



# Large condo of 413 m2 with garden, cenote, pool, 400 meters from the beach, on the golf course, pre-construction-sale Playacar

<i>ID: DPC280-4</i>	<i>Location: Playa del Carmen</i>
<i>Zone: Playacar Phase II</i>	<i>Type: Condos</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Levels: 1</i>	<i>Parking(s): 2</i>
<i>Construction: 413 m2 / 4,445.53 ft</i>	





Diseño abierto  
Open design



Penthouse con alberca privada,  
unidades limitadas, preguntar disponibilidad  
limited units ask availability



Ventanas de pared completa y vistas verdes

Full wall windows with green view



Espacios amplios  
Wide spaces



Cocina con diseño abierto

Open design kitchen



Ventanas de piso a techo  
Floor to ceiling window



Planta baja con jardin  
unidades limitadas preguntar disponibilidad

Ground floor units with garden  
limited units ask availability



Medio baño

Half bathroom







Terraza amplia, estilo de vida interior-exterior  
Wide terrace, indoor-outdoor lifestyle



Gimnasio 24 horas

24 Hours gym

Cenote en el condominio  
amenidad unica  
Cenote inside the condominium  
unique amenity

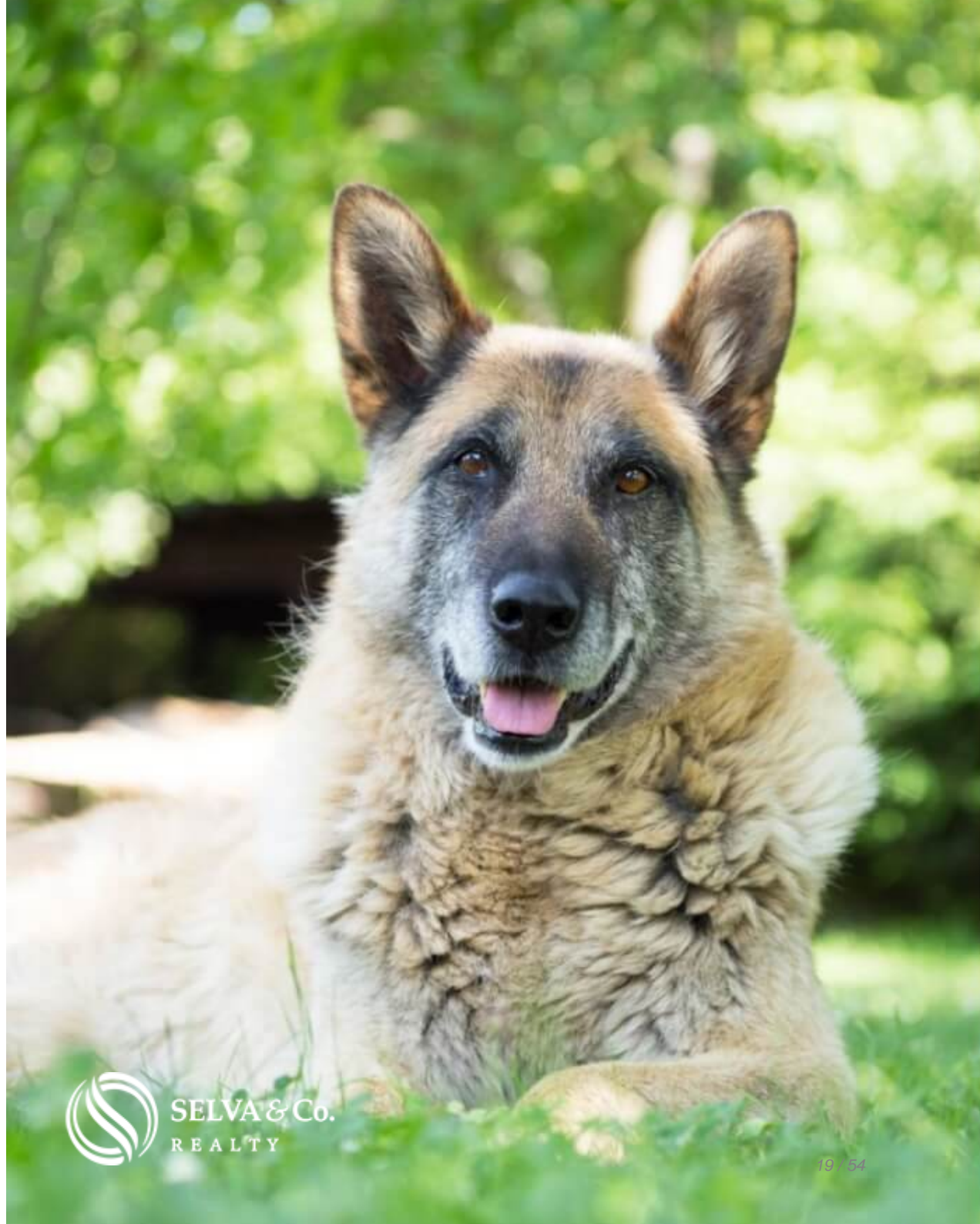


Area de juegos para niños

Kids playground



Senderos rodeados de naturaleza  
Trails surrounded by nature



Parque para mascotas

Pets park



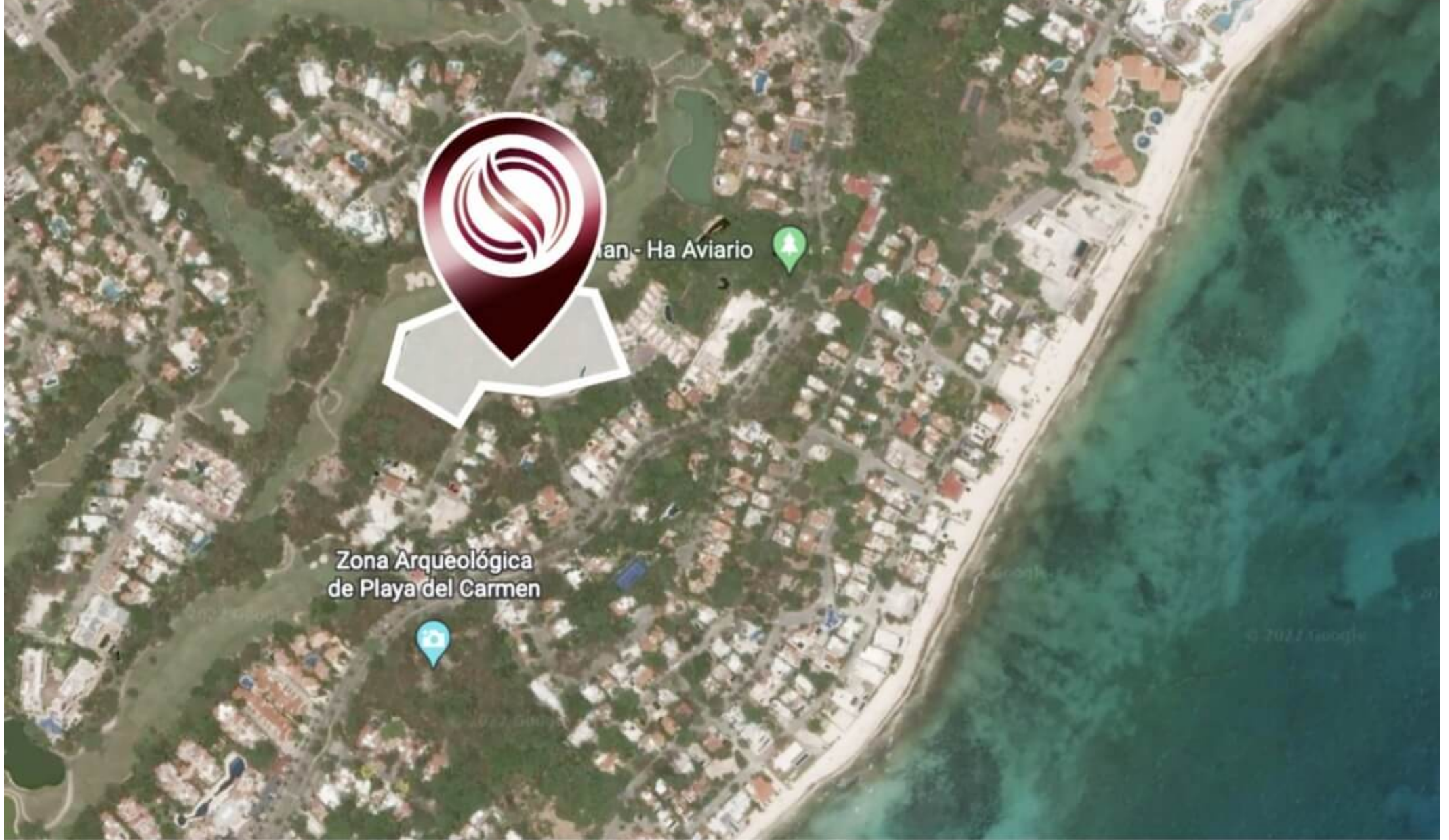
Edificio rodeado de verde

Building surrounded by green









## Ubicacion Location

# PLAYA COCO

[www.SelvaCoRealty.com](http://www.SelvaCoRealty.com)







## REEF PLAYACAR

Los residentes de Playacar tienen acceso al club de playa del hotel y servicio a la carta

