

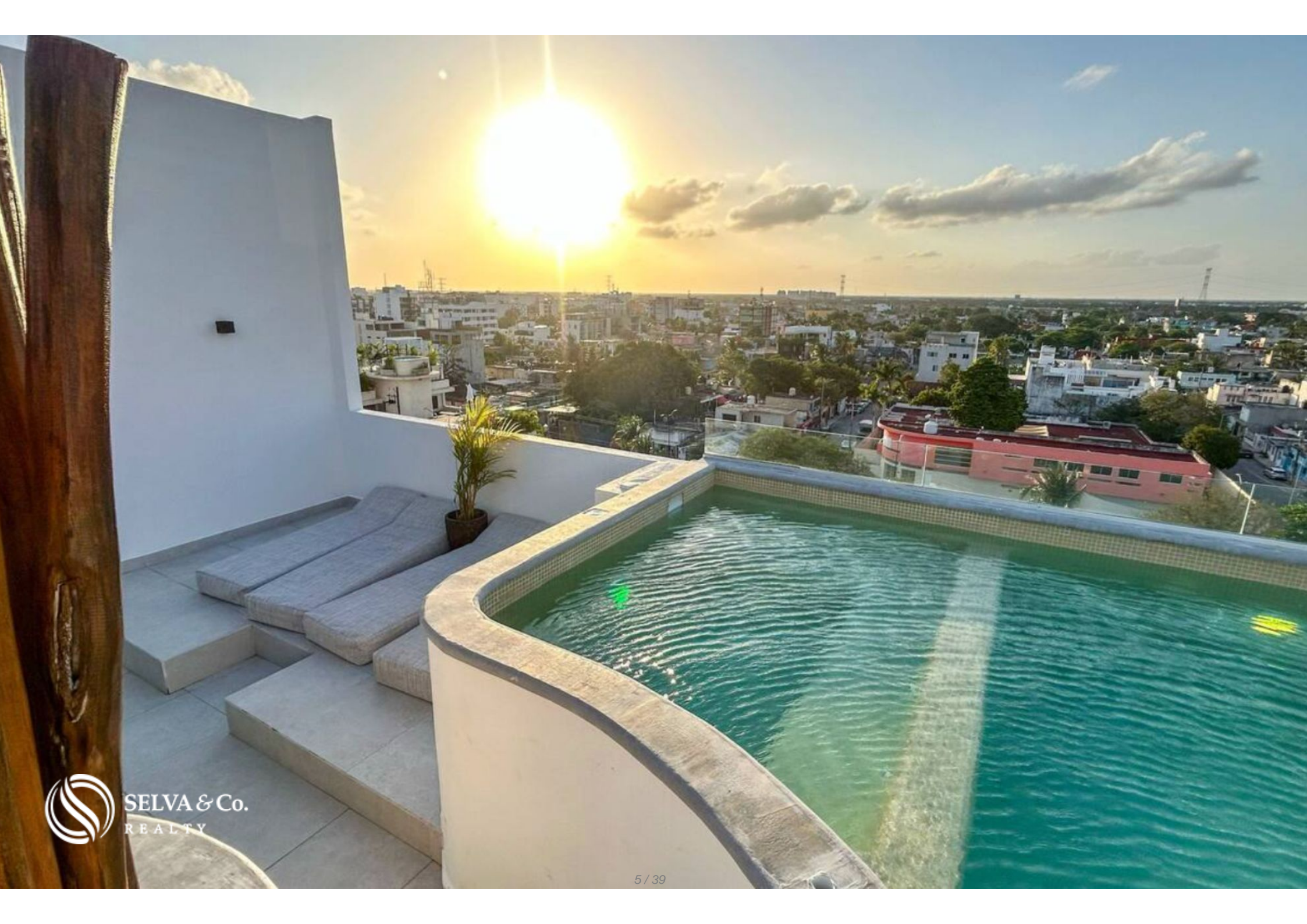


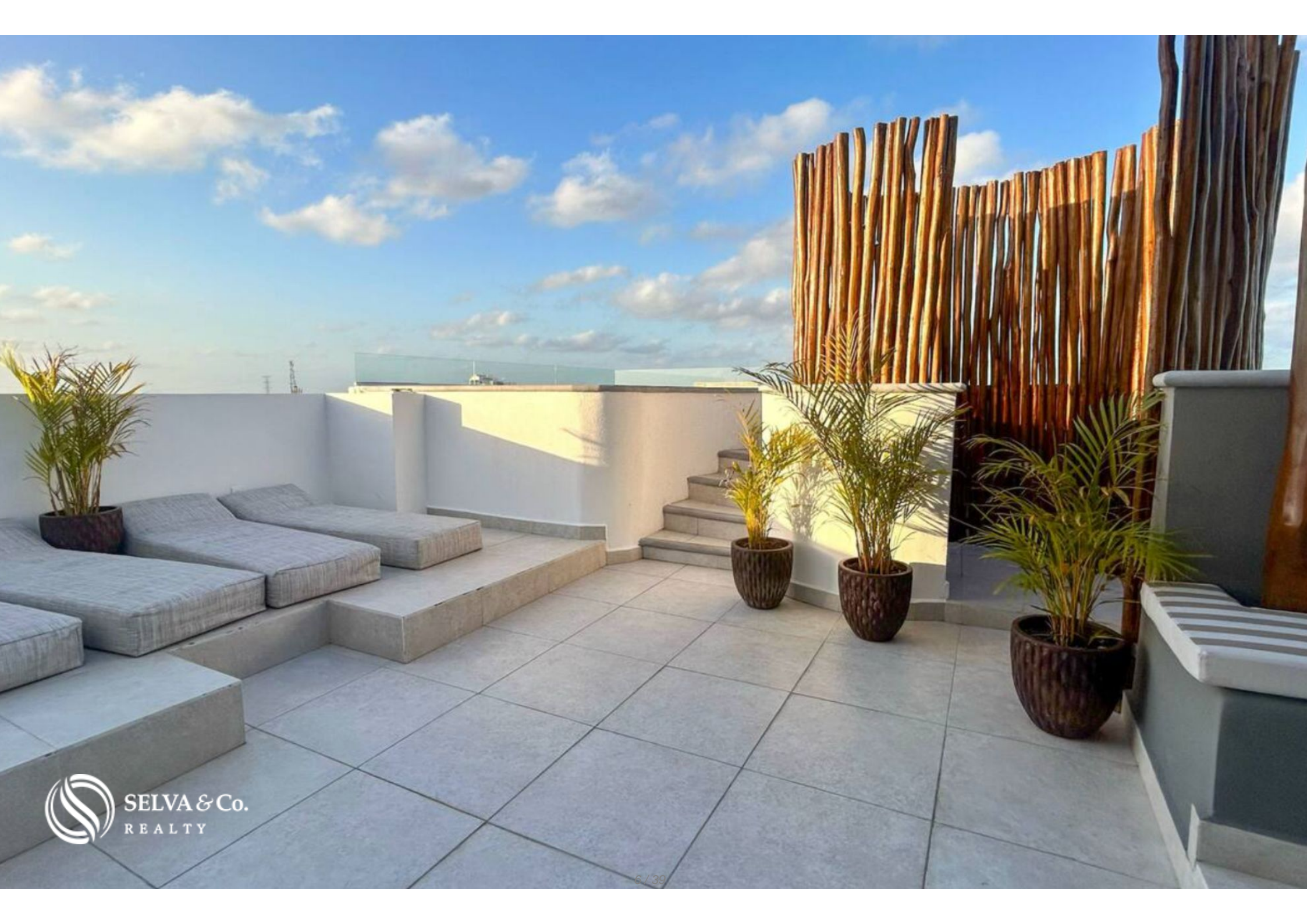
Modern Beach Hideaway for Sale, Fifth Avenue, Playa del Carmen

