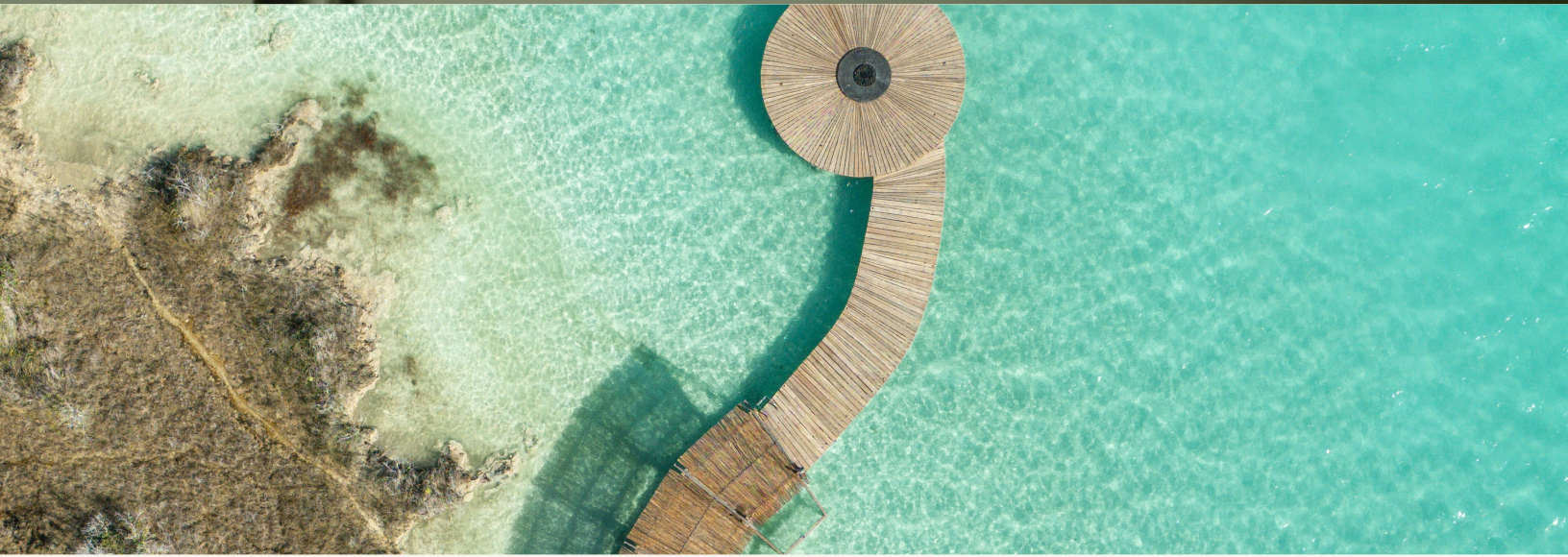




2 TO 3-BEDROOM CONDOS IN BACALAR FACING THE LAGOON

From \$480,000
USD

PRICE

2

BEDROOMS

2

BATHROOMS

146 m²

1572 ft²

AREA

Bacalar

Quintana Roo

LOCATION

DESCRIPTION

These 1 to 3-bedroom condos for sale in Bacalar are part of a low-density residential community located directly along Bacalar Lagoon. The development spans 8 hectares and is designed to preserve 70% of the existing vegetation, with residential areas separated by 20-meter buffers of native jungle. Phase 1 is already completed, while Phase 2 is approaching delivery with only a limited number of attractive options remaining. The residential inventory includes 1-, 2- and 3-bedroom condos across several levels, together with penthouse configurations offering substantial private outdoor areas.

The 1-bedroom ground-floor and first-level residences provide 75.21 m² of interior space plus a 20.70 m² terrace, totaling 95.91 m². The 1-bedroom penthouse combines 75.21 m² indoors, an 8.63 m² balcony and a 75.21 m² private rooftop. The 2-bedroom residences offer 117.60 m² of interior space. Ground-floor and first-level layouts add 28.80 m² terraces, while the penthouse version includes a 12.78 m² balcony and a 117.60 m² rooftop. Three-bedroom layouts provide 139.32 m² inside....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$480,000 USD
BEDROOMS	2
BATHROOMS	2
AREA	146 m ² / 1572 ft ²
LOCATION	Bacalar, Quintana Roo
COORDINATES	18.6155, -88.4255

FULL DESCRIPTION

...Ground-floor units include a 26.90 m² terrace, first-level units add a 23.40 m² terrace, second-level residences include an 11.70 m² balcony, and another configuration includes a 139.32 m² roof garden.

