Puerto Aventuras Prime Lot

Price: $295,000 USD

Size: 8,072 sq ft

Address: Bahia Xcacel, Puerto Aventuras Real Estate, Quintana Roo, 77782

Description

Positioned in one of the most desirable areas of Puerto Aventuras, this well-located residential lot offers a rare combination of privacy, open views, and immediate access to the community's most sought-after amenities.

The property features dual frontage, with its entrance along Xcacel Avenue and its rear boundary opening directly onto Hole 1 of the Puerto Aventuras Golf Course. This unique orientation provides unobstructed green views and a sense of openness that is increasingly difficult to secure within the community.

The surrounding context further enhances the value of the lot. A residence is currently under construction on one side, contributing to long-term neighborhood stability. On the opposite side, the adjacent parcel is owned by the golf club and utilized as a maintenance area, ensuring that no future residential construction will take place there. This creates an added layer of privacy that is rarely available.

Located approximately 49 feet (15 meters) from the Dolphinarium and just a short walk to the marina, docks, and commercial center, the property places you within easy reach of restaurants, cafés, and essential services. The setting allows for a walkable lifestyle while maintaining a quiet residential atmosphere.

Puerto Aventuras stands apart as a gated marina community designed for both full-time living and investment. Residents benefit from 24/7 controlled access, a private marina, beach access, a 9-hole golf course, and a well-established infrastructure that supports strong rental demand and long-term value.

This lot presents a compelling opportunity to design and build a custom home in a location where privacy, accessibility, and community planning come together. It is equally suited for those seeking a primary residence, a vacation retreat, or a strategic investment within one of the most established communities along the Caribbean coast.

FAQ

Is the lot located inside a gated community?

Yes, the lot is within Puerto Aventuras, a fully gated community with 24/7 security and controlled access.

What makes this lot unique compared to others in the area?

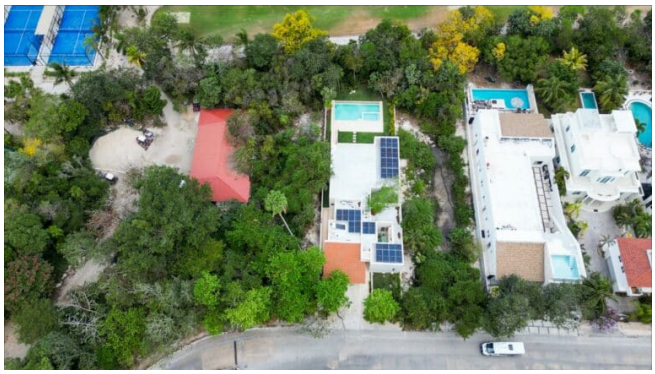
It offers direct views of the golf course, added privacy from a non-buildable adjacent lot, and dual access from both the street and the golf course side.

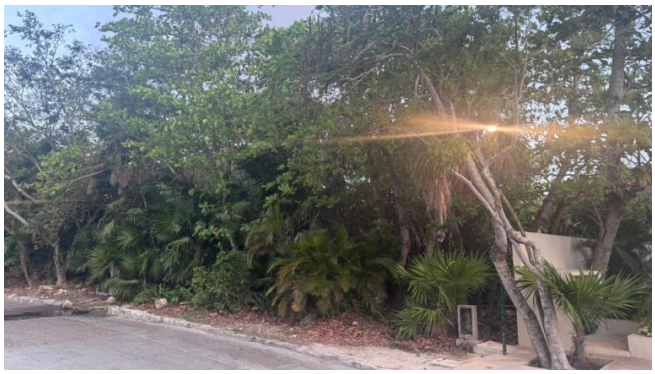
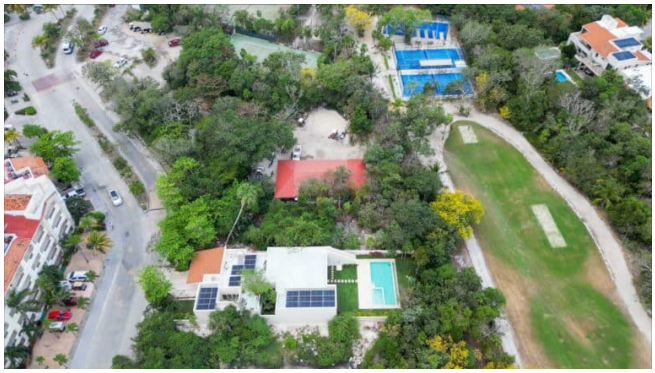
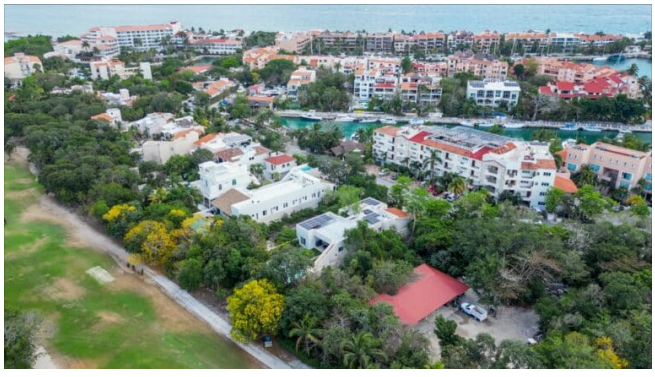
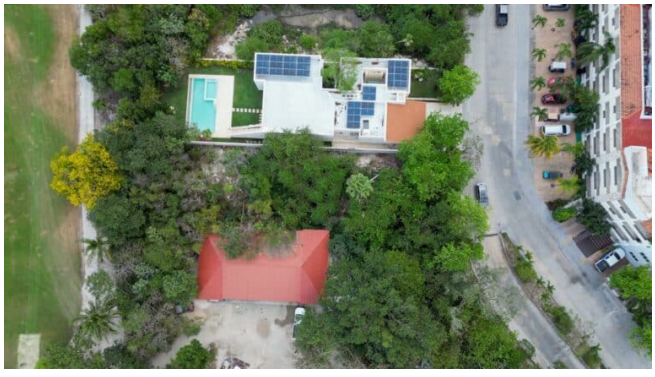
How close is the property to the marina and amenities?

The lot is just a short walk to the marina, restaurants, shops, and essential services within the community.

Can I build a custom home on this lot?

Yes, the lot is ideal for building a custom residence designed to take advantage of the golf course views and location.

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