Owners of Playacar have access to Reef Hotel beach club with a la carte service









**PLAYACAR**  
**CENTER**  
SHOPPING MALL

**ART**  
**ARTE**

 SELVA & Co.  
REALTY



Playacar Center  
Plaza comercial al aire libre  
en Playacar

Playacar Center  
Outdoor Shopping mall  
at Playacar

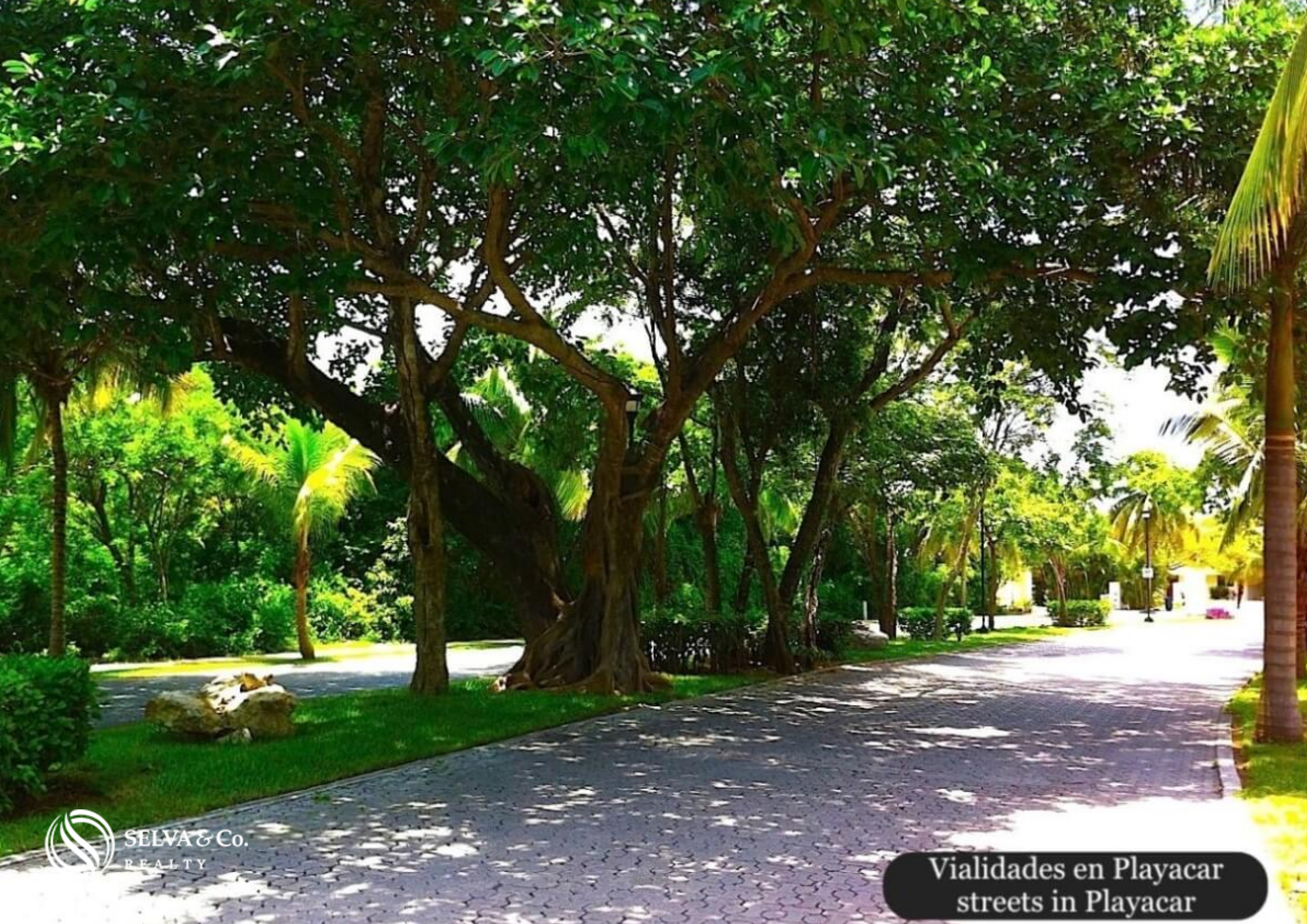




35 / 54

Campo de golf Playacar  
Playacar golf Course







Consume diseño  
consume local

SIM

Pop up fashion boutique  
Space for local designers  
in Playacar Center

**SIM/LA**  
POP UP STORE

 SELVA & Co.  
REALTY  
La Pop Up Fashion Boutique  
Espacio de diseñadores locales  
Playacar Center

**PLAYACAR**  
**CENTER**  
SHOPPING MALL



