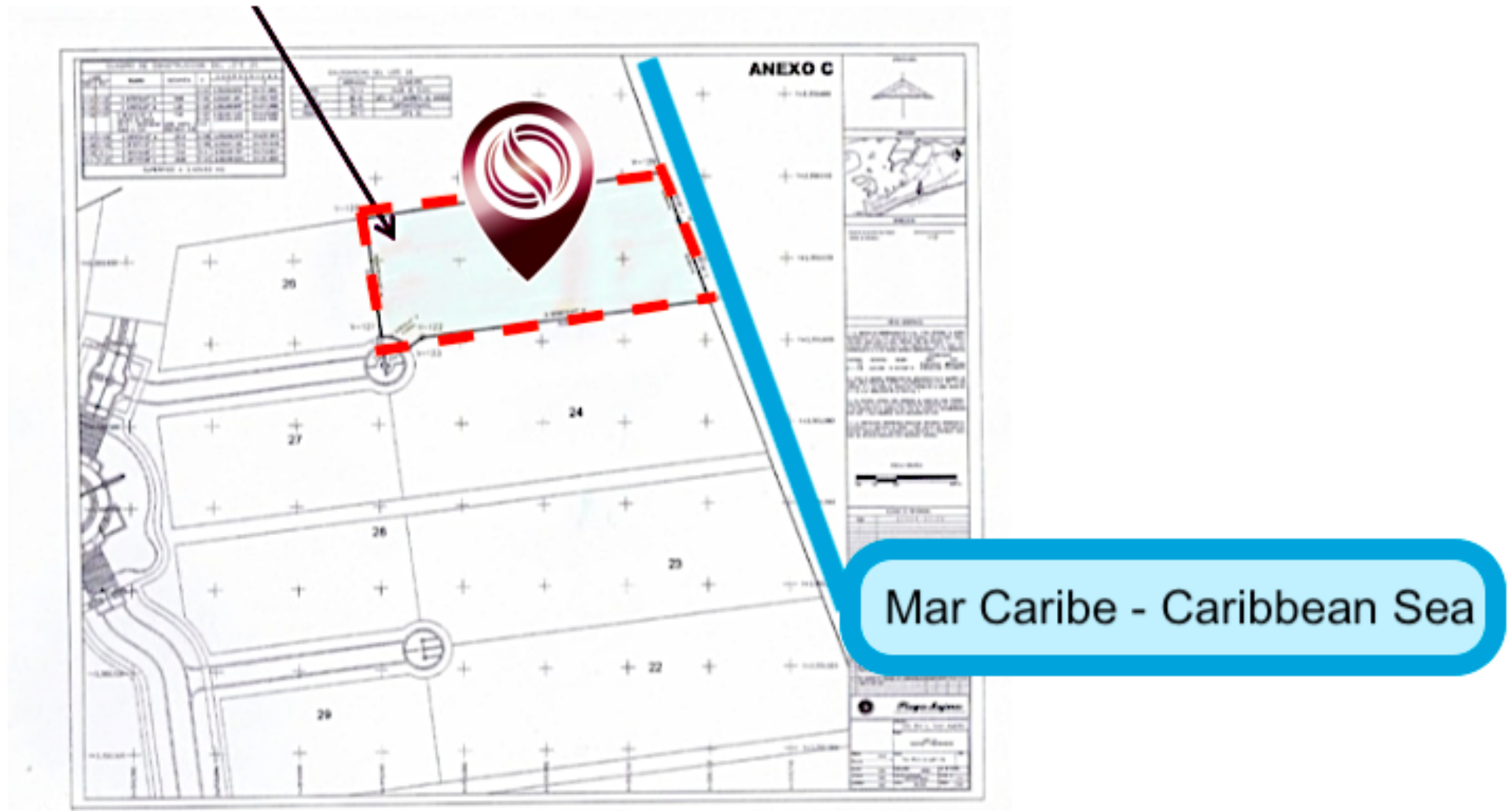




Luxury beachfront lot, in private residential, for sale, Playa Mujeres, Cancun.

