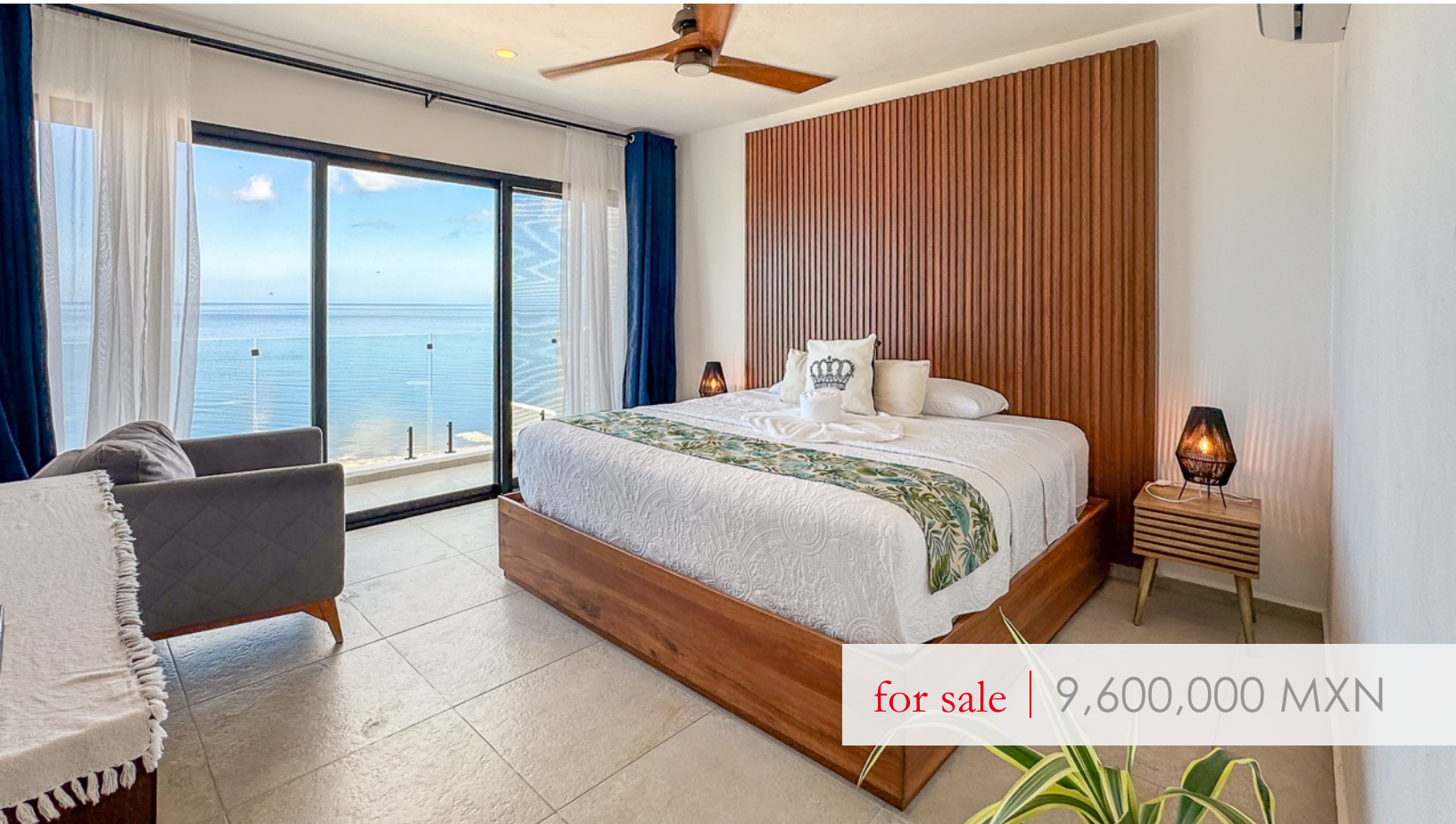


CONTEMPORARY BEACHFRONT RETREAT WITH PANORAMIC GULF VIEWS IN CHABIHAU

Yucatán | Chabihau



Property Code | YPS-02-0224

Highlights

- **ELEGANT BEACHFRONT PROPERTY** in the tranquil fishing village of Chabihau
- **FULLY FURNISHED** and stylishly equipped
- **COMPREHENSIVE AMENITIES**, including a Lithium battery system for an uninterrupted power supply
- **MOVE-IN READY** (Year of construction: 2023)
- **DIRECT BEACH ACCESS**, oceanfront pool & expansive terraces
- **BRIGHT, MODERN LAYOUT** with double-height entrance and open-concept design
- **CLEAR TITLE**

