

CUMBRES RESIDENCE

Exclusive Gated Luxury Villa • Residencial Cumbres, Cancún, Mexico

\$1,249,000 USD

6 Bedrooms	5.5 Bathrooms	6,460 sq ft Interior	3 Levels Design	Rooftop Jacuzzi	5 Cars Garage
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Contemporary Stone Façade — Covered Garage



Covered Terrace — Outdoor Dining & BBQ



Outdoor Lounge — Domed Terrace



Master Suite — Garden & Pool View



Master Suite — Sitting Area



Private Guest Villa — Garden

About the Residence

Cumbres Residence is an exclusive three-level luxury villa set within a fully gated community in Residencial Cumbres, Cancún. Every detail has been thoughtfully crafted to deliver refined comfort, complete privacy, and effortless elegance — with expansive interiors, natural stone accents, and seamless indoor-outdoor flow. Ideal for executive families, full-time living, or a high-performing investment.

Semi-furnished and move-in ready. Private showings available by appointment.

Property Highlights

- ◆ Contemporary three-level design — natural stone façade
- ◆ Floor-to-ceiling sliding glass doors throughout
- ◆ Designer kitchen with premium finishes & island for 6
- ◆ Lobby living room + formal dining room (seats 14)
- ◆ Master bedroom with hydromassage jacuzzi & pool views
- ◆ Rooftop garden with heated jacuzzi
- ◆ Private pool, deck & covered terrace with BBQ
- ◆ Domed outdoor lounge with artisan ceiling detail
- ◆ Private guest villa with independent terrace & garden
- ◆ Gym room & game room — pool table, full bar & Bose surround sound
- ◆ Private office & study + full laundry room
- ◆ Covered parking for 5 cars + 2 exterior storage areas
- ◆ Water softener system · 24/7 security cameras
- ◆ Individual A/C in every room · Bose speakers indoors & outdoors

Gated Community Amenities

Residencial Cumbres offers a rare blend of security and active family lifestyle within a prestigious fully-gated neighborhood:

- ◆ 24/7 gated community surveillance
- ◆ Kids playground
- ◆ Basketball court
- ◆ Football court
- ◆ Skateboard park
- ◆ Outdoor community gym
- ◆ Walking distance to church & restaurants

Investment & Lifestyle

Strategically located minutes from Cancún's top private schools, luxury shopping centers, fine dining, and the international airport. Semi-furnished and ready for ownership — Cumbres Residence delivers discretion, ease, and long-term value in one of the area's most secure and prestigious environments.

"This is not simply a home — this is a lifestyle asset."

Private showings available by appointment.

Location & Distances

Playa Tortugas	~16 min
Cancún Int'l Airport	~15 min
Riviera Cancún Golf Resorts	~20 min
Playa Delfines	~23 min
Hotel Zone	~23 min
Playa Marlin	~30 min
Playa del Carmen	~55 min
Tulum	~1 hr 42 min

ALEN

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