



5 BED. VILLA FONT OF LAGOON WITH PRIVATE DOCK

\$23,000,000
MXN

PRICE

5

BEDROOMS

3.5

BATHROOMS

313 m²
3369 ft²

BUILT

1429 m²
15382 ft²

LOT

Bacalar

Quintana Roo

LOCATION

DESCRIPTION

Discover an exceptional waterfront property in one of the most distinctive natural destinations in southern Mexico. This 5-bedroom waterfront villa for sale in Bacalar combines generous land, direct lagoon access and private outdoor amenities in the peaceful setting of Buenavista. Set on a 1,429.19 m² lot, with a reported construction area of 313.65 m², the residence offers an appealing balance between family living, outdoor entertaining and an immersive connection with the lagoon.

Its defining features include a private dock with walkway, a rooftop swimming pool and bar, five bedrooms and additional energy equipment, making it an attractive option for buyers seeking a substantial waterfront home. Spacious Living Across Two Levels
The villa is arranged over two floors and includes five bedrooms, three full bathrooms and one half bathroom. The reported ground-floor area is approximately 155 m², while the upper floor measures approximately 148 m², with a balcony included in the declared overall construction figure....

Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	\$23,000,000 MXN
BEDROOMS	5
BATHROOMS	3.5
BUILT AREA	313 m ² / 3369 ft ²
LOT AREA	1429 m ² / 15382 ft ²
LOCATION	Bacalar, Quintana Roo
ADDRESS	Buenavista, Bacalar
COORDINATES	18.8793, -88.2128

FULL DESCRIPTION

...The living and dining areas are furnished, and the kitchen is equipped, providing practical spaces for everyday use and entertaining. The exact furnishings and appliances included in the sale should be confirmed in the property's inventory.

With five bedrooms, the residence offers flexibility for larger families, visiting friends or buyers who enjoy hosting guests for extended stays.

Its layout provides an opportunity to enjoy a private home in a natural setting without sacrificing the convenience of dedicated indoor living areas.

Rooftop Pool and Bar

One of the most distinctive features of this Bacalar lagoonfront villa is its private rooftop, complete with a swimming pool and bar.

Designed as an additional gathering and relaxation area, the rooftop creates a welcoming environment for enjoying the outdoors, spending time with friends or unwinding after a day on the lagoon.

Technical sheet

The combination of indoor living spaces and an elevated outdoor entertainment area gives the residence a lifestyle appeal beyond that of a conventional family home.

Direct Lagoon Access and Private Dock

The property's waterfront position is central to its appeal.

It features a dock described as measuring 20 x 15 meters, together with an access walkway connecting the residence to the lagoon.

This provides a distinctive setting for enjoying the waterfront environment and spending time close to the water. Any intended boating or recreational use should comply with local environmental regulations and applicable authorizations.

Solar Panels and Backup Power Equipment

The villa also includes solar panels and a generator described in the supplied information as an 18 kW unit, with the exact electrical capacity still to be verified.

These installations are noteworthy additions for buyers who value energy management and additional power infrastructure in a waterfront residence.

Discover Buenavista, Bacalar

Buenavista offers a peaceful alternative to the more active areas of Bacalar, with a natural setting closely associated with the lagoon.

For buyers seeking a second home, family retreat or private waterfront residence, this location provides an appealing opportunity to enjoy the landscape and a quieter pace of life.

What Is the Asking Price?

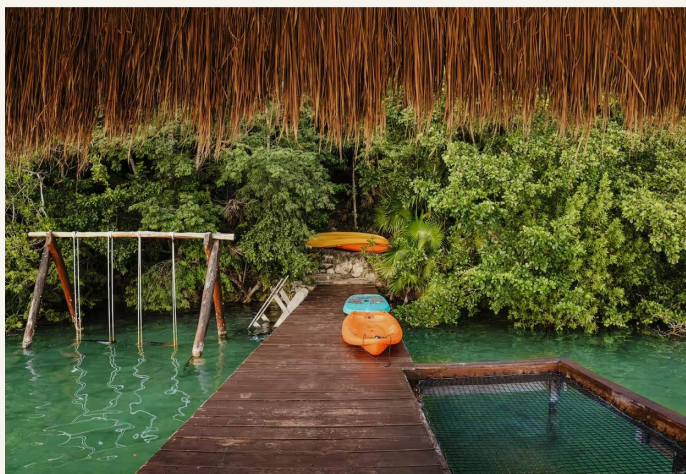
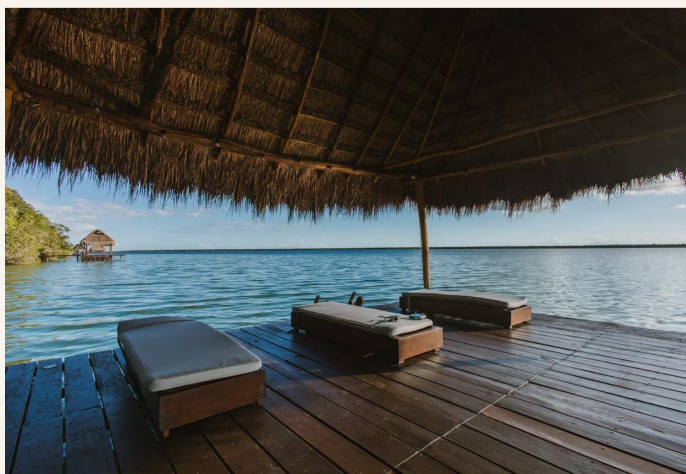
The villa is offered at MXN 27,000,000. A supplied appraisal values the property at MXN 36,842,000, placing the asking price approximately 26.7% below that appraisal figure. The appraisal has not been independently verified.

Does the Property Include a Dock and Pool?

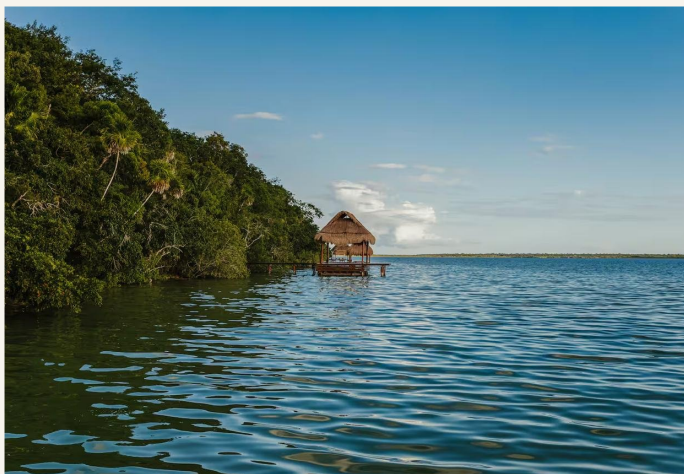
Yes. The property includes a waterfront dock with an access walkway, along with a private rooftop swimming pool and bar.

Contact L'Agence for detailed property information, sale conditions and a private viewing of this exceptional waterfront villa in Buenavista, Bacalar.

Gallery 1/4



Gallery 2/4



Gallery 3/4



Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Bacalar, Quintana Roo

Buenavista, Bacalar

Coordinates: 18.8793, -88.2128

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