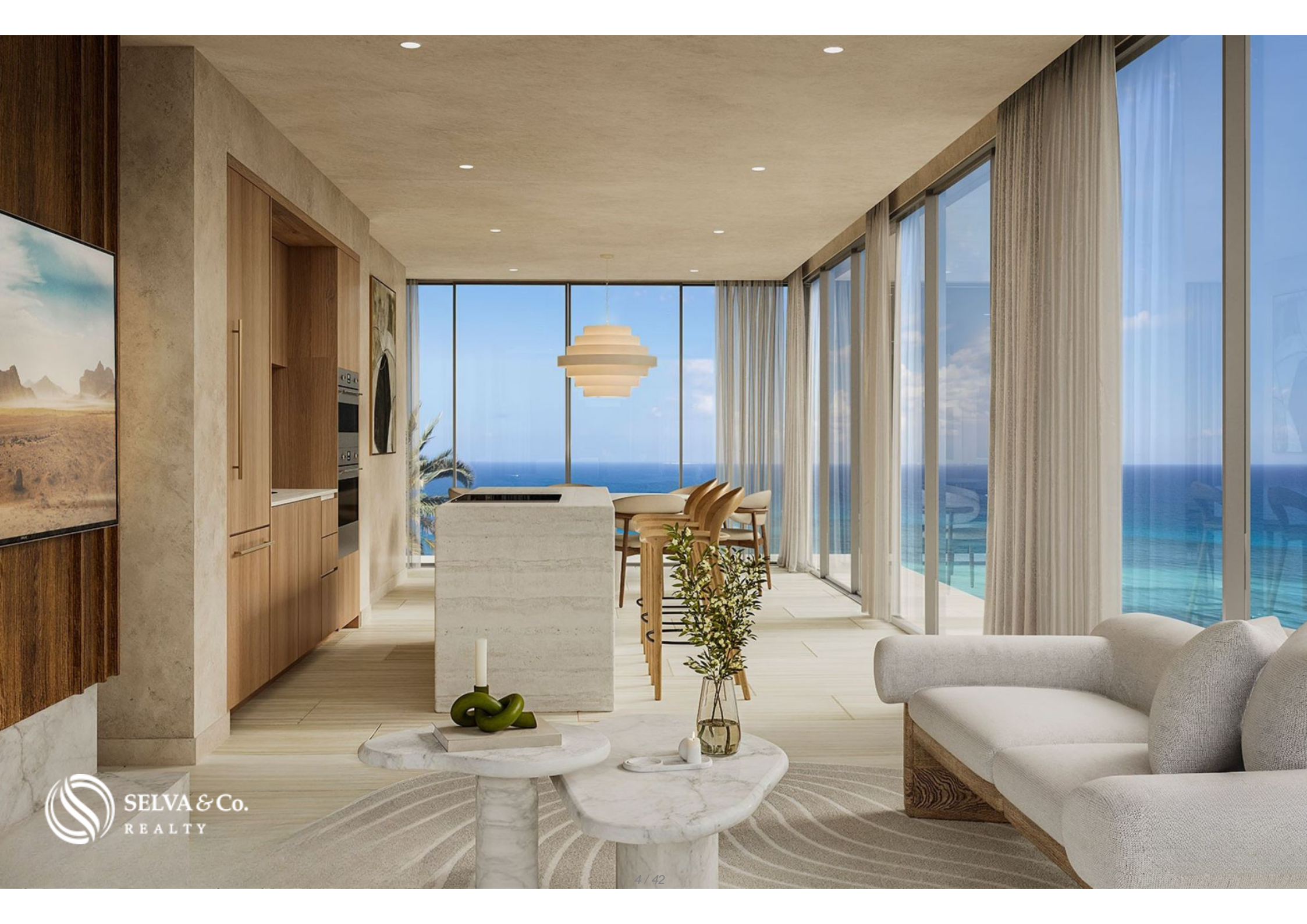




# Oceanfront penthouse with private rooftop and sauna spa, for sale

<i>ID: DPC346-6</i>	<i>Location: Playa del Carmen</i>
<i>Zone: Gonzalo Guerrero</i>	<i>Type: Penthouse</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 4</i>
<i>Construction: 331 m2 / 3,562.88 ft</i>	





