<i>ID: ALCA200</i>	<i>Location: Cancún</i>
<i>Zone: Playa Mujeres</i>	<i>Type: Lots</i>
<i>Land: 2,425 m2 / 26,102.70 ft</i>	









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An aerial photograph showing a tennis court with a blue playing area and green outer court, surrounded by lush green trees. To the right of the court is a paved parking lot with several spaces, and further right is a winding path or road with a red curb and palm trees. In the top left corner, there is a body of water with a sandy beach area.

Amenidades Playa Mujeres

Playa Mujeres Amenities



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Amenidades Playa Mujeres, club de playa
Playa Mujeres Amenities, beach club

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Club de playa
Beach club



Club de Playa
Beach club



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Golf







Terreno - Lot

Club de playa
Beach club



















Description

ALCA200 Jackeline Camacho

Luxury beachfront lot, in private residential, for sale, Playa Mujeres, Cancun.

Beachfront land in Playa Mujeres, 33 meters of beachfront, gated community, golf course, Heliport, clubhouse in Cancun, luxury amenities for sale.

Luxury residential land, in the most exclusive neighborhood of Cancun, Playa Mujeres Resort & Golf Club. Gated community surrounded by jungle and fauna of the zone. With the most exclusive amenities.

BUILD YOUR BEACHFRONT HOUSE

This land is one of the few lots that have direct access to the beach and ocean views. If you are looking for to build your house facing the sea, this land is ideal for you. Unique.

33 lineal meters of white sandy beach.

PLAYA MUJERES GATED COMMUNITY

International luxury destination, Playa Mujeres, Private Residential, has a Golf Course, boutique hotels, marina, luxury residences, shops and spas.

Surrounded by exuberant flora and fauna of the area. The best quality of life for you and your family.

15 minutes from downtown Cancun, 20 minutes from the Hotel Zone and 35 minutes from Cancun International Airport.

AMENITIES AND SERVICES PLAYA MUJERES

24 hour security and controlled access.

Marine.

Club house.

Tennis court.

Beach club.

Sport Club.

Heliport.

Golf course.

GOLF COURSE

Designed by Greg Norman and operated by Troon Golf. Recognized as one of the best in Mexico.

18 holes conceived with total respect for nature, a large course with winds that require millimeter precision and challenges the most experienced players.

Holes in the ocean and the lagoon.

CHARACTERISTICS OF THE LOT

Land use: Residential.

Cos: 0.40

Cus: 0.75

Height 9 meters / 2 levels.

2,425 m²

COS: 0.40

Equivalent to 970.37 m² as ground floor area, broken down as follows:

a.- 0.30% permanent building, representing 727.78 m².

b.- 0.10% of uncovered area, representing 242.59 m². Examples of structures to be considered within this last factor of 0.10% include, among others, roads, walkways, corridors, squares and uncovered pools (in case of adapting to roofs, they are already quantified as permanent building).

CUS: 0.75

Construction area (m²)

Permanent construction on 2 levels

1,455.55

Uncovered construction in PB

242.59

Allowed construction area on the 2nd level higher than 9.00 meters high only for towers and / or viewpoints:

109.17

Total construction area

1,807.31

MAXIMUM HEIGHT ALLOWED

Two levels or the maximum height of 9.00 meters, (only towers or viewpoints may exceed this maximum height of two levels, limited to 15% of the surface area of ??the permanent building and subject to CVD approval).

MEASURES

Facing the sea: 33 meters

North: 73 meters

South: 70 meters

East: 29 meters

SERVICES

Paved roads

Water service

Light

Sewer system.

PROPERTY STATUS

Property title, legal certainty.

