a 72-foot (22-meter) infinity pool, accompanied by a rooftop lounge that offers expansive views across the marina and coastline. Additional amenities include a fully equipped fitness center, solarium, jacuzzi areas, elevator access, and dedicated parking for residents.

The development also incorporates infrastructure for electric golf cart charging, reflecting the lifestyle of Puerto Aventuras, where golf carts are a common and convenient mode of transportation. This detail, while subtle, adds to the practicality of daily life within the community.

Located within the gated environment of Puerto Aventuras, Artesan benefits from access to a private marina, golf course, beach areas, restaurants, and essential services, all within a walkable or short-distance setting. The community itself is one of the most established in the Riviera Maya, known for its security, organization, and balance between residential living and visitor appeal.

Positioned approximately 45 minutes from Cancun International Airport and about 60 minutes from Tulum International Airport, the development offers strong accessibility for both homeowners and guests.

Artesan Timeless Residences is well-suited for buyers who value a smaller-scale building, thoughtful architectural design, and a location that supports both lifestyle and long-term ownership within Puerto Aventuras.

FAQ

How many residences are in Artesan Timeless Residences?

The building is intentionally limited to just 11 residences, creating a quieter and more private living environment compared to larger developments.

What types of units are available in the building?

The development offers well-designed condominiums and penthouses, all with spacious layouts, multiple bedrooms, and private outdoor areas.

Does the building have ocean or marina views?

Yes. Residences are oriented to capture views of either the Caribbean Sea or the marina, depending on their position within the building.

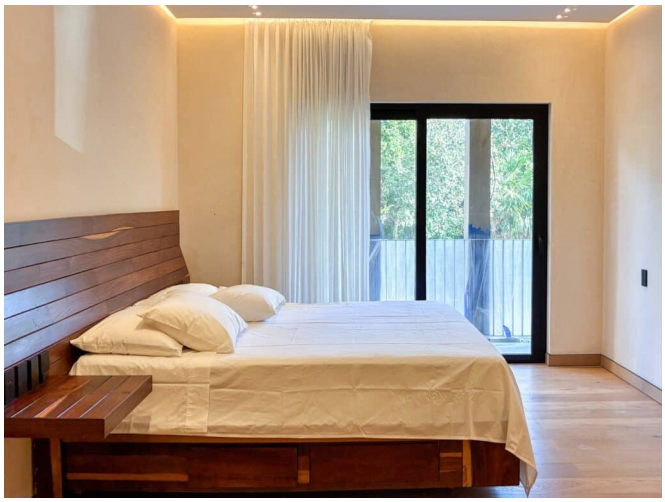
Is Artesan suitable for full-time living?

Yes. The design, layout, and location make it ideal for full-time residents and second-home owners.

IN PICTURES

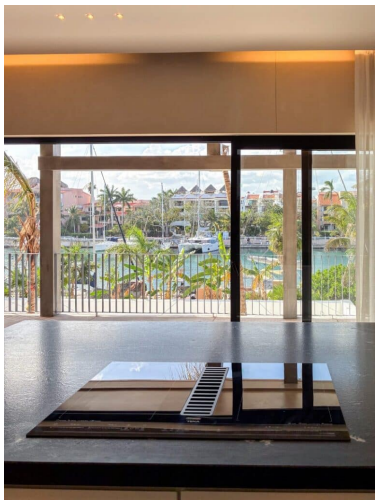
A closer look

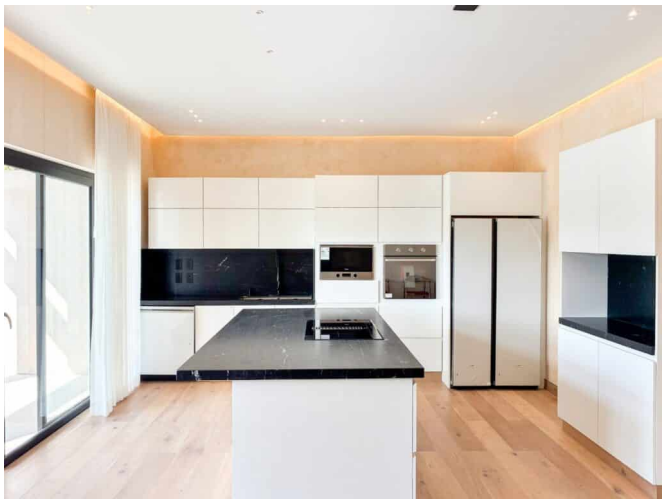












IN PICTURES

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.