







Esta imagen, los acabados y materiales que se muestran son meramente representativos y podrán cambiar sin previo aviso.



## BRAND NEW CONDOMINIO

Perfectly located in the heart of Playa del Carmen, one block from Walmart, 5 blocks from 5th ave and walking distance to the beach, restaurants, shops, supermarkets, ferry, ...

.....

**Land Area:** 2,209 square meters (23,778 square feet)

**Units:** 144 Apartments

**Levels:** Basement + 6 Levels + Roof & Solarium

**Central Park:** Over 500 square meters (5,382 square feet)

**Delivery Date:** March 2027 (34 months)

**Pre-sales Start:** May 15, 2024

**Unit Types:** Studios from 41 m<sup>2</sup> (441 sq ft), 1 Bedroom from 52 m<sup>2</sup> (560 sq ft), and 2 Bedroom Lock Off from 77 m<sup>2</sup> (829 sq ft).

**Payment Facility:** 30% down payment and balance payable with a bank loan

Prices for studios start from : 2.560.400 MXN – Prices for 1 bedroom start from : 3.164.137 MXN

Prices for 2bd start from : 5.700.000 MXN

- **Pool and Semi-Olympic Swimming Lane**
- **Library**
- **Play Room**
- **Social Area Three Barbecues (gas) and Dining Area**
- **Self-Service Laundry and Waiting Area**
- **Jacuzzi Pool**
- **Children's Pool**
- **Solarium**
- **Content Creator Studio** (recording studio for musicians, podcasts, influencers, etc.)



8th North Street

- Lobby
- Luggage Storage
- Parcel Storage
- Gym
- Co-working & Business
- Center Kid's Club
- Central Park
- Outdoor Yoga Area
- Fire Pit and Social Area
- Water Fountain
- Four Elevators
- Underground Parking Access  
(63 parking spaces)



35th North Avenue

6th Bis Street









## STUDIO











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# FLOOR PLANS AND TYPOLOGIES





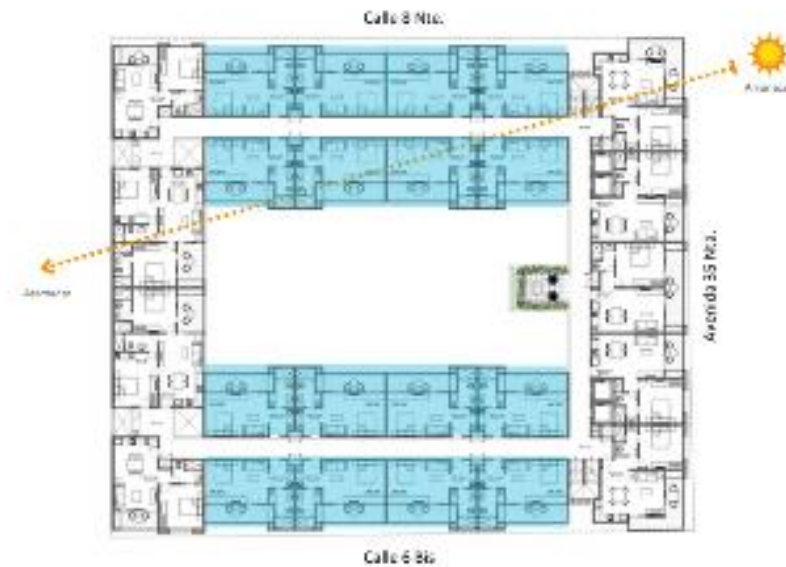
### STUDIO APARTMENT

(TYPE C)

**Full Equipment.**

Kitchen, dining area, living room, and large corner terrace with an external or internal view. Closet in bathroom.

**447.79 Feet<sup>2</sup> Total**







### 1-BEDROOM APARTMENT

(TYPE A)

Full Equipment.

Kitchen, dining area, living room, and terrace with an external view. Bedroom with double entry (ensuite bathroom).

560.76 Feet<sup>2</sup> Total















### 1-BEDROOM APARTMENT

(TYPE F)

