



## 1 TO 3-BEDROOM CONDOS IN BACALAR WITH PRIVATE POOLS

From \$4,910,000  
MXN

PRICE

1

BEDROOMS

1

BATHROOMS

121 m<sup>2</sup>  
1302 ft<sup>2</sup>

AREA

Bacalar

Quintana Roo

LOCATION

### DESCRIPTION

These 1 to 3-bedroom condos for sale in Bacalar are part of a mixed-use residential development positioned in the heart of Bacalar with views toward the Lagoon of Seven Colors. The project consists of only 25 residences and offers one-, two- and three-bedroom floor plans. One of its most distinctive documented features is that every residence includes a private pool, located either on the apartment terrace or on its rooftop. The range of layouts provides options for different ownership and investment strategies.

The most compact 1-bedroom residence measures 63 m<sup>2</sup> and includes one full bathroom, kitchen, dining area and private pool. Additional 1-bedroom configurations measure 72, 78 and 89 m<sup>2</sup>, while selected upper-level units with private roof gardens reach 121 m<sup>2</sup>. The 2-bedroom residences include 2 full bathrooms and documented floor areas ranging from 102 m<sup>2</sup> to 150 m<sup>2</sup> in standard configurations. Several layouts also feature a lock-off system, allowing portions of the condo to function with greater independence....

# Technical sheet

|             |                                           |
|-------------|-------------------------------------------|
| TYPE        | Apartment                                 |
| OPERATION   | Sale                                      |
| PRICE       | From \$4,910,000 MXN                      |
| BEDROOMS    | 1                                         |
| BATHROOMS   | 1                                         |
| AREA        | 121 m <sup>2</sup> / 1302 ft <sup>2</sup> |
| LOCATION    | Bacalar, Quintana Roo                     |
| COORDINATES | 18.6674, -88.3962                         |

## FULL DESCRIPTION

...For buyers considering short-term rentals, this flexibility may be useful for accommodating different guest groups or separating personal and rental use, although actual rental rules still need to be confirmed. Selected rooftop versions increase the total area to 195 m<sup>2</sup> or 216 m<sup>2</sup>.

The largest documented layout is a 3-bedroom residence with 3.5 bathrooms, a double lock-off configuration and a private pool. The standard version measures 152 m<sup>2</sup>, while the roof-garden version reaches 248 m<sup>2</sup>. The brochure indicates an intended guest capacity of 8 to 10 people for this layout.

In addition to the private pools, these 1 to 3-bedroom condos for sale in Bacalar offer shared amenities designed for both lifestyle and remote-work use. Amenities include a ground-floor main pool, rooftop pools, lounge areas, covered seating and relaxation spaces, hammocks, petanque courts, coworking facilities, a gym and landscaped gardens. The shared third-level rooftop specifically includes three pools, sun decks, hammock areas and shaded pergolas with lagoon views.



## Technical sheet

The property has 23 parking spaces and two commercial spaces with terraces. The documented material palette includes local wood, marble flooring and pigmented concrete or mortar finishes.

Do all of these 1 to 3-bedroom condos for sale in Bacalar have private pools? Yes. The project's documentation specifies a private pool for each apartment, located either on the terrace or rooftop depending on the unit. How large are the residences? The current brochure documents layouts from 63 m<sup>2</sup> up to 248 m<sup>2</sup> for a 3-bedroom unit with roof garden.

For U.S. and Canadian buyers evaluating Bacalar real estate for short-term rentals, the current purchase price, HOA fees, delivery date, rental regulations and closing-cost assumptions still need to be confirmed before calculating a reliable cap rate or projected return. Contact L'Agence to receive current inventory, floor plans, payment terms and the complete technical package.

