

1 TO 3-BEDROOM CONDOS IN BACALAR FACING THE LAGOON

From \$4,700,000 MXN	1	1	98 m ² 1055 ft ²	Bacalar Quintana Roo
PRICE	BEDROOMS	BATHROOMS	AREA	LOCATION

DESCRIPTION

These 1 to 3-bedroom condos for sale in Bacalar are part of a residential community positioned in front of the lagoon and set within 12 hectares of preserved natural surroundings. The concept is suitable for buyers looking for a second home, a vacation residence or a real estate investment in Bacalar with a strong connection to the landscape. The project includes one-, two- and three-bedroom layouts as well as its own wastewater treatment plant. The floor plans are substantially different from one another.

The 1-bedroom condo is located on the first level and provides 73.60 m² of interior space plus a 24.70 m² terrace, for 98.30 m² total. The 2-bedroom ground-floor residence offers 104.90 m² indoors, a 14.30 m² terrace and a 127.32 m² private garden, totaling 246.52 m². The 3-bedroom penthouse includes 127.40 m² of interior space, 35.35 m² of terrace and a 134.30 m² rooftop, for a total area of 297.05 m². This penthouse layout has 2 full bathrooms and 2 half bathrooms....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$4,700,000 MXN
BEDROOMS	1
BATHROOMS	1
AREA	98 m ² / 1055 ft ²
LOCATION	Bacalar, Quintana Roo
COORDINATES	18.6157, -88.4247

FULL DESCRIPTION

...The architectural concept draws on Wabi Sabi principles, emphasizing simplicity, authenticity and a visual relationship between the residences and the surrounding natural environment.

Owners of these 1 to 3-bedroom condos for sale in Bacalar have access to shared amenities designed for recreation and everyday use. The master plan identifies an entrance and lobby, parking, clubhouse areas, a padel court, gym, spa and dock. The sales material also confirms a swimming pool, 24/7 security and lagoon frontage among the community features.

The residential plan is divided into five clusters, each with 10 residences: four 2-bedroom ground-floor units, four 1-bedroom units on the first level and two 3-bedroom penthouses on the second level. Based on the documented master plan, this represents 50 planned residences across the five clusters.

The property is shown along the Federal Highway corridor between Bacalar and Chetumal, directly in front of the lagoon. The brochure does not provide a street address, coordinates or verified driving times to downtown Bacalar, Fort San Felipe, Chetumal International Airport or other landmarks. Those details should be confirmed before publication rather than estimated, especially for buyers comparing Bacalar real estate based on accessibility.

Technical sheet

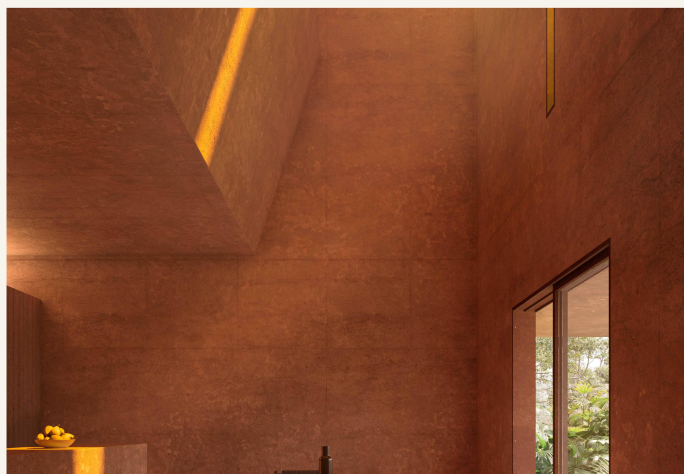
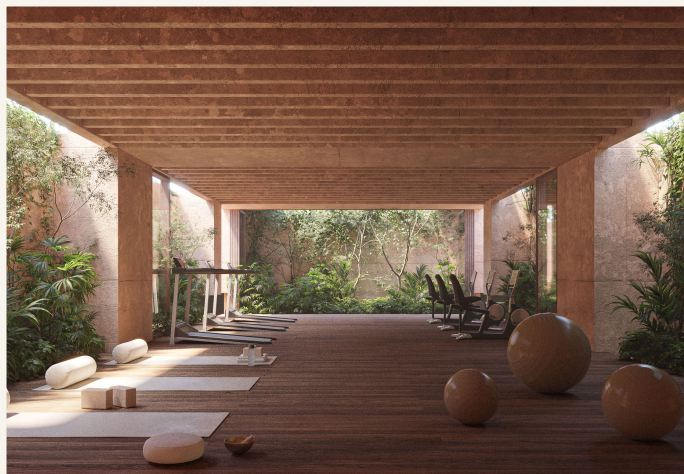
How large are these 1 to 3-bedroom condos for sale in Bacalar? The documented layouts range from 98.30 m² total for the 1-bedroom residence to 297.05 m² total for the 3-bedroom penthouse. What amenities are included in this lagoon-side community? The available material confirms a pool, gym, spa, padel court, clubhouse, parking, 24/7 security and a dock.