These 1 to 3-bedroom condos for sale in Bacalar are designed around privacy, vegetation and a comparatively low-density master plan. The brochure describes 8 residential zones with 18 condos each, along with 4 villas. Sustainability elements documented for the property include a wastewater treatment plant, wetland conservation and protection of 70% of the green areas.

Amenities include a running circuit, indoor and outdoor gym, private padel courts, barbecue area, 24/7 gated security, clubhouse, lounge area, children's play area, swimming pool, sun deck, dock, yoga area, lobby and fire pit. Lagoon access and the surrounding natural landscape are central to the lifestyle proposition.

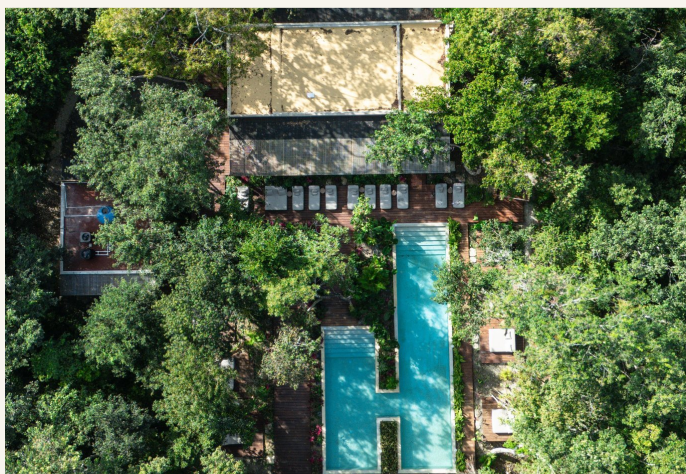
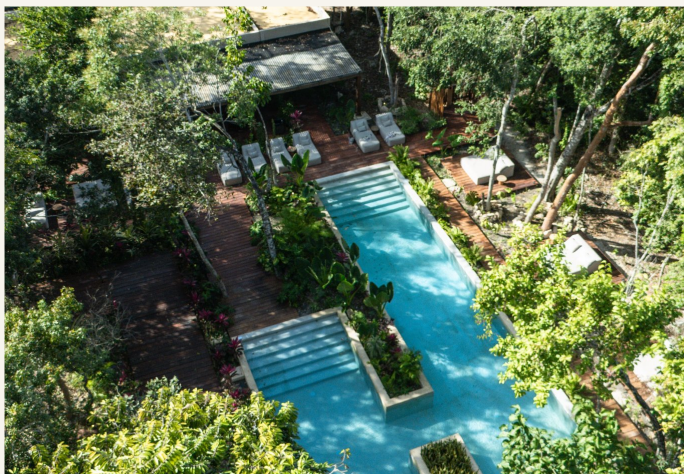
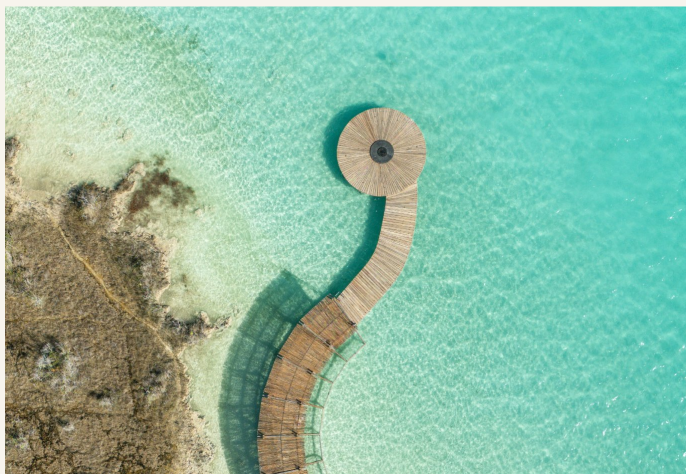
The project combines lagoonfront surroundings with access to Bacalar town. The developer's brochure places the community approximately 5 minutes from downtown Bacalar and highlights its location near the Tren Maya corridor. The location map also identifies well-known local landmarks such as Fort San Felipe, Cenote Negro, Cenote Azul and the Pirates' Channel.