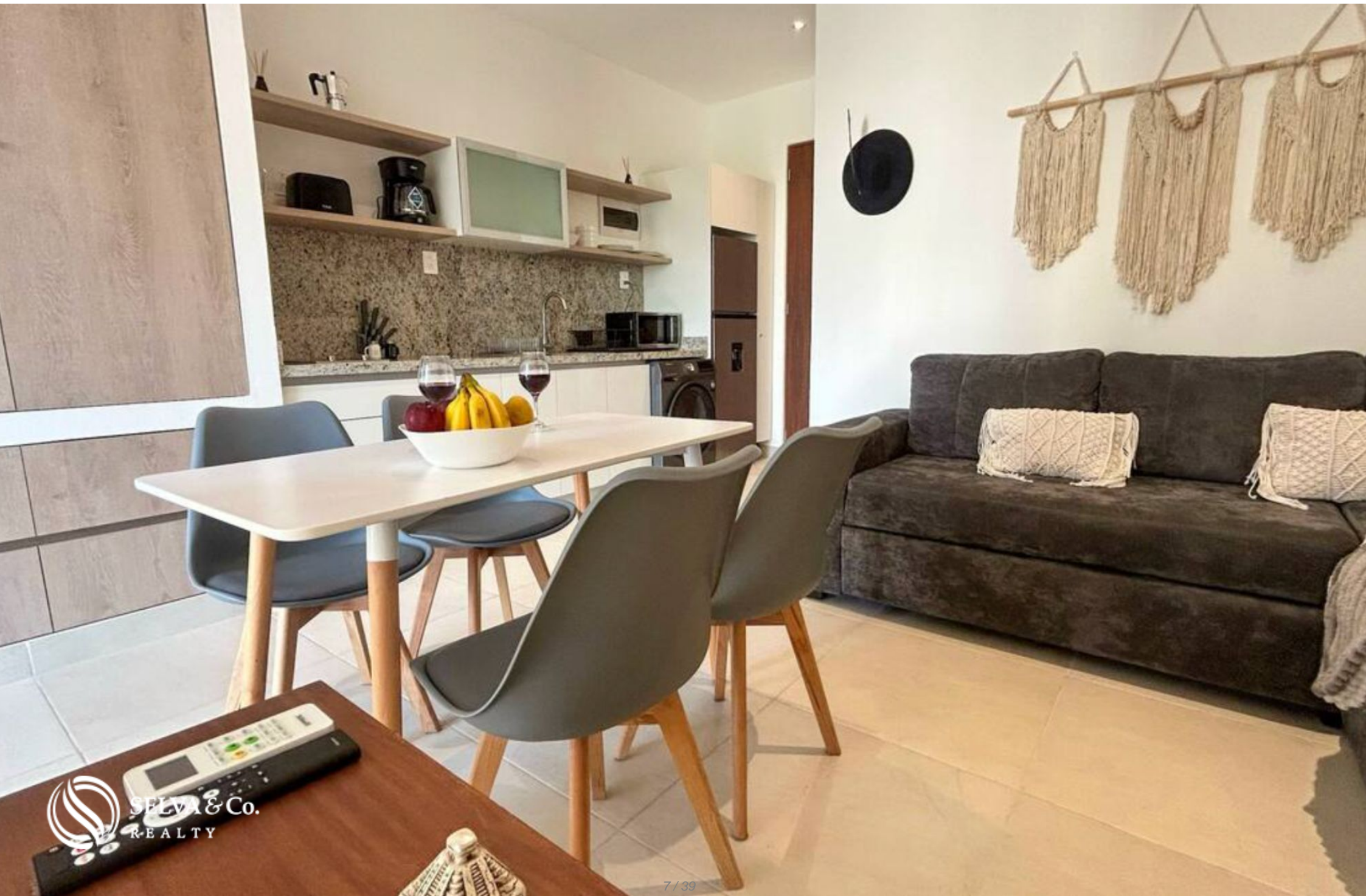
<i>ID: ERPC267</i>	<i>Location: Playa del Carmen</i>
<i>Zone: 5th Avenue</i>	<i>Type: Condos</i>
<i>Bedrooms: 1</i>	<i>Bathrooms: 1</i>
<i>Construction: 46 m2 / 495.14 ft</i>	





