





Caleta 6 Bedroom Beachfront Villa

Beachfront, Puerto Aventuras

$5,500,000 USD

Bedrooms	Bathrooms	Interior	Land	HOA
6	7	900 m² / 9,688 ft²	800 m² / 8,611 ft²	$75 USD/Month

AT A GLANCE

Highlights

24 Hour Security · Bar · BBQ Area · Gardens · Gated Community · Green Areas · Grill Area · Infinity Pool · Jacuzzi · Ocean View · Pools · Terrace

THE DETAILS

The property

Set directly along the calm Caribbean shoreline, Villa Caleta is a striking beachfront residence in the private marina community of Puerto Aventuras. Conceived by renowned architect Alejandro Escudero, known for his work on NIZUC Resort & Spa, this home blends refined contemporary design with the natural rhythm of the sea, creating a residence that feels both intentional and effortless.

Thoughtful Design, Built Around the Ocean

Spanning approximately 900 m² or 9,688 ft², the home is organized around open interiors filled with light and framed by uninterrupted sea views. Natural stone, marble, and warm tropical woods are used throughout, chosen for texture and longevity rather than excess. The architecture emphasizes balance, allowing the setting to remain the focal point while every detail supports comfort and flow.

Indoor and Outdoor Living in Harmony

Expansive glass doors open the main living spaces directly to the terraces and gardens, creating a seamless connection between the interior and the water beyond. The living and dining areas overlook a sheltered stretch of turquoise sea, while shaded outdoor spaces invite long afternoons and quiet evenings by the shore. All six bedroom suites are generously sized and oriented toward the ocean, each paired with a refined bathroom and private terrace designed for privacy and rest.

Resort Style Comfort at Home

The outdoor areas are designed for both relaxation and entertaining. An infinity pool and Jacuzzi sit just above the beach, visually blending into the horizon. Above, the private rooftop terrace includes a bar and lounge areas, offering elevated views of the coastline and unforgettable sunsets. The atmosphere throughout the property is calm and sophisticated, with an emphasis on ease rather than formality.

Fully Equipped for Effortless Ownership

Villa Caleta is offered fully furnished and ready for immediate use. The interiors are finished with custom furnishings and carefully selected pieces that complement the architecture without overpowering it. Additional features include a flexible bonus room suitable for a gym or guest suite, staff quarters, a professional kitchen designed for a private chef, and parking for four vehicles.

Life in Puerto Aventuras

Located within a gated community with 24 hour security, owners enjoy access to a full service marina, golf course, beach clubs, restaurants, and boutique shops, all just minutes from the front door. The property works equally well as a full time residence, a private vacation retreat, or a high

end rental or hospitality concept within one of the Riviera Maya’s most established coastal communities.

Villa Caleta offers a rare opportunity to own a thoughtfully designed oceanfront home where architecture, setting, and lifestyle come together in a lasting way.

Is Villa Caleta located directly on the beach?
Yes. The property sits directly on the shoreline with immediate access to the sand and uninterrupted views of the Caribbean Sea from the main living areas and all bedroom suites.

How large is the residence and how is the space distributed?
The home offers approximately 900 square meters or 9,688 square feet of interior living space, including six bedroom suites, multiple indoor and outdoor living areas, rooftop amenities, and service spaces

Is the property sold furnished and move in ready?
Yes. Villa Caleta is offered fully furnished and turnkey, with custom furniture, curated décor, and a fully equipped kitchen suitable for private or professional use.

What makes Puerto Aventuras an attractive location for ownership?
Puerto Aventuras is a secure, master planned marina community offering golf, dining, shopping, and boating within a controlled access environment. Its central location provides easy access to Playa del Carmen, Tulum, and international airports while maintaining a quiet, residential atmosphere.

IN PICTURES

A closer look

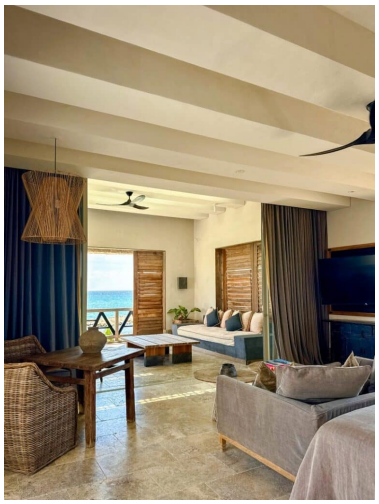












IN PICTURES

A closer look













IN PICTURES

A closer look









This brochure includes 21 of the property's 32 photos. Ask your agent for the complete photo collection.