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At a Glance

- **Lot:** 220 m² (2,368 ft²)
- **Construction:** 242 m² (2,604 ft²)
- **Bedrooms:** 3
- **Bathrooms:** 4.5
- **Year Built:** 2023
- **Location:** Chabihau, Yucatán – beach front
- **Special Features:** Two car garage, Lithium battery system, air conditioning throughout, ocean front terrace and pool, etc.
- **Condition:** Fully furnished, excellent condition, turnkey

Property Description

This exceptional beachfront residence combines contemporary design, refined finishes, and an unbeatable location along the stunning Yucatán Riviera. Completed in 2023 and offered fully furnished, the home is thoughtfully designed for comfort, style, and year-round coastal living. Large windows and open spaces bring in abundant natural light while showcasing sweeping views of the Gulf of Mexico.

Elegant furniture, high ceilings, and premium materials create an inviting modern atmosphere. Whether enjoyed as a private coastal retreat, a full-time residence, or a high-demand rental property, this home delivers an unparalleled beachfront experience.

A key feature is the lithium battery backup system, ensuring consistent power and peace of mind—an essential advantage for coastal properties in the region.

The outdoor areas are equally impressive: a sparkling oceanfront pool, shaded terraces, and direct beach access via a private staircase make every sunset unforgettable.

 **Schedule Your Private Viewing Today!**

Location

Nestled along one of the most scenic stretches of the Yucatán Gulf Coast—often referred to as the Yucatán Riviera—this home enjoys a privileged position in the peaceful fishing village of Chabihau. Known for its pristine white sands, swaying palms, and unspoiled natural beauty, the coastline between San Bruno and Dzilam de Bravo offers a rare blend of serenity and authenticity.

Chabihau remains refreshingly untouched by mass tourism, offering a calm environment ideal for relaxation, water activities, and connecting with nature. Local convenience stores and small eateries are within easy reach, while larger services and amenities are available in nearby Telchac Pueblo and Motul.

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The property is situated west of the town center, in a quiet, safe, and easily accessible neighborhood, directly on the beachfront, ensuring unobstructed ocean views and ultimate privacy.

