



COZUMEL, MEXICO

VILLA MARGARITA \$469,000 USD

Villa Margarita is an excellent investment property featuring a main house with 3 bedrooms and 4 bathrooms, as well as two modern one-bedroom, one-bath apartments that generate enough income to comfortably live in Mexico.



Located in the prestigious Corpus Christi neighborhood, south of downtown Cozumel, this villa offers a relaxing and comfortable atmosphere with all the amenities needed to enjoy life in Mexico. The main house's ground floor includes three bedrooms, each with its own bathroom, plus an outdoor shower next to the large Jacuzzi—providing the best of indoor-outdoor living. The home combines classic modern American design with a Mexican twist, featuring open floor plans and Mexican-style furnishings that create a charming tropical ambiance.

Location: 15 Avenida sur Bis entre 21 y 23, Andrés Quintana Roo. Cozumel, Mexico.

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MODERN AND COZY DESIGN



- 14 rooftop solar panels
- Automatic LP electric generator
- 300-liter LP gas tank
- Alarm system
- Fully furnished.
- 5 inverter air conditioners
- Reverse osmosis drinking water system
- New kitchen appliances
- Natural quartz kitchen sink
- Persiana shutters
- 2 sets of washers and dryers
- Large ozone Jacuzzi for six



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INCOME-GENERATING APARTMENTS

The two upper-level apartments are independent one-bedroom, one-bathroom units, each featuring its own private terrace. Both are fully furnished and equipped with modern amenities, including inverter air conditioning and contemporary finishes. These apartments provide a steady monthly income, offering an excellent opportunity for generating passive revenue while enjoying the comfort and privacy of the main house below.



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