Technical sheet

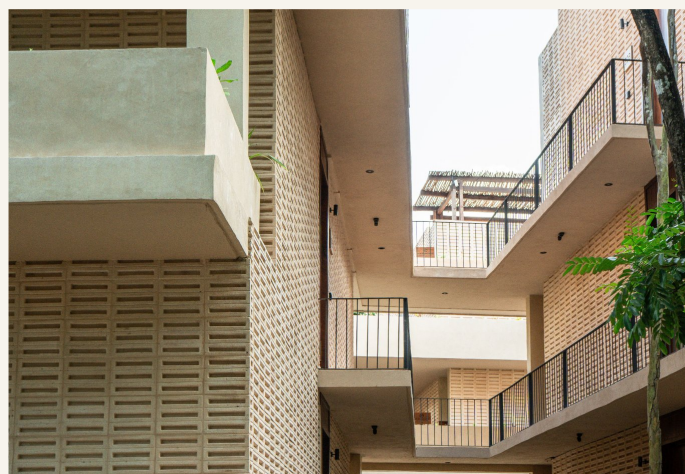
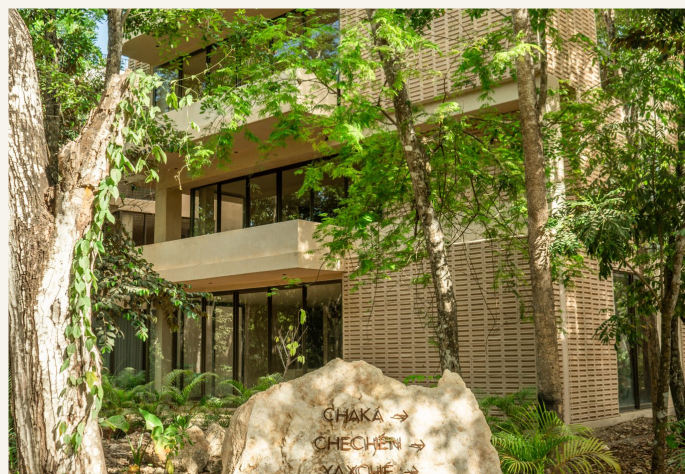
How large are these 1 to 3-bedroom condos for sale in Bacalar? Documented layouts start at 95.91 m² total for a 1-bedroom residence with terrace and reach up to 278.64 m² when combining the 3-bedroom interior area with its equal-sized roof garden. Is this an early-stage presale? No. Phase 1 has been completed and Phase 2 is nearing delivery, although the exact contractual handover date still needs to be confirmed.

For U.S. and Canadian buyers comparing Bacalar real estate based on ROI, several figures are still required before calculating a reliable cap rate: current asking prices, HOA fees, short-term rental regulations, closing costs and exact available inventory. Once these figures are confirmed, the remaining Phase 2 residences can be compared against both completed and presale inventory in Bacalar. Contact L'Agence for current availability, payment terms, floor plans and the complete technical package.

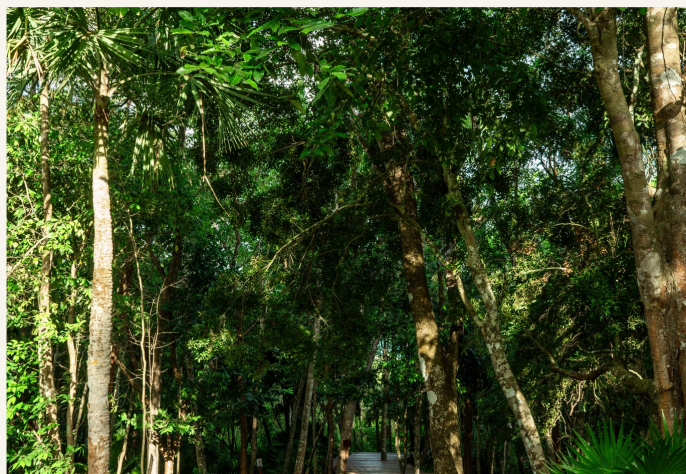
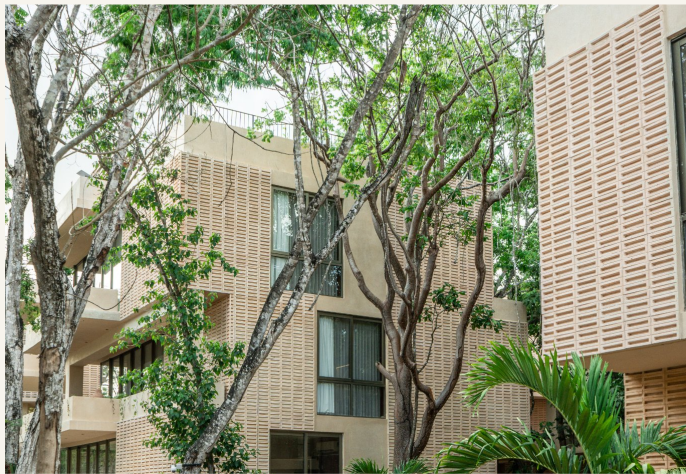
Gallery 1/4