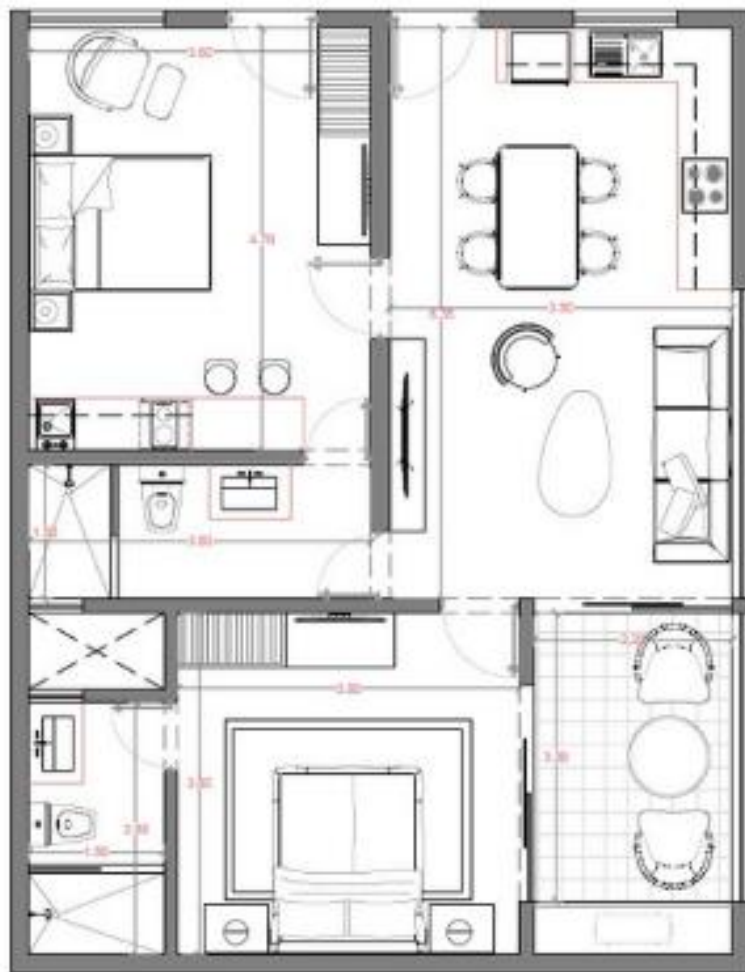
#### Full Equipment

Kitchen, dining area, living room, and terrace with an external view. Bedroom with double entry (ensuite bathroom).

**560.76 Feet<sup>2</sup> Total**







Typologies

## 2-BEDROOM LOCK-OFF APARTMENT

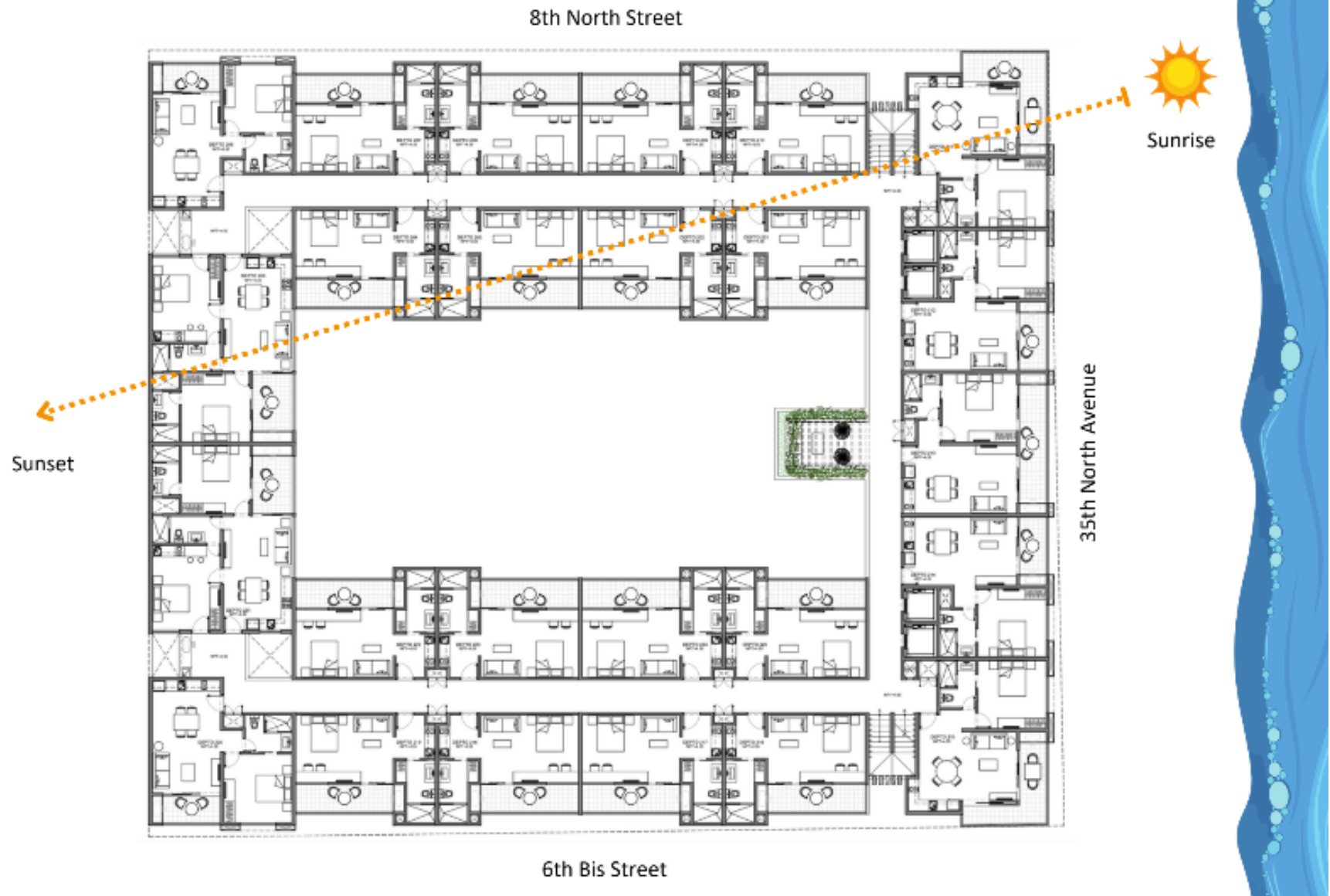
(TYPE B)

### Full Equipment.

Kitchen, dining room, living room, and a terrace with an interior view of the central park. Two bedrooms with double entry (ensuite bathroom) and one bedroom with a separate entrance, fully equipped for independent vacation rental as a studio.

**834 Feet<sup>2</sup> Total**









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3D Museum of Wonders

CENTRO

Playa del Carmen

La Quinta Avenida

Parque Los Fundadores

CARMEN

CALICA

ue La  
a, de  
Fauna  
ra de...

OMINIO  
MONAS  
KACAP



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Kat Ty

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