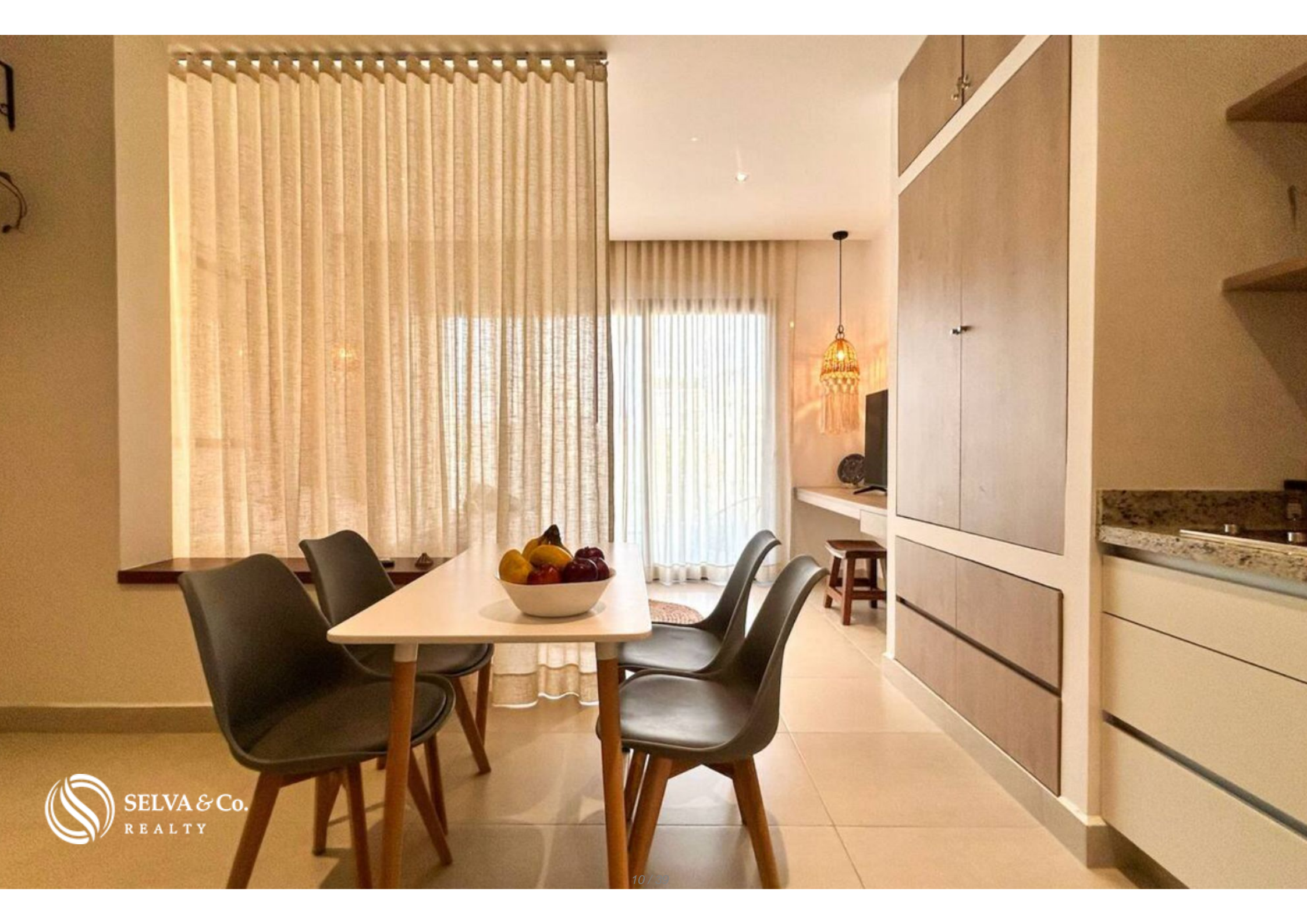
















Loft

**Playa Punta
Esmeralda**

Playa 72 Colosio

Quinta Avenida



SELVA & Co
REALTY











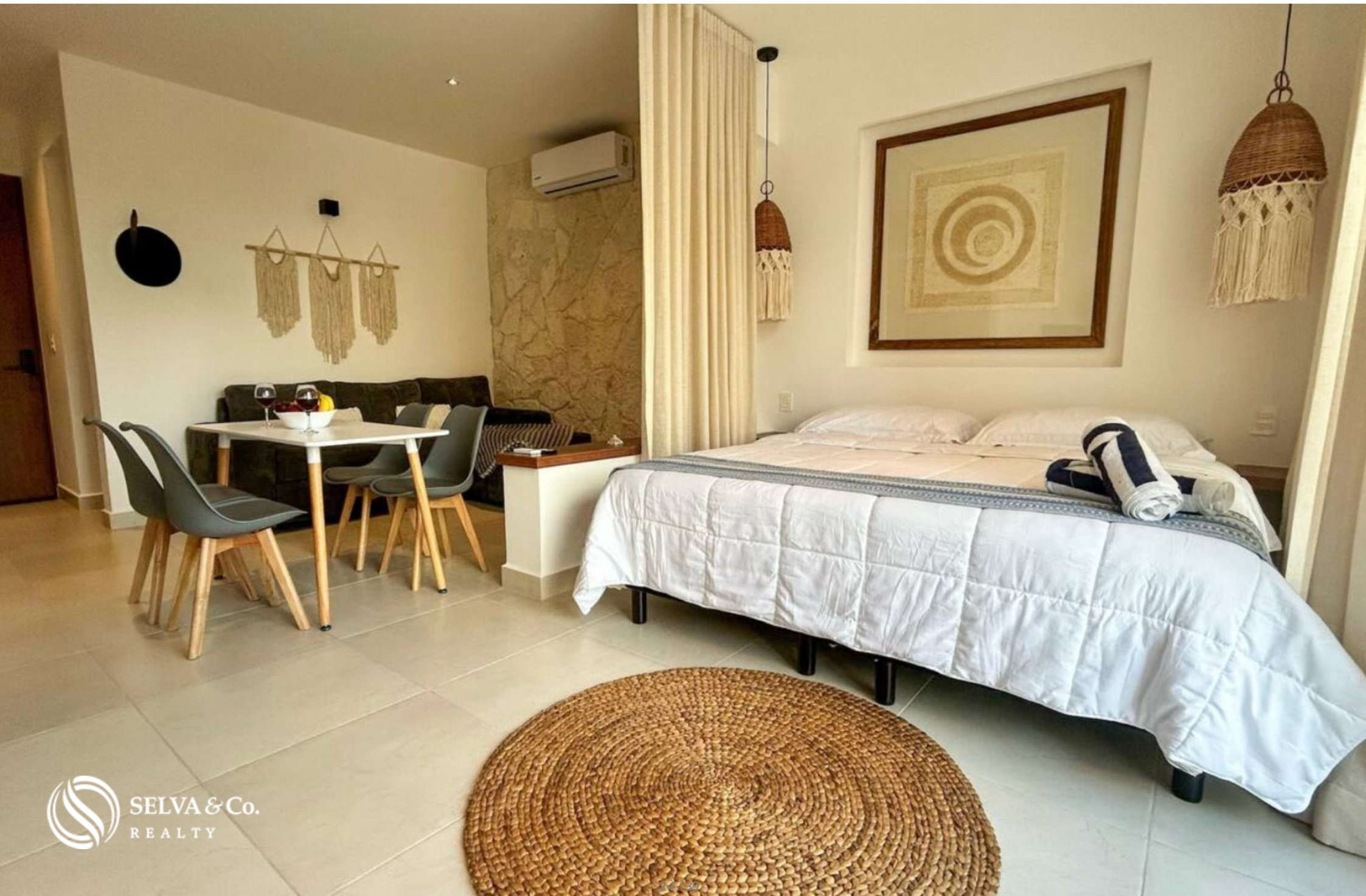


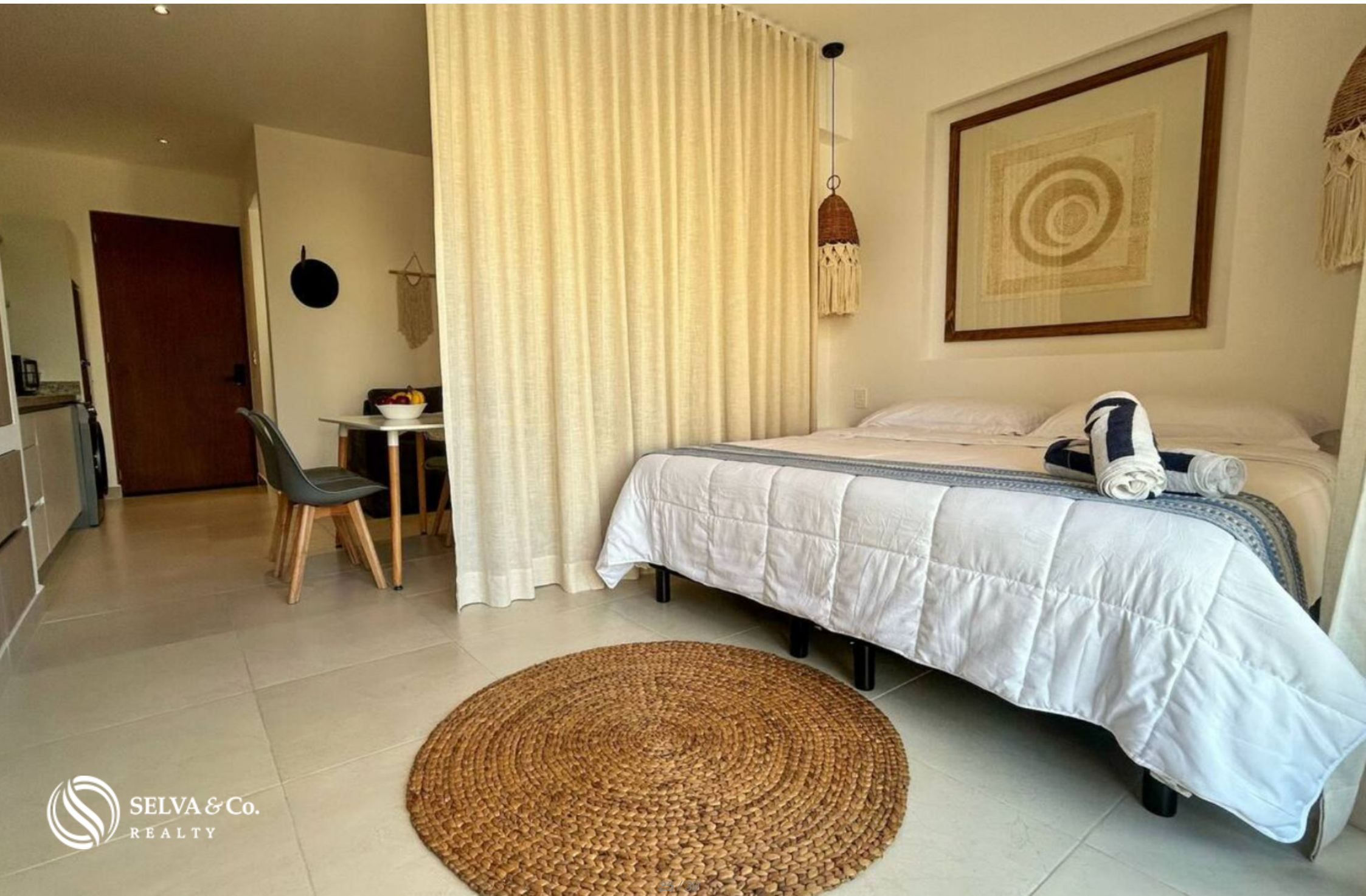






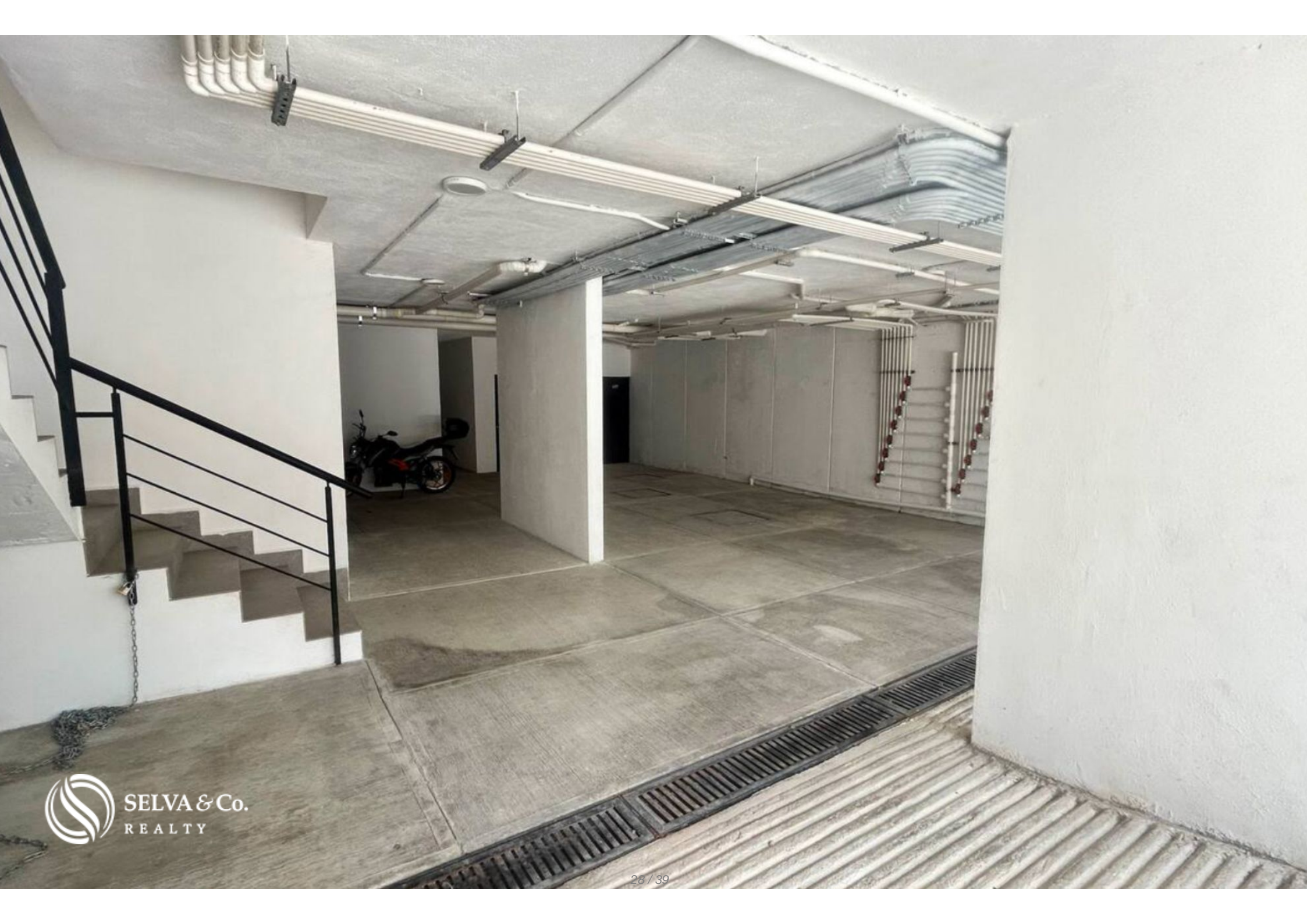






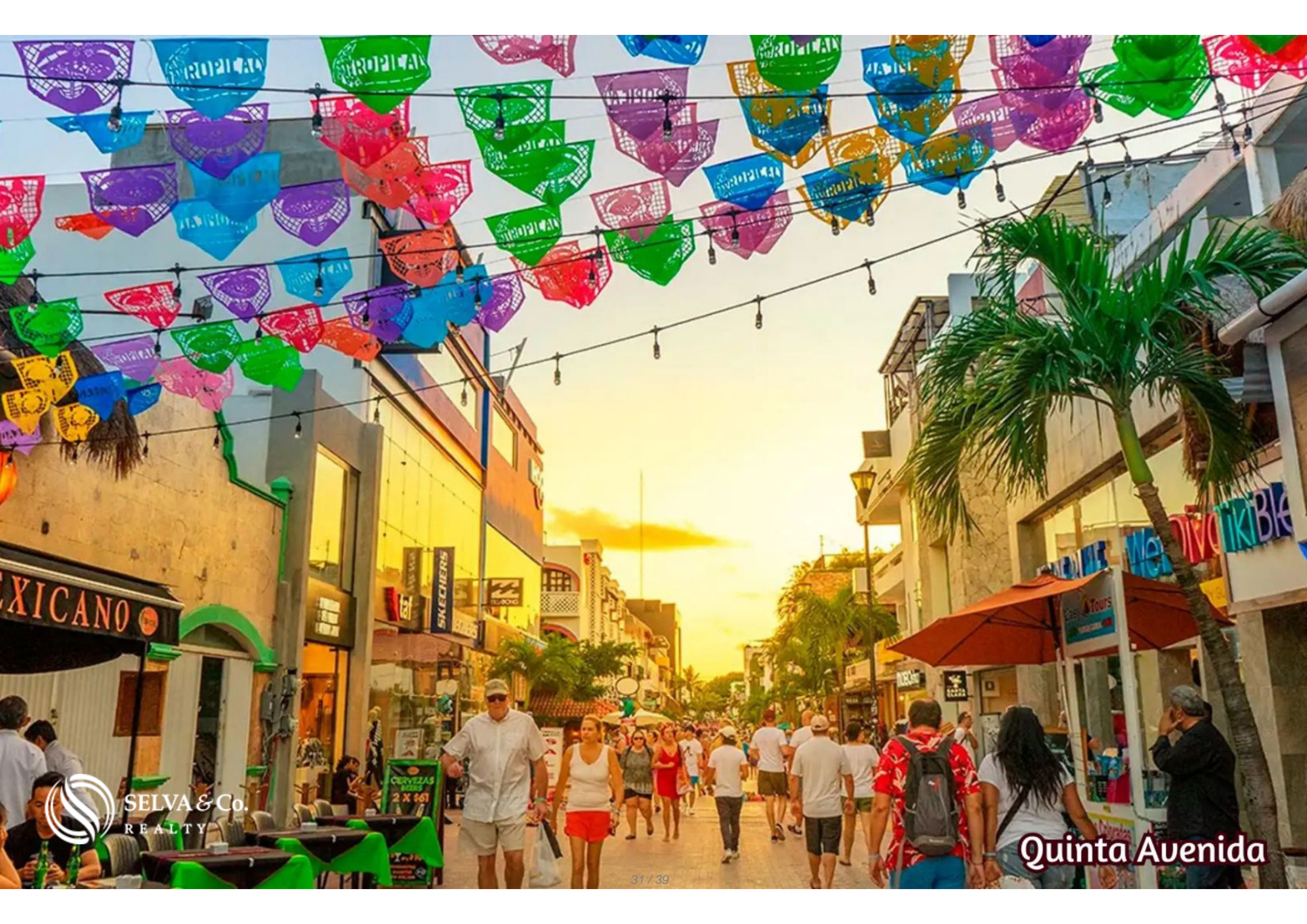












 SELVA & Co.
REALTY

Quinta Avenida



Description

ERPC267 Nadia Tsvetkoba

Modern Beach Hideaway for Sale | Fifth Avenue, Playa del Carmen

Feels Like a 1-Bedroom, Steps from Playa 72