Quinta Avenida  
Fifth Avenue

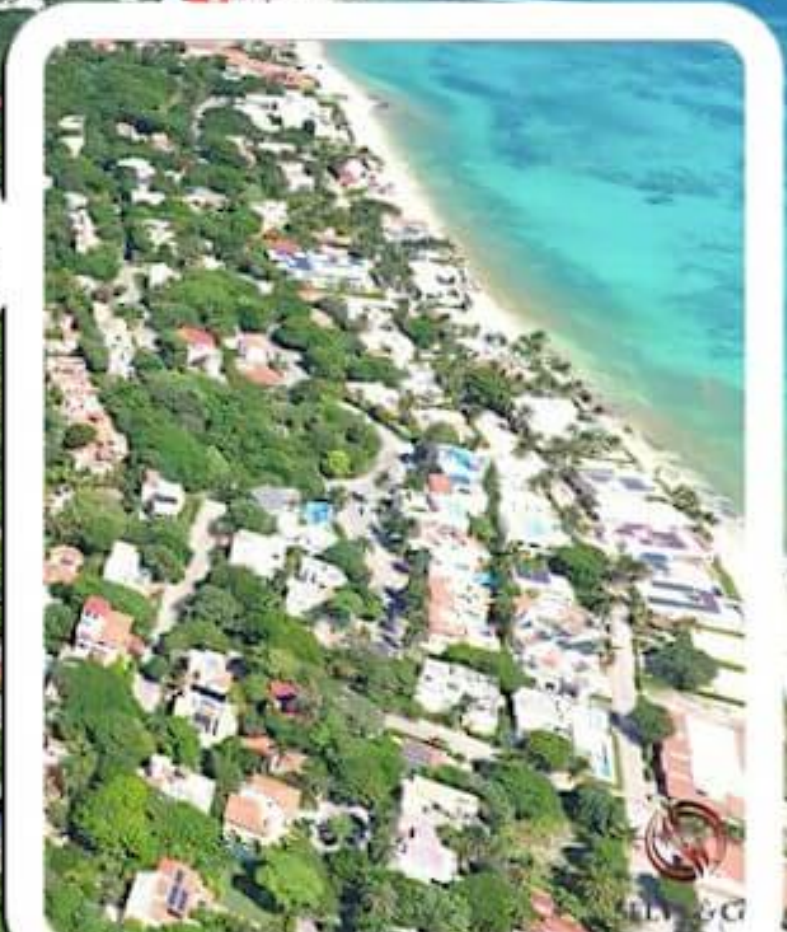
  
Aeropuerto para vuelos privados  
Private jet Airport

Campo de Golf - Golf Course

Playacar Fase 1  
Playacar phase 1

Playacar Fase 2  
Escuelas,  
centros comerciales,  
tienda organica,  
spa, salon de belleza y mas

Playacar Phase 2  
Schools, shopping malls,  
organic food store,  
spa, beauty salon and more





## Description

DPC280-4

Large condo of 413 m2 with garden, cenote, pool, 400 meters from the beach, on the golf course, pre-construction-sale Playacar

Luxury apartment with unparalleled views of the golf course. Total privacy and spectacular views.

