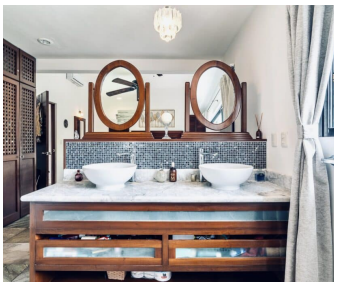


# Villa Victoria 4 Bedroom Home

Bahia Xaak, Puerto Aventuras

## $799,000 USD

| Bedrooms | Bathrooms | Interior | Land | HOA |
|---|---|---|---|---|
| 4 | 3 | 300 m² / 3,229 ft² | 480 m² / 5,164 ft² | $50 USD/Month |

AT A GLANCE

## Highlights

24 Hour Security · BBQ Area · Children's Pool · Fully Equipped Kitchen · Gated Community · Gated Entrance · Green Areas · Hamaca Garden · Hot Tub · Laundry Room · Open Terrace · Solar Panels · Storage · Swimming Pool · Terrace · Wi-Fi

THE DETAILS

# The property

Discover Villa Victoria, a remarkable villa nestled on the serene golf course in the prestigious gated community of Puerto Aventuras. Offering a sophisticated blend of modern elegance and comfort, Villa Victoria is an ideal home for families or those seeking a tranquil, luxurious retreat close to the Riviera Maya's most popular attractions. Located a short walk from stunning beaches, vibrant dining, and various entertainment options, this villa captures the essence of Caribbean living.

Villa Victoria is a spacious four-bedroom, three-bathroom villa with high-end finishes and thoughtful design throughout. The open-concept layout invites an easy flow between the living and dining areas, while large windows allow natural light to enhance the home's inviting ambiance. A fully equipped kitchen, complete with granite countertops, a gas cooktop, and stainless-steel appliances, caters to culinary enthusiasts and family gatherings alike.

The villa's outdoor amenities set it apart with a private two-level pool—complete with a shallow end for kids—and a lush, spacious backyard. The upstairs master suite is a sanctuary in itself, featuring a luxurious king-size bed, en-suite bathroom with dual sinks, a large jacuzzi, and a private terrace overlooking the picturesque golf course. Casa 64's additional features include 12 rooftop solar panels, keeping energy costs low, and a dedicated well pump system for affordable pool and garden maintenance.

Located in the heart of Puerto Aventuras, Villa Victoria provides an ideal base for exploring the area by foot, bicycle, or kayak. Within minutes, residents can access eco-parks, cenotes, and historical Mayan ruins, in addition to a variety of local shops, restaurants, and services. This exclusive community also boasts a world-class marina, making it a favorite destination for boating, fishing, and water sports.

## Key Features of Villa Victoria

- Four bedrooms, three bathrooms with modern design and spacious layout
- Private two-level pool with kids' area and covered space for relaxation
- Fully equipped kitchen with granite counters and stainless steel appliances
- Master suite with terrace facing the golf course, jacuzzi, and dual vanities
- Eco-friendly with 12 solar panels to keep energy costs low
- Low water costs with a well pump system for the garden and pool

- Ample storage space and custom local hardwood stairs
- Covered two-car driveway for convenience and shade

## FAQ

**How far is Villa Victoria from the nearest beach?**

Casa 64 is approximately an 8-minute walk to the beach, offering quick access to the turquoise waters and white sands of the Caribbean.

**Are there any restaurants and shops nearby?**

Yes, the villa is within a 12-minute walk from Puerto Aventuras' local restaurants, boutiques, and essential shops, making it easy to access dining and shopping options.

**Is furniture included in the sale?**

No, the sale price does not include the furniture, allowing the new owners to personalize the space to their preferences.

**What outdoor activities are available in Puerto Aventuras?**

Puerto Aventuras offers a wide array of activities, including golf, tennis, fishing, kayaking, and boating, as well as eco-tourism adventures nearby, such as visiting cenotes and Mayan ruins.

**How much does the solar panel system reduce energy costs?**

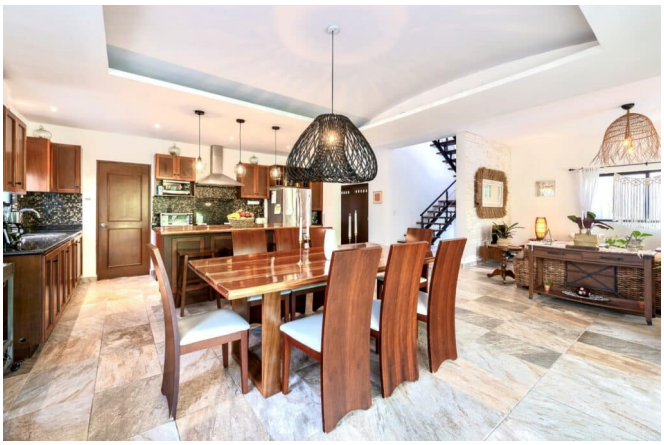
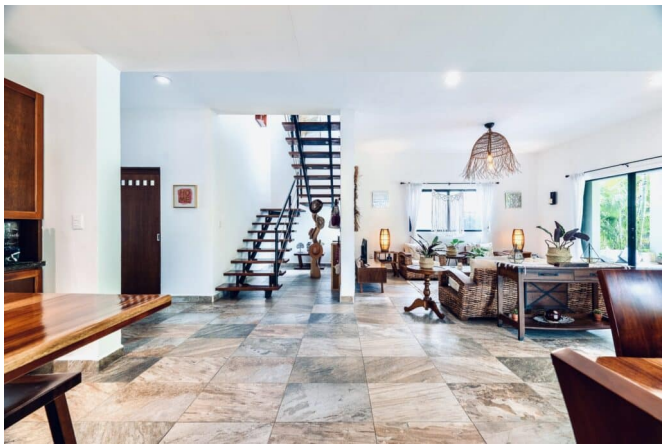
The villa's 12 solar panels contribute significantly to lowering monthly electricity costs, making it a highly energy-efficient home.

**Does the property have any additional cost-saving features?**

Yes, Villa Victoria includes a well pump system, which helps minimize water costs by supplying water for the garden and pool maintenance.

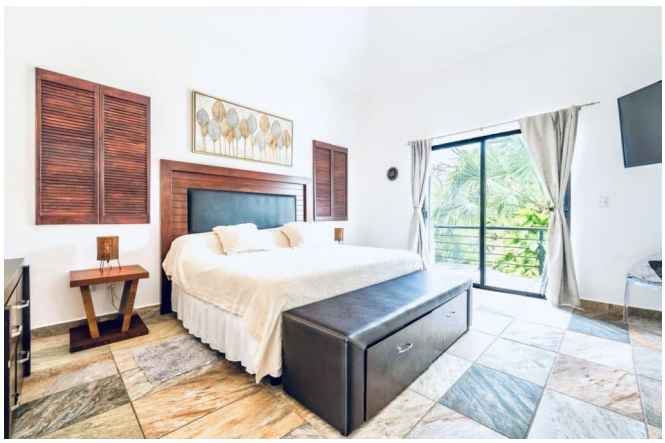
IN PICTURES

# A closer look

IN PICTURES

# A closer look



IN PICTURES

# A closer look

This brochure includes 21 of the property's 43 photos. Ask your agent for the complete photo collection.