Welcome to your stylish and functional retreat just off Playa del Carmen's iconic 5th Avenue ? a thoughtfully designed residence that feels more like a 1-bedroom than a typical studio. This 46 m² (495 sq ft) smart-layout unit blends comfort, privacy, and convenience, making it ideal for both personal use and rental income.

Located on Calle 54 between 5th and 10th Avenue, in the well-planned development Blanco 54, you're only a few blocks from Playa 72, one of Playa's newest free beach access points, known for its wide sands, crystal-clear waters, and tranquil atmosphere.

Interior Features:

King-size bed and cozy living area with sofa bed

Fully equipped kitchen with modern appliances

Dining area and dedicated work desk

Generous closet space

Private washing machine for in-unit laundry

Large balcony perfect for morning coffee or evening drinks

Fully furnished and move-in ready

What makes this unit stand out:

Underground parking ? rare in central Playa

Private storage unit ? ideal for keeping personal items when renting it out

Secure lobby and elevator

Low HOA: \$3,400 MXN/month

Feels more like a 1-bedroom than a typical studio due to smart spatial design

Rooftop Amenities:

Enjoy the stunning rooftop pool with ocean views and a separate lounge area with BBQ ? two distinct and thoughtfully designed spaces where you can relax, entertain, or soak up the Caribbean sun.

Nestled in a quiet residential pocket, yet just steps away from vibrant 5th Avenue, you're close to the best dining, boutique shopping, cafes, and beach clubs.

Whether you're looking for a smart investment, a part-time getaway, or a full-time coastal lifestyle ? this unit at Blanco 54 is a standout opportunity in Playa del Carmen's thriving market.

LOCATION

Studio for sale on Fifth Avenue, Playa del Carmen, Quintana Roo, México.

6 minutes from the Fifth Avenue

8 minutes to Punta Esmeralda Beach

13-minute walk to Playa 72 Colosio

52 minutes from Cancún International Airport

READY FOR IMMEDIATE DELIVERY

Studio for sale, furnished and equipped (Turnkey).

OFFICIAL PRICE

The official price of this property is \$3,800,000 Pesos prices in US dollars, 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.

Schedule your appointment to visit the area or call us to answer your questions.

Property details

- Balcony
- Storage

- Roof Top

Amenities

- BBQ Area
- Swimming Pool

- Elevator

Location





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