

# VILLA MARGARITA

15 Av. Bis entre 21 y 23, Andrés Quintana Roo. Cozumel, Mexico.



FOR SALE

**\$489,999 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.



# VILLA MARGARITA



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.



The kitchen offers ample space and convenient features, perfect for preparing meals or entertaining guests. Dine at the elegant square table for eight or opt for a more casual meal at the kitchen island. The spacious living room, complete with a large, comfortable sofa, leads directly to a private tropical garden oasis, where you'll find a large Jacuzzi and an outdoor shower.

Contact us  
[www.bvpropertiescozumel.com](http://www.bvpropertiescozumel.com)

# MAIN HOUSE



## KEY FEATURES:

- 14 rooftop solar panels
- **Automatic 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



Contact us  
[www.bvpropertiescozumel.com](http://www.bvpropertiescozumel.com)

# TWO APARTMENTS

Upstairs terraces are accessible from each apartment, offering additional outdoor living spaces.



Contact us  
[www.bvpropertiescozumel.com](http://www.bvpropertiescozumel.com)