Marina Palms 5 Bedroom Waterfront home

Price: $3,250,000 USD



Bedrooms: 5

Bathrooms: 5

Size: 8,073 sq ft

Lot Size: 11,969 sq ft

Address: Marina Front, Puerto Aventuras Real Estate, Quintana Roo

Description

Set along a wide canal with direct access to the Caribbean Sea, this elegant waterfront residence in Puerto Aventuras offers a rare opportunity to combine refined living with private marina access. Located within one of the Riviera Maya's most secure and well-established gated resort communities, the home is designed for owners who value both sophisticated architecture and the freedom of boating directly from their own property.

Elegant Architecture and Spacious Interior Design

The residence offers approximately 750 square meters (8,073 square feet) of interior living space, positioned on a generous 1,111.97-square-meter lot (11,969 square feet) along the canal. From the moment you arrive, the home makes a memorable impression with its covered entrance, statement chandelier, and solid double mahogany doors opening into a dramatic double-height foyer.

Inside, refined craftsmanship is evident throughout the home. Bellagio marble flooring, solid mahogany interior doors, and a striking Art Deco inspired staircase create a sense of timeless elegance. The layout has been carefully designed to provide both grand entertaining spaces and comfortable private areas for everyday living.

The property includes four spacious bedrooms, along with a fully equipped gym that can easily function as a fifth bedroom. A ground-floor office offers the flexibility to become a sixth bedroom if desired. Additional practical spaces include a laundry room and separate staff quarters, ensuring the home remains highly functional for full-time living or extended stays.

Private Marina Dock for Yacht Owners

One of the most exceptional features of this property is its professionally engineered private dock, designed specifically for serious boat owners. The dock measures 24 meters (79 feet) in length and 2.40 meters (8 feet) in width, allowing it to comfortably accommodate a yacht or catamaran of up to 21.3 meters (70 feet) with a 1.83-meter (6-foot) draft at low tide.

Equipped with a Rolec Marina Solutions Maxi Seawave pedestal, the dock provides modern marina-grade electrical service. Dual-direction LED lighting enhances visibility and safety for evening arrivals, while a dedicated jet ski ramp adds convenience for watersports enthusiasts.

From this location, boat owners can reach the open Caribbean Sea within minutes, making spontaneous coastal cruises, fishing trips, and snorkeling excursions part of everyday life.

Outdoor Living Designed for Entertaining

The outdoor areas of the property were designed to create a private resort atmosphere. The centerpiece is an oversized mosaic-finished swimming pool featuring an integrated jacuzzi, a shallow lounge area, and customizable ambient lighting that transforms the space in the evening.

Surrounding the pool, professionally landscaped gardens include a cascading fountain and an automatic irrigation system to maintain the lush tropical setting. A poolside bathroom with lockers adds convenience for guests enjoying the outdoor spaces.

For entertaining, the home offers a covered bar and barbecue area ideal for hosting gatherings, sunset dinners, or relaxed afternoons beside the water.

Smart Technology and Reliable Infrastructure

Beyond its architectural beauty, the property incorporates a range of advanced systems designed for comfort, efficiency, and security.

A solar energy system with 27 panels helps reduce energy consumption, while an 18 kW Generac whole-home backup generator with automatic transfer switch and a 1,000-liter propane tank ensures uninterrupted power during outages.

Interior comfort is maintained through Trane air-conditioning systems, and integrated smart technology includes a Sonos multi-room audio system and home automation features that allow owners to control lighting and entertainment with ease.

Safety and structural resilience are also priorities. Hurricane-resistant PVC sliding doors and windows are installed throughout the home, while a Leviton security system with CCTV and panic button connects directly to the community's main gate for rapid response.

The home's water quality systems are equally impressive, featuring reverse osmosis filtration for the house and pool, double filtration, a Puritec "Gold" UV antibacterial system, an ionizer, and a pool heater to maintain ideal swimming conditions year-round.

Prime Location in Puerto Aventuras

The residence includes a double garage with an automatic mahogany door along with additional off-street parking for guests. From the property, many of Puerto Aventuras' best amenities are easily accessible on foot or by golf cart.

Residents enjoy convenient access to the marina, sandy beaches, restaurants, tennis courts, golf course, and Central Park within the gated community. A full-service supermarket is only five minutes away, while Playa del Carmen is approximately 20 minutes by car and Cancún International Airport can be reached in about one hour.

This combination of privacy, boating access, and resort-style amenities makes the home one of the most compelling waterfront properties currently available in Puerto Aventuras.

FAQ

Is the dock suitable for large yachts or catamarans?

Yes. The dock can accommodate vessels up to 21.3 meters (70 feet) in length and includes marina-grade electrical service and lighting.

How quickly can you reach the open sea from the property?

The canal connects directly to the Puerto Aventuras marina, allowing boats to reach the Caribbean Sea within just a few minutes.

Is Puerto Aventuras a secure place to live?

Yes. The community is gated with 24-hour security, controlled access points, and regular patrols.

Does the home have backup power and storm protection?

Yes. It includes hurricane-resistant windows and doors, solar panels, and a whole-home Generac backup generator.









































































