

Nautica 8 Unit Marina Front Building

Boulevard Puerto Aventuras, Marina Front, Puerto Aventuras

$2,800,000 USD

Bedrooms	Bathrooms	Interior	Land	HOA
12	12	988 m² / 10,639 ft²	1,801 m² / 19,385 ft²	$190 USD/Month

AT A GLANCE

Highlights

24 Hour Security · Beach Club Access · Club House · Gardens · Gated Community · Golf Course · Green Areas · Marina · Private Pool · Restaurants & Bars

THE DETAILS

The property

Nautica offers a compelling opportunity to acquire a fully operational waterfront building in Puerto Aventuras, a gated marina community known for its consistent rental demand and established infrastructure. This is a property designed with income in mind, combining scale, location, and functionality in a way that is increasingly difficult to find along the Riviera Maya coastline.

The building sits on a 1,800.93 m² lot (19,385.06 sq ft) and features a total construction area of 988.26 m² (10,639.1 sq ft). It includes eight fully furnished residences, thoughtfully divided into four two-bedroom, two-bathroom units and four one-bedroom, one-bathroom units. This balanced mix supports a wide range of rental strategies, from short-term vacation stays to longer-term occupancy, allowing owners to adapt based on market conditions.

The canal-front setting plays a central role in the property's appeal. With direct frontage on the water, the building benefits from open marina views and a sense of privacy created by the surrounding waterways. A private pool positioned along the canal becomes a natural gathering point, complemented by a sun terrace and landscaped outdoor areas that enhance the guest experience and encourage longer stays.

From an operational standpoint, the property is structured for efficiency. Managing all eight units within a single building allows for consistent service standards, simplified maintenance, and stronger overall performance. Each unit is delivered fully furnished, making the transition to active rental use straightforward.

Puerto Aventuras continues to be one of the most reliable locations in the region for both lifestyle and investment. Residents and guests benefit from a walkable environment that includes a marina, beach access, restaurants, shops, and essential services, all within a secure, gated setting. This combination supports steady occupancy levels throughout the year and contributes to long-term value retention.

For investors seeking a property that offers immediate usability, strong positioning, and long-term upside, Nautica stands as a well-rounded waterfront asset in a market with limited comparable opportunities.

FAQ

Is this property already set up for rentals?
Yes. All eight units are fully furnished and ready for immediate rental operation, making it easy to generate income from day one.

What types of rentals work best here?

The mix of one- and two-bedroom units allows for flexibility. The property performs well for vacation rentals, extended stays, or a combination of both.

How is the location within Puerto Aventuras?

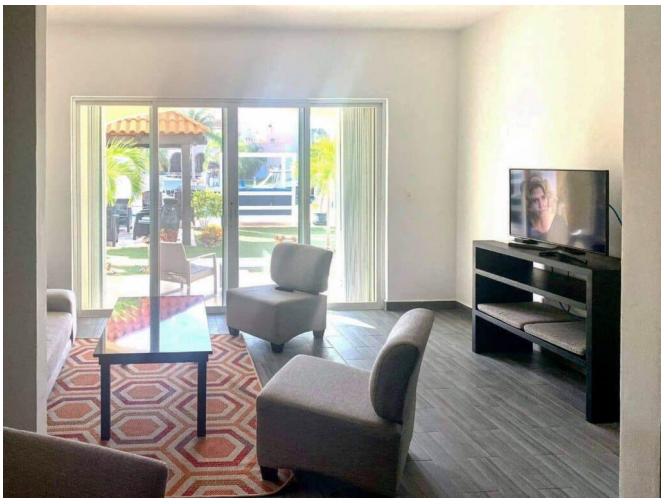
The property is set along the marina canals, offering water views and a quieter setting while still being within walking distance to the beach, restaurants, and shops.

Is it possible to manage the entire building efficiently?

Yes. Having all units within one property allows for centralized management, which simplifies operations, maintenance, and guest experience.

IN PICTURES

A closer look







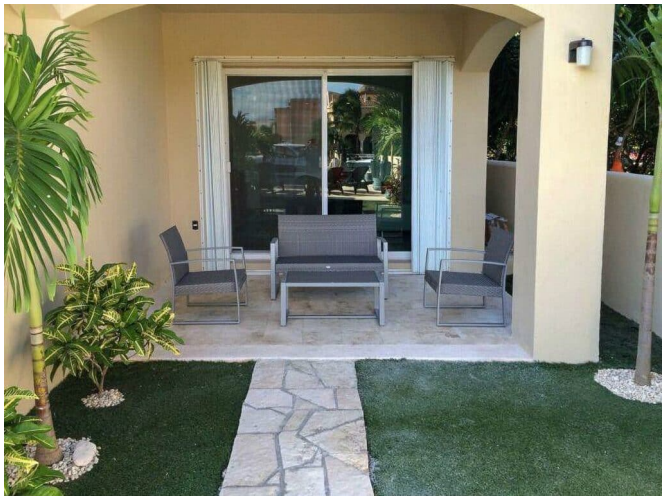

IN PICTURES

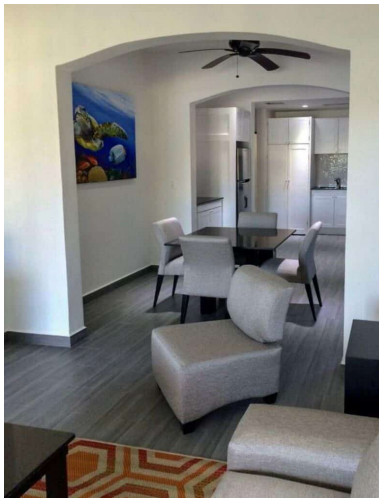
A closer look













IN PICTURES

A closer look









This brochure includes 21 of the property's 23 photos. Ask your agent for the complete photo collection.