For U.S. and Canadian buyers evaluating ROI, several inputs are still required before calculating a realistic rental scenario or cap rate: purchase price, HOA or maintenance fees, short-term rental rules, delivery date, condominium regime and closing-cost assumptions. Once these items are confirmed, these 1 to 3-bedroom condos for sale in Bacalar can be compared more accurately with competing properties in the area. Contact L'Agence to request the complete technical sheet, current inventory and a presentation of the available floor plans.

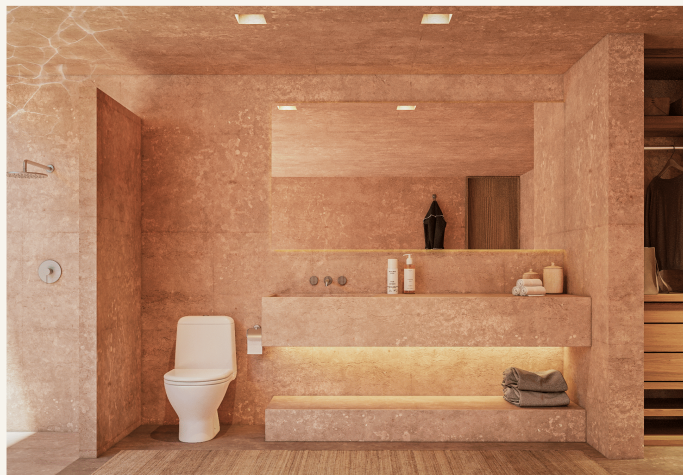
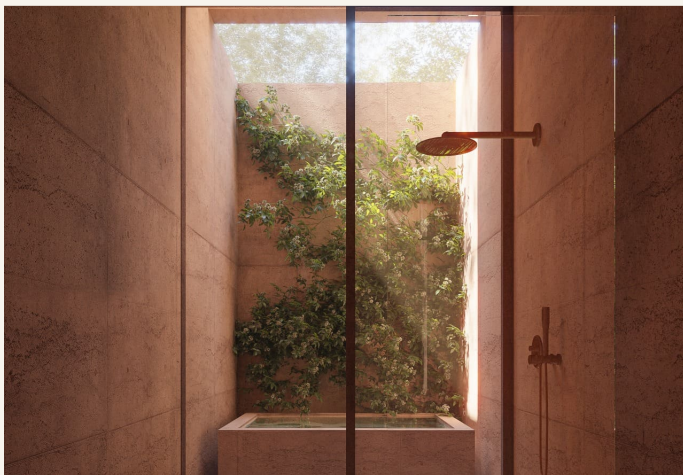
Gallery 1/4



