

AKUMAL · QUINTANA ROO

EXPID-1037

# Villa en una privada paradisiaca con Cenote frente mar - 6 recamaras - Akumal

**$2,100,000 USD**

Approximately $40,670,280 MXN

FIX exchange rate 19.3668 · Reference only; the valid price is in USD

6 bedrooms · 6 bathrooms · 650 m²

eXp Realty Riviera Maya · Team Yinx

exprealtyrivieramaya.com

Omar Chavez, Broker-Lawyer · +52 55 4274 3639

## FEATURES

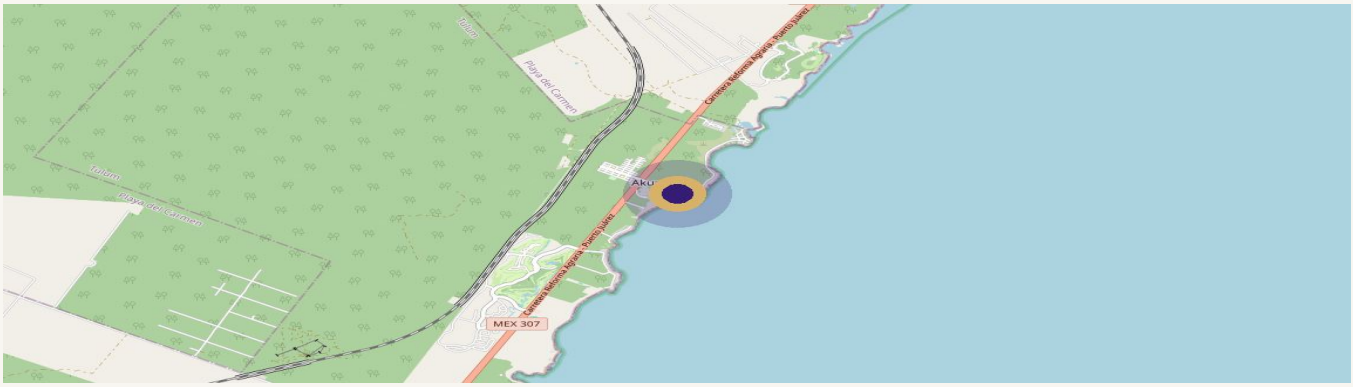
| BEDROOMS | BATHROOMS | PARKING |
|---|---|---|
| 6 | 6 | 3 |

| BUILT AREA | LOT AREA | OPERATION |
|---|---|---|
| 650 m² | 1350 m² | Venta |

## DESCRIPTION

Villa El Nido is sculpted with the atmosphere of an open-air Caribbean resort, crafted for short-term luxury living, an organic indoor–outdoor flow, and full sensory immersion. Inspired by natural geometries, the main residence unfolds in a fluid, helical circular form aligned to prevailing breezes, solar paths (windows for sunrise and sunset), and the jungle canopy. Rejecting poured-concrete slab foundations, the property is built directly atop Akumal's hard limestone bedrock, hand-shaping natural rock formations to anchor the structure. At its social heart rises a massive hand-built, cathedral-height palapa resting on polished stone pillars, hosting outdoor living areas that transition across elevated timber terraces to a cenote-inspired pool. SPATIAL ZONING AND ARCHITECTURAL LAYOUT Villa El Nido's architectural layout reveals a deliberate zoning strategy that balances community interaction, private sanctuaries, and operational support across distinct levels and stone towers: Ground Floor: Social Axis and Operations The Social Axis beneath the Monumental Palapa: A Living Room (30.00 m2) and a Dining Room (30.00 m2) open and integrated beneath a monumental thatched palapa roof, with raw mineral-stucco finishes, low stone benches with organic linen cushions, live-edge wood tables, and oversized woven rattan lighting. This space flows directly onto elevated wooden terraces leading to the cenote-style pool. Culinary and Transition Zones: Immediately adjacent are the Kitchen/Breakfast Nook (12.40 m2). The Main Entry and Foyer (6.50 m2 each) serve as a structured transition guiding visitors into the primary social areas. Enclosed Living and Ground-Floor Suites: A climate-controlled media room (21.50 m2) connects to a ground-floor bedroom (19.70 m2) with private bathroom (3.50 m2). An

## APPROXIMATE LOCATION




Mapa © OpenStreetMap contributors · ubicación aproximada

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## ADVISOR FOR THIS PROPERTY



**Marco Stocco**
+529842559895
omar.chavez@expmexico.com

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