



1 & 2-BEDROOM TOWNHOUSES IN BACALAR WITH PRIVATE POOL

From \$3,900,000
MXN

PRICE

1

BEDROOMS

2

BATHROOMS

149 m²
1604 ft²

BUILT

Bacalar

Quintana Roo

LOCATION

DESCRIPTION

These 1 and 2-bedroom townhouses for sale in Bacalar belong to a boutique development of only four independent residences, designed for buyers who value privacy, private outdoor space and a smaller-scale residential setting. Every townhouse offers 164 m² of total usable area and includes a private pool, garden, terrace, equipped kitchen, living and dining area, laundry space and private parking. The project is currently under construction, and the July 2026 inventory shows three residences available and one sold.

Both layouts provide the same 164 m² total area but allocate the space differently. The 1-bedroom townhouse includes 66 m² of interior space and 98 m² of terraces and garden, with one bedroom and 2 full bathrooms. The 2-bedroom townhouse provides 98 m² indoors and 66 m² of terraces and garden, with 2 bedrooms and 2.5 bathrooms. In both configurations, the pool and garden are private rather than shared amenities. Location is a key feature of these 1 and 2-bedroom townhouses for sale in Bacalar....

Technical sheet

TYPE	House
OPERATION	Sale
PRICE	From \$3,900,000 MXN
BEDROOMS	1
BATHROOMS	2
BUILT AREA	149 m ² / 1604 ft ²
LOCATION	Bacalar, Quintana Roo
COORDINATES	18.6911, -88.3905

FULL DESCRIPTION

...The brochure places the property in the heart of Bacalar, one block from the ADO bus terminal, 3 minutes from Bacalar Lagoon, 5 minutes from downtown Bacalar, 8 minutes from the Tren Maya station, 30 minutes from the Ichkabal archaeological site and 35 minutes from Chetumal International Airport. This positioning gives owners access to transportation, town services and the lagoon without relying on a large resort-style master plan.

Owners and their guests will also have access to a private club beside the Lagoon of Seven Colors. This separate lagoon amenity complements the private pool at each townhouse and adds an additional recreational component for both personal stays and guest use. How much does a townhouse with a private pool in Bacalar cost? The July 2026 price list sets the 1-bedroom residence at MXN \$3,900,000 and the 2-bedroom residence at MXN \$4,900,000. Using the exchange rate consulted on August 25, 2026, those prices are approximately USD \$230,136 and USD \$289,145. How large is each townhouse? Both configurations provide 164 m² total, with the main difference being how much space is allocated to interiors versus terraces and garden.

Technical sheet

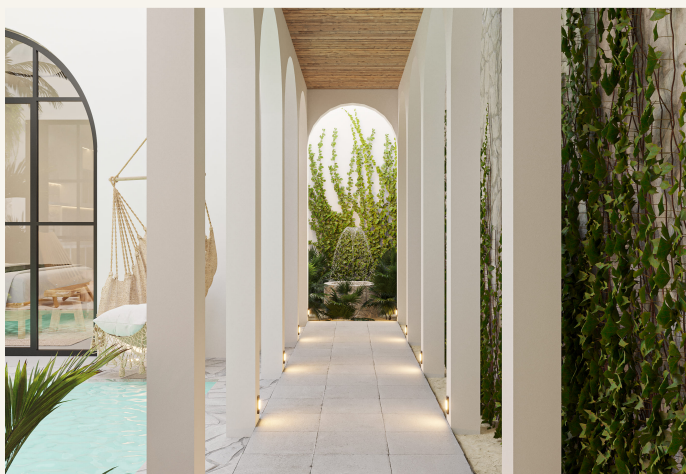
For buyers evaluating short-term rental potential, the combination of a private pool, lagoon club access and proximity to central Bacalar creates a flexible product for personal use and vacation stays. The sales material specifically presents the residences as spaces that can be enjoyed or rented, but it does not provide historical occupancy, average daily rate, cap rate or maintenance fees. Those numbers should therefore be evaluated only once current operating assumptions and condominium costs are confirmed.

Published payment terms include 40% down with the remaining 60% over 8 monthly installments; 70% down with 30% over 8 installments and a 2% discount; or 90% down with the remaining 10% tied to delivery and a 3% discount. Contact L'Agence to verify which of the three remaining residences matches your preferred layout and to receive current contractual, payment and availability information before reserving.