Gallery 2/4



Gallery 3/4

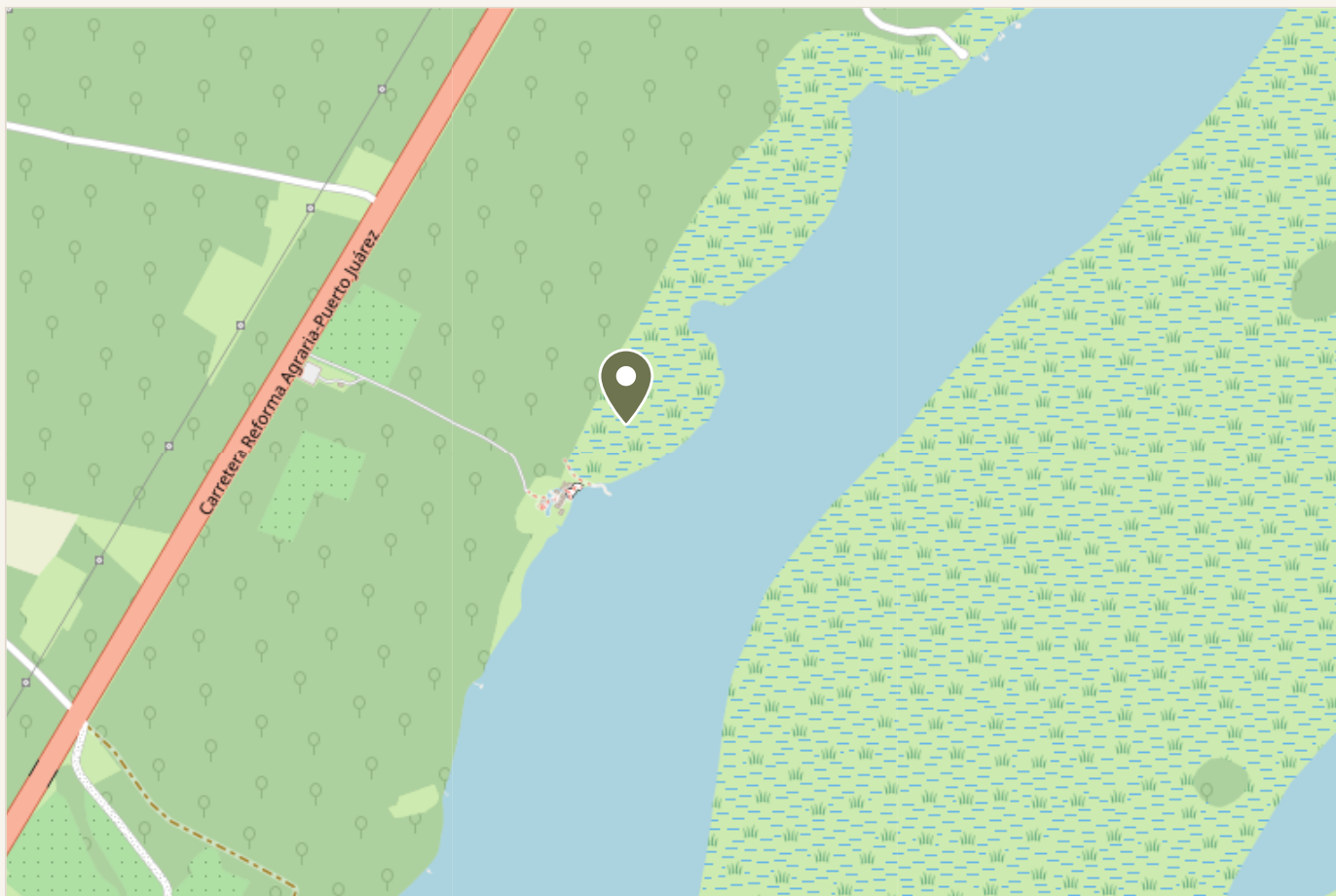


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Bacalar, Quintana Roo

Coordinates: 18.6157, -88.4247

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