



Poolside Condo, for Sale, Pelicanos, Downtown, Playa del Carmen

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|---|-----------------------------------|
| <i>ID: ERPC253</i> | <i>Location: Playa del Carmen</i> |
| <i>Zone: Downtown</i> | <i>Type: Condos</i> |
| <i>Bedrooms: 2</i> | <i>Bathrooms: 2.5</i> |
| <i>Levels: 1</i> | <i>Parking(s): 1</i> |
| <i>Construction: 106 m2 / 1,140.98 ft</i> | |



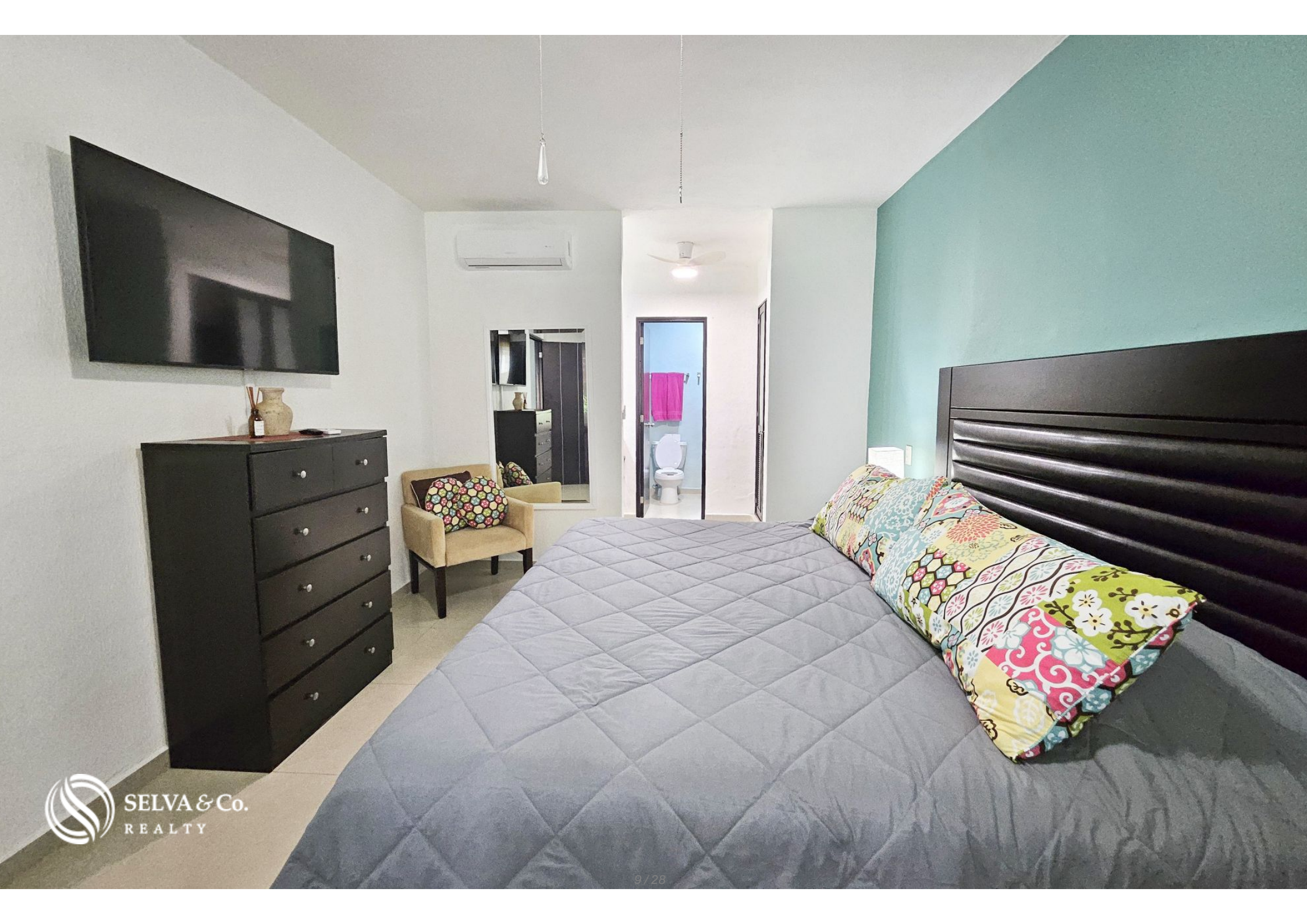


















CONDO

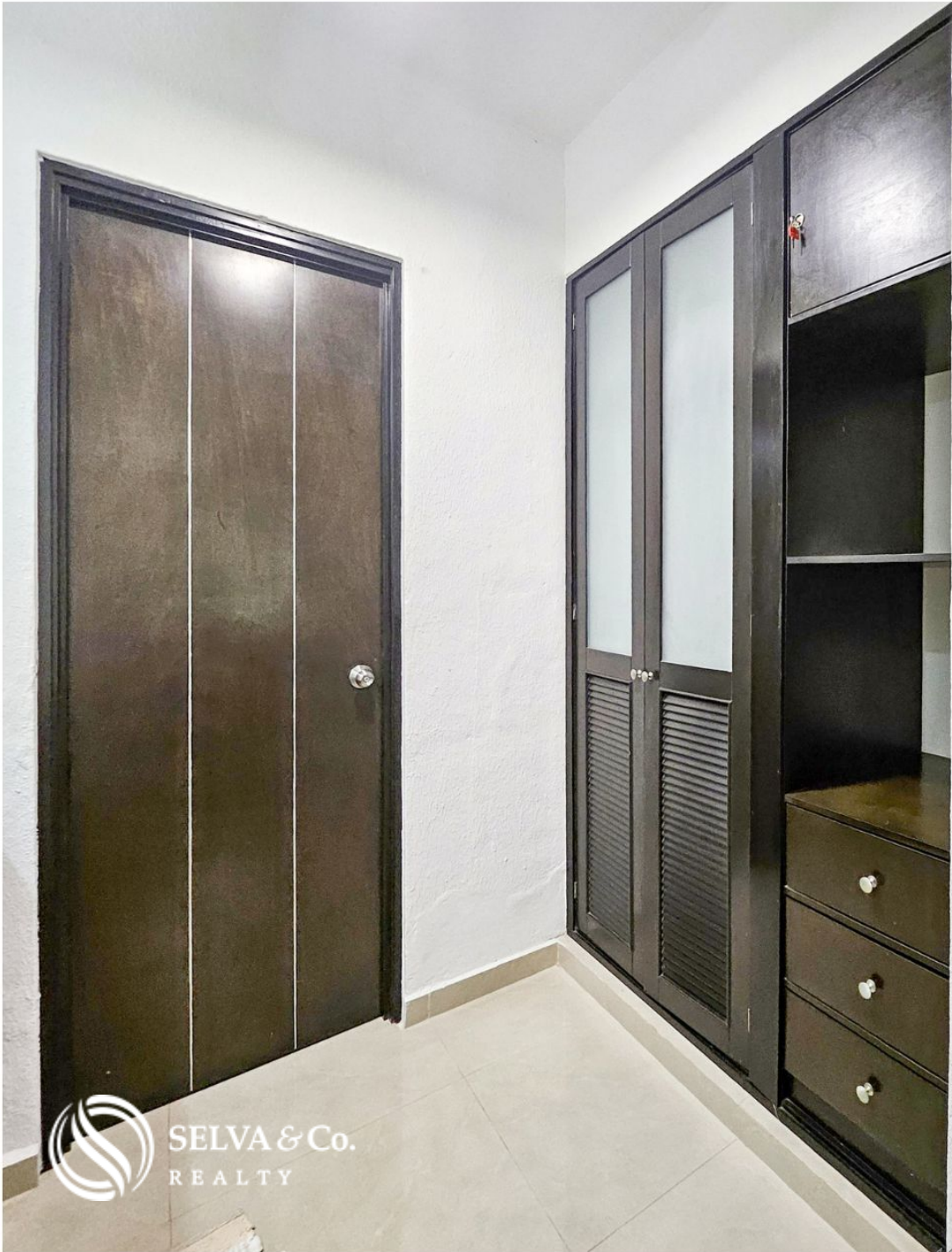
**Playa del Carmen Centro
Downtown**

**Playa "Mamitas"
Mamitas Beach**

**5ta Avenida
5th Avenue**







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Playa del Carmen Centro
Downtown Playa del Carmen





Plata Mamitas
Mamitas Beach



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Description

ERPC253 Nadia Tsvetkova

Poolside Condo, for Sale, Pelicanos, Downtown, Playa del Carmen

Beautiful condo for sale, located in the heart of Playa del Carmen, on the ground floor, corner unit with view of the serene pool area. Featuring 2 bedrooms and 2.5 bathrooms, this apartment in Pelicanos Condo offers a prime location in the highly sought-after Little Italy neighborhood. Known for its privacy and charm, Little Italy is filled with cozy restaurants, boutique shops, and charming cafes, providing a relaxed yet vibrant lifestyle.

Just steps away from the local stadium offering activities like Zumba classes, yoga, and tennis, and conveniently located 2 blocks from the iconic 5th Avenue, offering a wide variety of dining, shopping, and entertainment options. Additionally, it is just 3 blocks from the beach.

TERRACE

This condo features a private terrace with direct access and views of the pool area.