Gallery 1/3



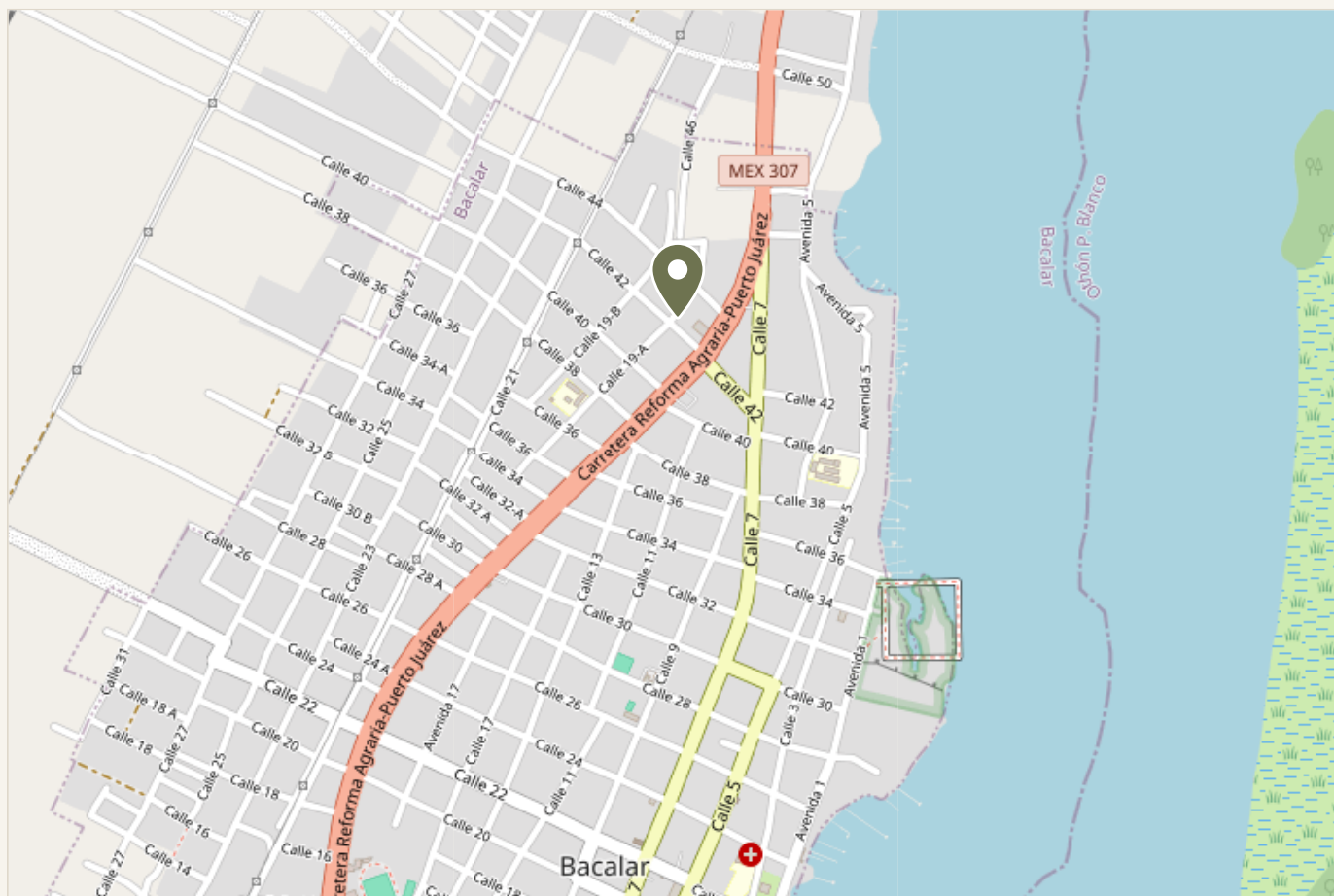
Gallery 2/3



Gallery 3/3



Location



LOCATION

Bacalar, Quintana Roo

Coordinates: 18.6911, -88.3905

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