## Gallery 1/4





## Gallery 2/4



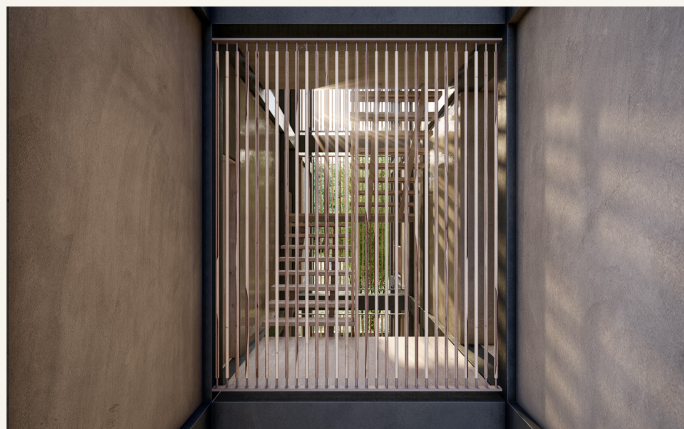


## Gallery 3/4





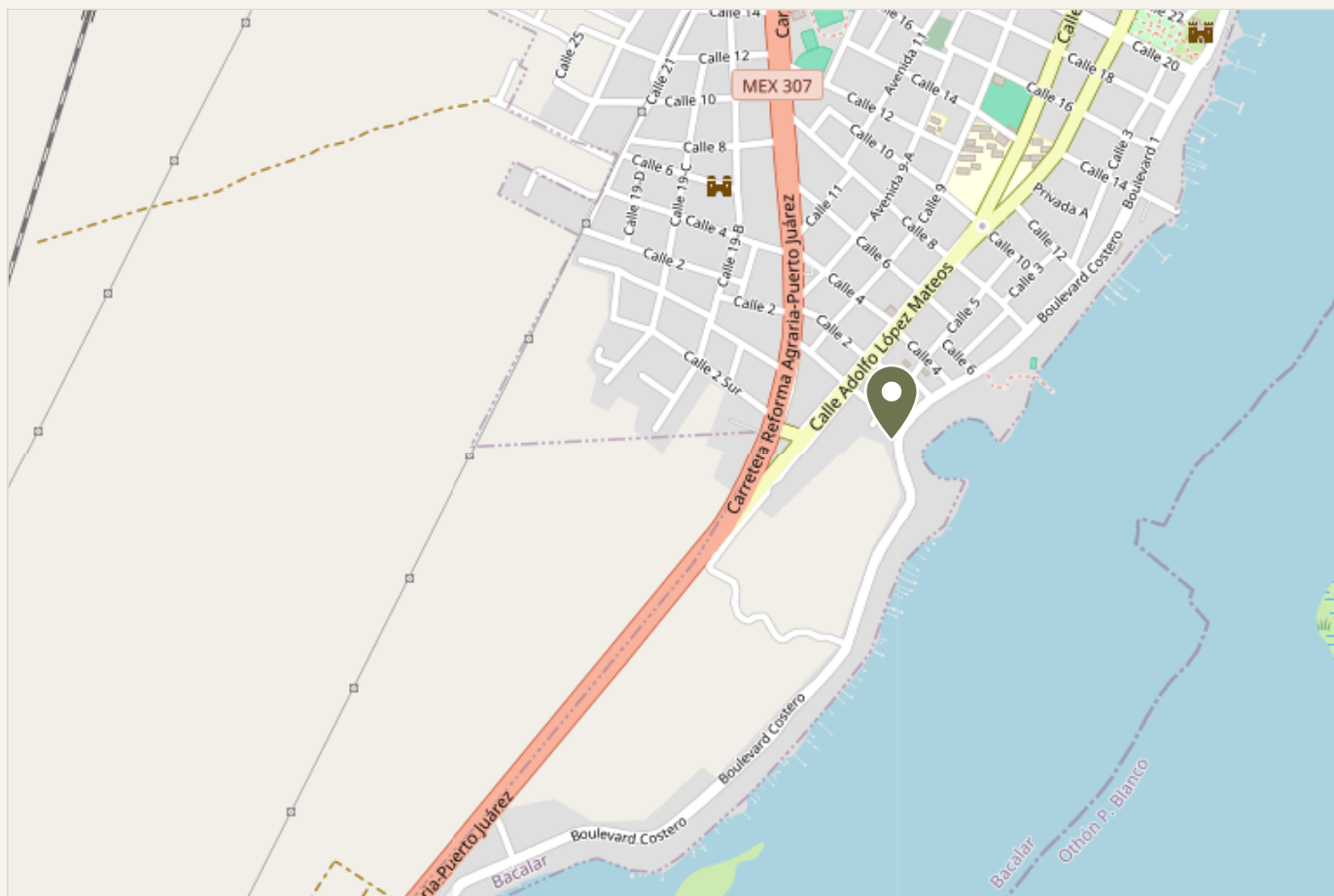
## Gallery 4/4



[SEE FULL GALLERY](#)



# Location



## LOCATION

### Bacalar, Quintana Roo

Coordinates: 18.6674, -88.3962

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