PROPERTY DETAILS







Villa Yalku 4 Bedroom House

Caleta Yalku, Puerto Aventuras

$980,000 USD

Bedrooms	Bathrooms	Interior	Land	HOA
4	3.5	450 m² / 4,844 ft²	480 m² / 5,167 ft²	$60 USD/Month

AT A GLANCE

Highlights

24 Hour Security · BBQ Area · Covered Parking · Gardens · Gated Community · Golf Course · Private Pool · Solar Panels

THE DETAILS

The property

Located in Caleta Yalku within the established residential community of Puerto Aventuras, Villa Yalku is a four-bedroom home offering generous living spaces, a private swimming pool, and practical features suited to life in the Riviera Maya. Set on a 5,167 sq ft (480 m²) lot in a golf course setting, the two-story property provides approximately 4,844 sq ft (450 m²) of construction, with an emphasis on open interiors, outdoor entertaining, and everyday comfort.

Open Living Spaces and Four Upstairs Bedrooms

The ground floor brings the main living areas together in an open layout, with the kitchen, dining room, and lounge occupying a bright, spacious interior. A large kitchen island adds prep space and casual seating, while the double-height ceiling and contemporary metal-and-wood staircase create an airy feel throughout the central living area.

A separate office provides space for working from home, while a guest bathroom and dedicated laundry room add everyday convenience.

Upstairs, the four bedrooms are arranged to accommodate family living and visiting guests. The primary bedroom includes an en-suite bathroom and a generous walk-in closet. Another bedroom has a private bathroom, while the remaining two share a full bathroom and can be connected.

Outdoor Living with a Private Pool

Villa Yalku's outdoor spaces center on a private swimming pool, landscaped garden, and expansive terrace. The covered outdoor kitchen and barbecue area provide a dedicated space for preparing meals and entertaining outside, with nearby space for dining or relaxing by the pool.

The combination of indoor and outdoor living areas makes the property well suited to enjoying Puerto Aventuras' warm climate year-round. A private garage completes the home's practical amenities.

Construction Features and Household Systems

Beyond its spacious layout, Villa Yalku includes several construction features selected for the Riviera Maya's coastal climate. Insulated double-wall construction and hurricane-resistant windows complement the home's two central air-conditioning systems.

The house is elevated about 3.9 feet (1.2 meters) above ground level, a design feature intended to reduce exposure to ground moisture. Twenty installed solar panels support household electricity requirements, while a water-softening and treatment system serves the property.

The sale also includes a stove, refrigerator, washer, dryer, and selected furniture.

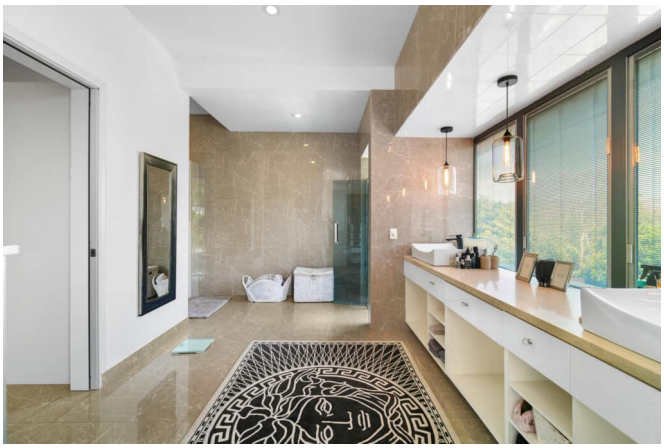
Caleta Yalku, Puerto Aventuras

Puerto Aventuras is a well-established coastal community in the Riviera Maya, situated south of Playa del Carmen. Residents have access to a marina, golf course, restaurants, and nearby Caribbean beaches, with additional shopping, dining, and services available in Playa del Carmen.

Villa Yalku offers a four-bedroom floor plan, a private pool, outdoor entertaining spaces, and energy-conscious infrastructure in a residential location in Puerto Aventuras. It is an attractive option for buyers considering a permanent home, seasonal residence, or vacation property along Mexico's Caribbean coast.

IN PICTURES

A closer look

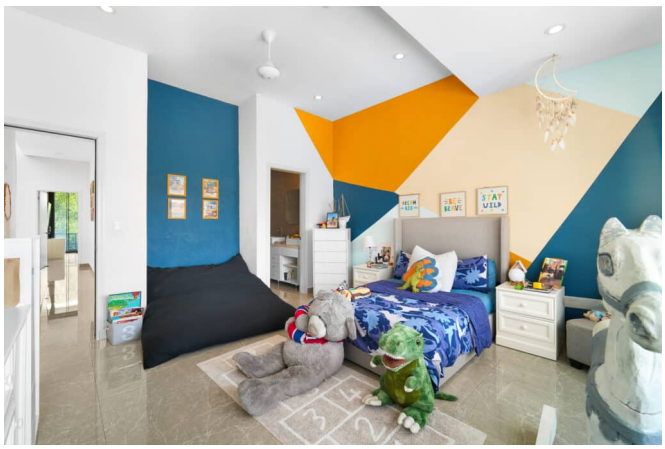












All 11 listing photos are included.