

# Puerto Aventuras Phase 4 Marina Front Land

Marina Front, Puerto Aventuras

## $795,000 USD

Land

750 m² / 8,072 ft²

THE DETAILS

# The property

Rarely does a land parcel of this caliber become available within the private residential sector of Puerto Aventuras Phase 4. This lot offers a unique dual-lifestyle experience, with private boat dockage on your own shoreline and immediate access to the crystal-clear caleta for swimming and snorkeling, just steps away.

Measuring 750 square meters (8,073 square feet), the property features 15 meters (49 feet) of direct canal frontage. This linear space is ideal for those who wish to keep a boat, jet skis, or kayaks at their back door. The water here remains calm and provides a direct route to the Caribbean Sea, making it a premier choice for maritime enthusiasts.

The community of Puerto Aventuras offers a lifestyle unmatched in the Riviera Maya. Secured by a single controlled access point, the development provides a safe and quiet environment for its residents. Owners enjoy a wide array of amenities, including the exclusive beach club, the white sands of Fatima Bay, a 9-hole golf course, and professional courts for tennis and pickleball. The marina village is just a short golf cart ride away, offering international dining, boutique shopping, and a local international school.

To simplify the process, we have experts who can work with you through permitting, design planning, and construction management to help you achieve the property of your dreams.

This lot represents one of the final opportunities to secure a large waterfront footprint in a fully established, gated community. It is a location where you can walk to the caleta to swim in the morning and depart from your own private dock for a sunset cruise in the evening.

**What type of watercraft can I keep at this property?**
With 15 meters (49 feet) of private canal frontage, you have ample space to install a dock suitable for a boat, sailboats, or multiple smaller craft such as jet skis and paddleboards. The canal system is designed for easy navigation into the open Caribbean Sea.

**How close is the property to the swimming areas?**
The lot is located just a short walk from the Puerto Aventuras caleta. This protected natural inlet is known for its calm, clear water, making it one of the best spots in the region for snorkeling and family-friendly swimming.

**Do you provide local project management for construction?**

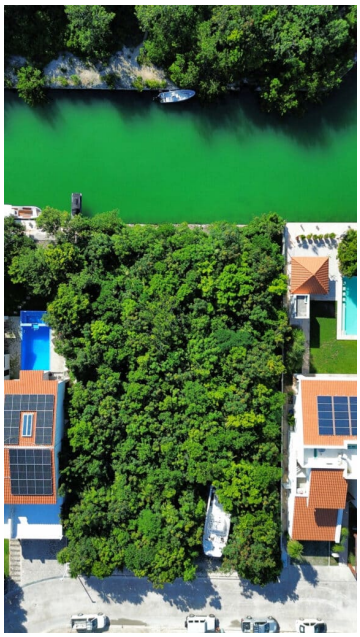
Yes. To make the process simple, our team of experts can work with you through every phase, from permitting and design planning to full construction management, helping you achieve the property of your dreams.

**Is the community of Puerto Aventuras secure?**

Puerto Aventuras is a private gated community featuring a single point of entry and exit. This layout, combined with 24/7 security patrols, ensures a high level of safety and privacy, highly valued by full-time residents and vacation homeowners alike.

IN PICTURES

# A closer look





All 7 listing photos are included.