Gallery 2/4



Gallery 3/4

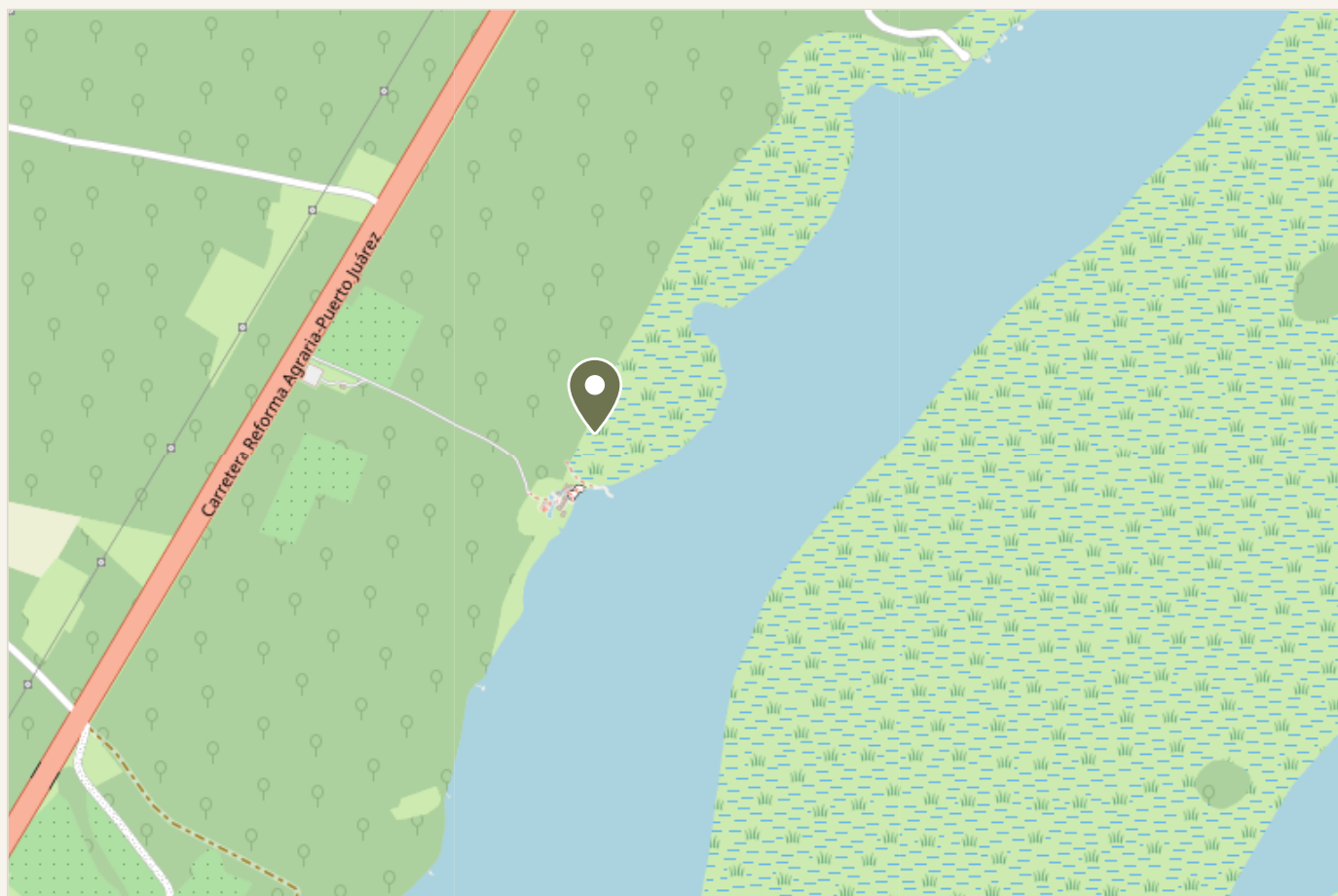


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Bacalar, Quintana Roo

Coordinates: 18.6155, -88.4255

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