

\$12,345,600 - Los Canales, Puerto Cancun

MLS® #1640

\$12,345,600

0 Bedroom 0 Bathroom, M2

Land 3858 M2

Los Canales, Puerto Cancun,

Puerto Cancun Los Canales Lot with density for up to 7 Homes for sale.

Located in the heart of Los Canales, the most prestigious nautical community in Puerto Cancún, this exceptional lot offers a unique opportunity to develop up to 7 luxury residences or a grand single-family estate with a main house, guesthouse, detached garage, and private marina.

With 30 meters of street frontage and an impressive 52 meters along the canal, the property guarantees stunning water views and direct access to the coveted maritime lifestyle of Puerto Cancún.

One of its most distinctive features is the potential to build a private marina positioned perpendicularly to the canal, allowing for the docking of multiple vessels—an extremely rare advantage even within this exclusive development.

Spanning a total of 3,858.22 m², this is a truly exceptional opportunity for those seeking space, luxury, security, and long-term value in the most desirable corner of the Mexican Caribbean.



Essential Information

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1640

Price	USD \$12,345,600
Lot Size	3,858.00
Type	Land
Status	For Sale
Frontage	Canal Front
Frontage Meters	52