



QUINTA PARADISUA

HOTELIER PROJECT

Cancún - México

SUMMARY

Location: Km 10.5 Carretera
Cancún- Aeropuerto, Cancún,
Quintana Roo, México.

Year built: 2000

Square meters: 34,750 m²

Built square meters: 4,100 m²

Features:

- Security booth
- Comercial Premises- 971 m²
- Office -90 m²
- 2 Chapels
- Family House-1,140 m²
- Pool - 150 m²
- En-suite rooms:
21 distribuidas en 1140 m²
- Stables- 180 m²
- Manege - 25 m diameter
- Artificial pond
- Gardens - 10,000 m²



Price: \$5,000,000 USD

DESCRIPTION

DREAMLIKE HOUSE JUST A FEW KILOMETERS AWAY FROM RIVIERA MAYA IN CANCUN, MEXICO.

Located at km 10.5 of the Cancun - Airport highway, which is the entrance to this beautiful city and connects directly with the areas of most significant tourist and commercial development.

- **Airport** - 15 minutes
- **Universities area**- 15 minutes
- **Hotel zone**- 20 minutes
- **Cancun center**- 20 minutes
- **Puerto Morelos** - 25 minutes
- **Riviera Maya** - 30 minutes
- **Playa del Carmen** - 1 hour



La Quinta Paradisua was built in **2000** as a family house. Since 2015 the owners have been adding various facilities in order to transform the construction into a future hotel spa. Its location is key. Disconnected from the city, but just 15 minutes away from Riviera maya and the Hotel Zone, a world-renowned centre for tourism.

DISTRIBUTION



The land is divided into 2 levels. **Zone A**, at street level, has 2 principal entrances. The rest of the development extends to a lower level in **Zone B**, this lower level has a lower temperature due to the tropical vegetation that offers shade and privacy.

ZONE A – STREET LEVEL

- 1. Security booth-** Room with 24 hour security, access to security cameras and access directly to the main entrance.
- 2. Commercial area-** 971 m² distributed in 4 premises in 2 floors.
- 3. Small chapel**
- 4. Office / Reception - 90 m²**

ZONE B - LOWER LEVEL

- 5. En-suite rooms** - 21 suites 75% constructed
- 6. Family house-** 1,140 m² distributed over 2 floors, pool of 150 m² and garden area.
- 7. Main chapel**
- 8. Maintenance room** - storage room with tools and maintenance equipment.
- 9. Manege**
- 10. Artificial Pond**
- 11. Stables** - 4 stables distributed over 180m²

PROJECT

The location, architecture and details of the property make Quinta Paradisua an unmissable opportunity to create a unique tourist development. Cancun is one of the most visited cities in the world, the residence is at the principal highway that connects the most developed local areas. It offers a special location that is a total tropical paradise, peaceful, private and with a unique aesthetic.

The construction is at a highly developed stage but it is important to note that it needs further construction and maintenance in order to finish the project to 100%. The latest hurricanes have caused some damage to the property, mainly Delta in 2020. The damage consists of fallen trees and deterioration in the fence that surrounds the property. The general areas throughout the property are in good condition but in need of maintenance and they present some deterioration due to the tropical weather.