AMENITIES AND SERVICES

Controlled access

Swimming pool

Sunbathing area

FEATURES OF THE CONDO

Direct access to the pool area from the terrace

Ground-floor unit

Spacious and bright: With a full wall window and terrace access, ideal for entertaining guests or enjoying indoor/outdoor living.

Controlled access

Private parking for 1 car

BUILDING FEATURES

36-unit building offering an intimate, peaceful community

HOA fees: 2,840 pesos/month

Property taxes: 1,644 pesos/year

Perfect for both full-time living and vacation rentals

LOCATION

Condo for sale in downtown Playa del Carmen, Quintana Roo, Mexico.

5 minutes from the iconic 5th Avenue

10 minutes walking distance from the beach

45 minutes from Cancun International Airport

WALKING DISTANCE TO THE BEACH

This condo is located a 10-minute walk from "Playa Mamitas", 900m away (according to Google).

TURNKEY CONDO

Condo for sale, ready for immediate occupancy. You can use it for your next vacation or move in to live your dream life in Cancun.

The official price of this property is in US dollars, prices in PESOS are provided as a reference. For purchase, the exchange rate of the day will be applied.

Some items and finishes may or may not be included depending on your final agreement with the seller.

Enjoy the privacy and convenience of Little Italy while being at the center of everything Playa del Carmen has to offer! Schedule your appointment to visit the area or call us to answer your questions.

Property details

- Integral Kitchen
- Terrace
- Tv room

Amenities

- BBQ Area
- Controlled access
- Sundeck area
- Swimming Pool

Location





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