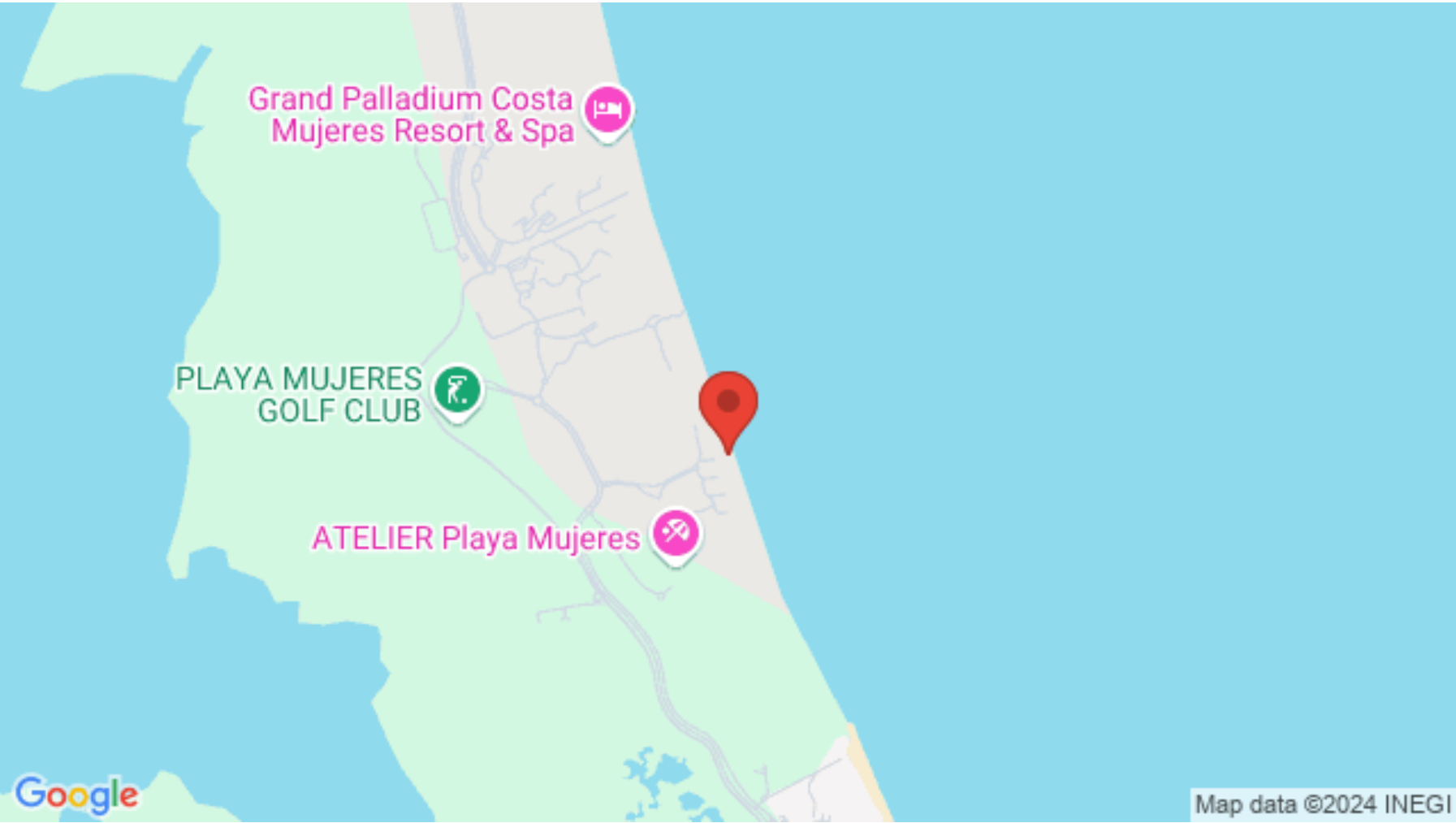
OFFICIAL PRICE

The official price of this property is 63,100,000 Pesos; the price in USD is a reference. The exchange rate of the day will be used for the purchase.

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Location





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