


PA 65 CASA DE LAS FLORES

Address: LOT 14 Bahia Xaac, Puerto Aventuras, 77733

Price: \$1,400,000 USD

5 Bedrooms + 1 Studio &
3 Bathrooms

 425.05 m2 - House
973.68 m2 - Lot

Ideal for living or as
a holiday investment
in Bahía Xaac.



Amenities:

- Alarm system
- 15m long concrete pool
- Northwest backyard with golf course access
- Private parking
- Long chairs
- Barbecue area



HOA (Quarterly Settlers Payment)	\$3,711 MXN
Gardener / General maintenance	\$100 MXN * hour / 25 hours * week

**Fully furnished and equipped



Do you want to know more?

- Bahía xaak
- Villa name: Casa de las flores
- Very private
- Very tall palm tree
- Has rental studio
- North west backyard with access to the golf course
- New water softener
- A/C wall mounted 3 bedrooms all new 3 years
- A central air conditioning heat pump
- Well water system and city aqueduct
- Irrigation system for plants
- Villa Equipped, furnished and turnkey
- Alarm system
- Surveillance camera
- Porcelain floor
- Gas oven and hot water tank
- 15m long concrete pool
- Lighting kit for pool and illuminated landscaping
- Chlorine pool
- Several ceiling fans
- Reverse osmos system for drinking water
- Kitchen cabinet with pull-out

- Granite countertop
- Reading corner
- Lead light
- Cathedral ceiling
- 5 bedrooms and 3 bathrooms
- Hurricane shutters on almost all windows
- 2 Safes screwed to the wall
- Second Lot available for sale and financing available by the owner
- Large open concept rooms!
- Open to rent with option to buy!!
- Potential AirBNB at \$800 usd per night.
- Potential income of 116k usd annually
- With a very conservative occupancy rate calculated at 40%