Unique concept specially designed for those families who enjoy contact with nature and outdoor life.

WALKING DISTANCE FROM THE BEACH

This apartment is located 400 meters away from the beach.

## CENOTE

Private cenote, a charming natural space. Unique amenity.

## GYM

Designed to inspire and motivate you, our 24/7 state-of-the-art fitness center features the latest cardio machines and strength training equipment.

## CHILDREN'S AREA

Exclusive toy library for children's activities. Integrating games and toys into

its design, specially designed for early childhood education. As a pedagogical space it will have the purpose of stimulating physical and mental development and solidarity among children.

## PET-FRIENDLY

Your faithful furry friend has their very own dog park, with plenty of room to run free, socialize, and enjoy the lush nature.

## TRAILS

Inspired by the natural resources of the environment, circuits and spaces for walks, contemplation and meditation will be designed in its 4,200 m<sup>2</sup> of gardens.

## VIEWS

View of the golf course and the jungle.

## GREEN BUILDING

Facade designed with ornamental plants that are part of the structure, large gardens of 4,200 m<sup>2</sup> in common areas and green views on the main terrace.

## VISITOR PARKING

Visitor Parking - No more worrying about parking your visitors in your neighbors' parking lots.

## EVERYTHING FOR YOUR CAR

Car Wash that includes a valve to inflate tires.

Charger for electric cars.

## KITCHEN

Prepare the most delicious recipes in this built-in kitchen that would be the envy of any cook, with custom-made cabinets and quartz countertops. Enjoy its open design with a breakfast bar, which allows you to spend time with your loved ones while they prepare their favorite dishes.

## HIGHLIGHTS OF THE CONDO

Bright apartment with floor to ceiling windows that allow each of the most important spaces to have an entrance of natural light.

Living room with full wall window and access to the terrace that opens to create a larger space perfect for entertaining guests or indoor-outdoor living.

Private parking for 2 cars.

Marble floors.

## AMENITIES AND SERVICES

Roof Top pool with views of the Caribbean Sea.

Pool in the Jungle.

24-hour free weight and high-performance gym.

Circuits and spaces for walks.

Emergency button in each department

with automatic lock opening

front door.Storage for each department.

Garbage bin on each floor of the condominium.

Separation of organic waste for compost production.

Security accesses and common areas with

QR code.

Drinking water.

Recycling of rainwater.

Toy library for children.

Business Center.

WiFi connection in all areas of the condominium.

Doctor available 24 hours for telephone assistance and at home.

## LOCATION

This condominium is located in Playacar phase II a gated community with golf course and access to the beach, in the best location, next to the famous Fifth Avenue.

Playacar amenities:

Gated community.

24 hour security and controlled access.

Golf course.

Bicycle path and perimeter pedestrian walkway of 6 km.

Surrounded by nature and authentic Mayan ruins.

3 shopping malls with shops, spas, cafes, restaurants, organic store, all without

leaving the community.

Schools and stays for early stimulation.

Steps from the famous Fifth Avenue. You won't need the car.

Commercial Airport next to the community.

## INVESTMENT IN PRE-CONSTRUCTION

Pre-sale apartments. Delivery of the residences, April 2025.

Pre-construction prices.

Schedule your appointment to visit the area or call us to answer your questions by clicking on the contact link.

Invest safely, call us to receive a free advice.

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## Property details

- Balcony
- Elevator with direct access to the residence
- Garden
- Golf course view
- Integral Kitchen
- Marble floor
- Pet friendly
- Roof Top
- Terrace
- Eco friendly
- Exclusive Parking
- Garden view
- High Ceilings
- Luxury finishes
- Near to supermarket
- Private Garage
- Separate living and dinning room
- Tv room

## Amenities

- Guest parking
- Bicycle Racks
- Clubhouse
- Didactic Playroom
- Elevator
- Gym
- Beach Access
- Cenote
- Controlled access
- Eco friendly
- Golf Course
- Internet Access

- Jacuzzi
- Pet friendly
- Roof garden
- Shopping Plaza inside de development
- Spa
- Swimming Pool

- Kids Club
- Restaurant
- Security 24/7
- Shuttle to and from Cancun Airport
- Sundeck area

# Location





**SELVA & Co.**  
REALTY

MX 984 803 2058 / US 805 308 2900

[www.selvacorealty.com](http://www.selvacorealty.com)