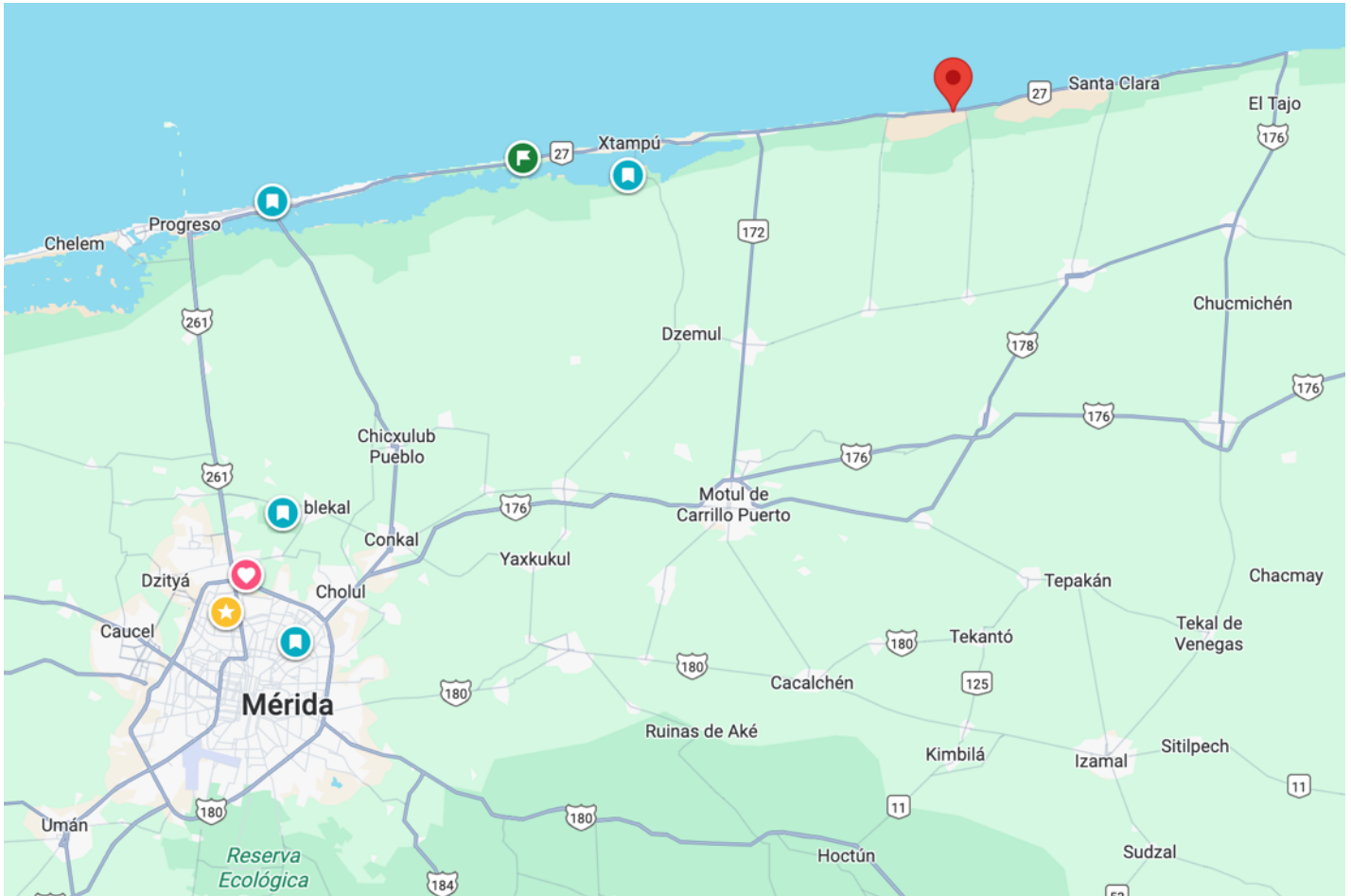
Nature lovers will appreciate the nearby lagoons and mangrove reserves, home to flamingos, pelicans, herons, and even alligators. For culture and history, the Mayan ruins of Xcambó, just 26 km (16 mi) away, offer a peaceful archaeological site with a unique spiritual atmosphere.

For shopping, dining, and cosmopolitan energy, Mérida lies just about an hour away. The vibrant capital offers everything from gourmet restaurants and museums to modern malls, hospitals, and international retailers such as Costco and Home Depot.

DISTANCES FROM THE PROPERTY TO

- Ancient Mayan Ruins of Xcambó | 26 km (16 mi)
- Progreso | 58 km (36 mi)
- Mérida Altavrisa | 75 km (47 mi)
- Mérida Centro – Paseo de Montejo / Remate | 81 km (50 mi)
- Mérida International Airport | 100 km (62 mi)
- Ancient Mayan Ruins of Chichen Itza | 136 km (85 mi)
- Cancún International Airport | 325 km (202 mi)

PROPERTY LOCATION



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Property Layout

GROUND FLOOR

- Double-height, bright entrance hallway
- Guest bathroom
- Spacious open plan living and dining area with panoramic ocean views
- Access to the oceanfront terrace and pool area
- Fully equipped kitchen with wooden cabinetry, granite countertops, and a breakfast bar
- Utility/laundry/storage room accessible from both the garage and kitchen
- Garage for 2 cars

UPPER FLOOR

- Bedroom one with a private bathroom
- Bedroom two with a private bathroom and an oceanfront balcony with magnificent views
- Master suite with an en-suite bathroom, walk-in closet, and oceanfront balcony with spectacular ocean and sunset panoramas

OUTDOORS

- Elegant, partially covered walkway connecting the front area to the ocean terrace
- Full bathroom for pool and terrace use
- Oceanfront swimming pool
- Partially covered terrace ideal for lounging and dining
- Private staircase providing direct access to the beach

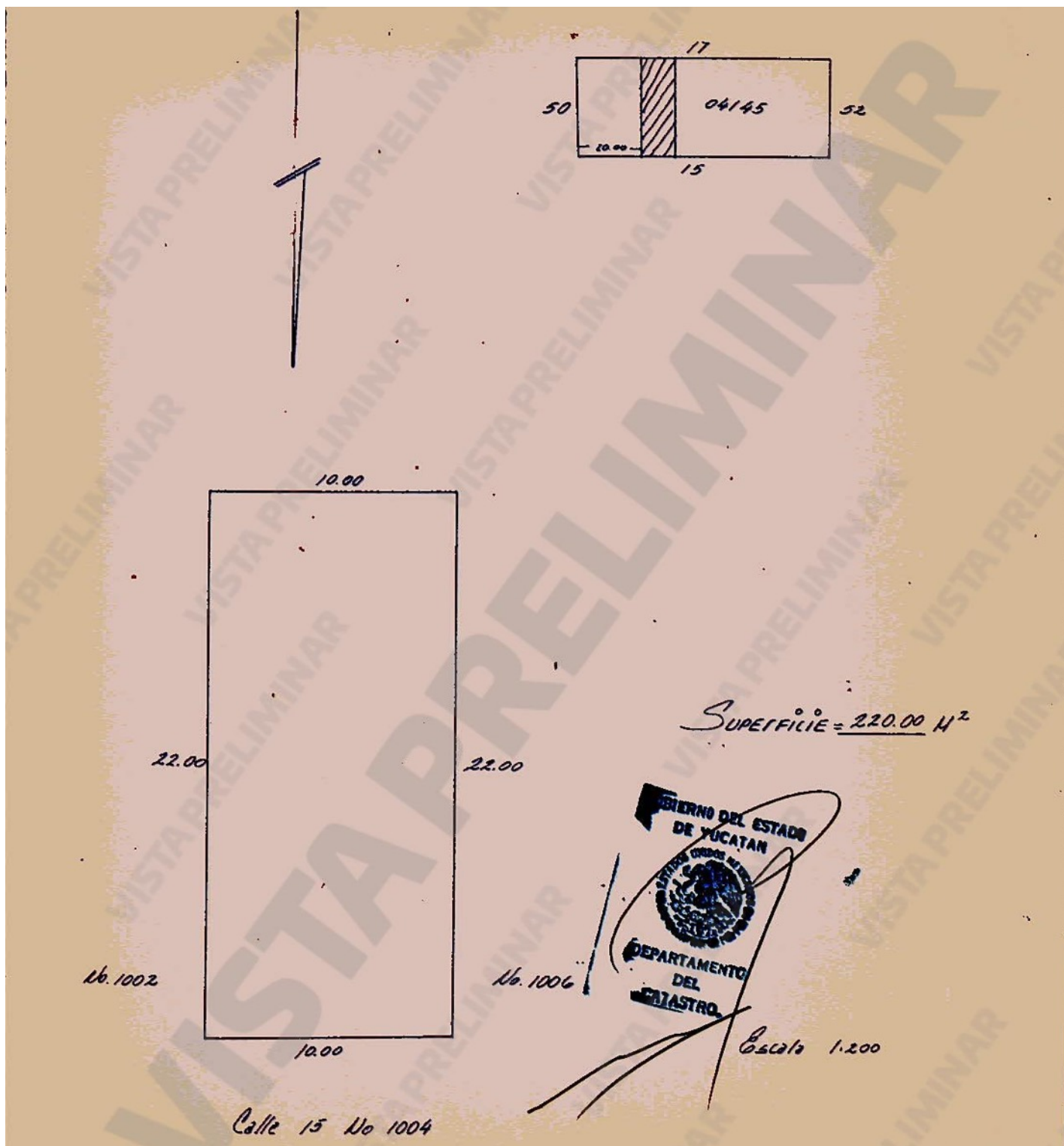
GENERAL FEATURES

- Air conditioning and ceiling fans in all bedrooms and the living area
- Lithium battery system for continuous power supply
- Gas stove, oven, and cooker hood
- Large refrigerator and microwave
- Washer and dryer
- Tiled floors throughout
- Water pressure system
- Private well
- Fully furnished and turnkey

Floor Plan



YUCATAN PROPERTY SCOUTS



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Picture Selection



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