**Penthouse**

**Quinta Avenida**

**Centro comercial**

**Muelle Constituyentes**

**Playa Mamitas**



































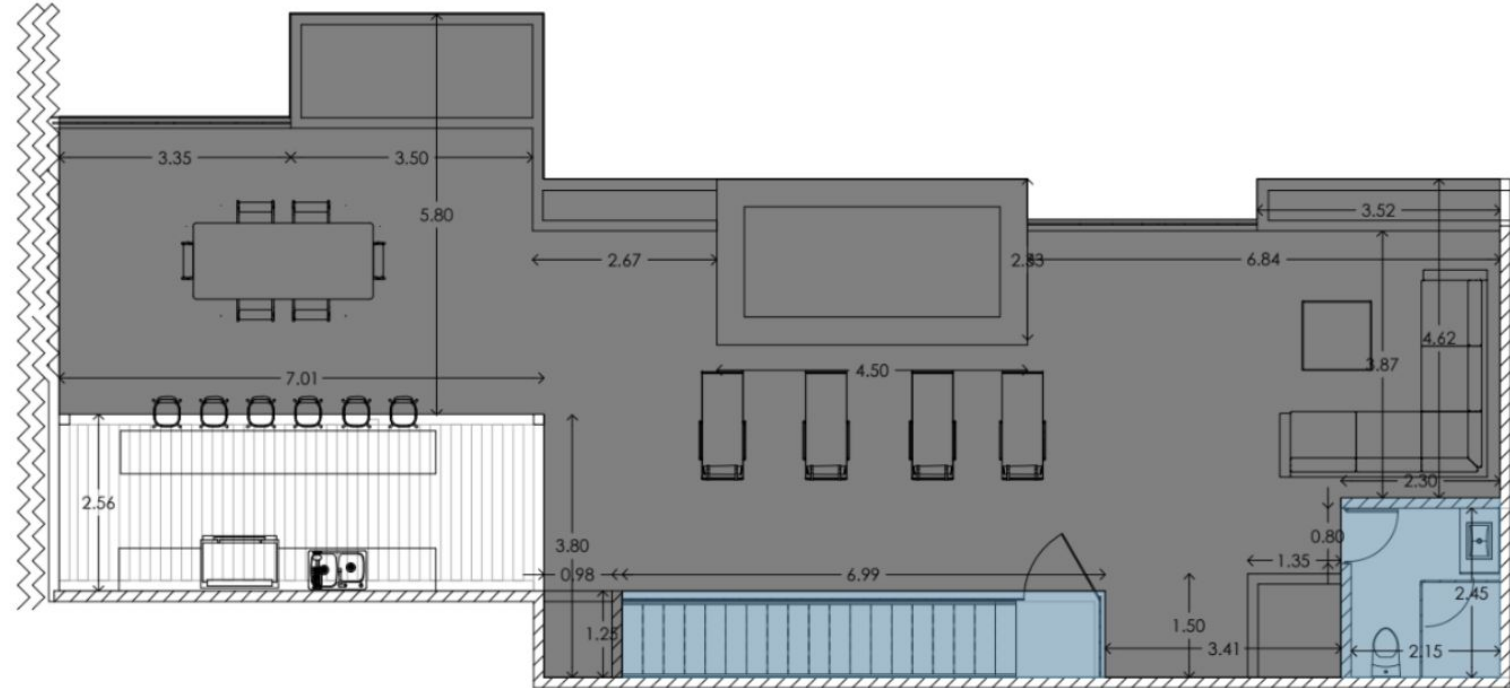
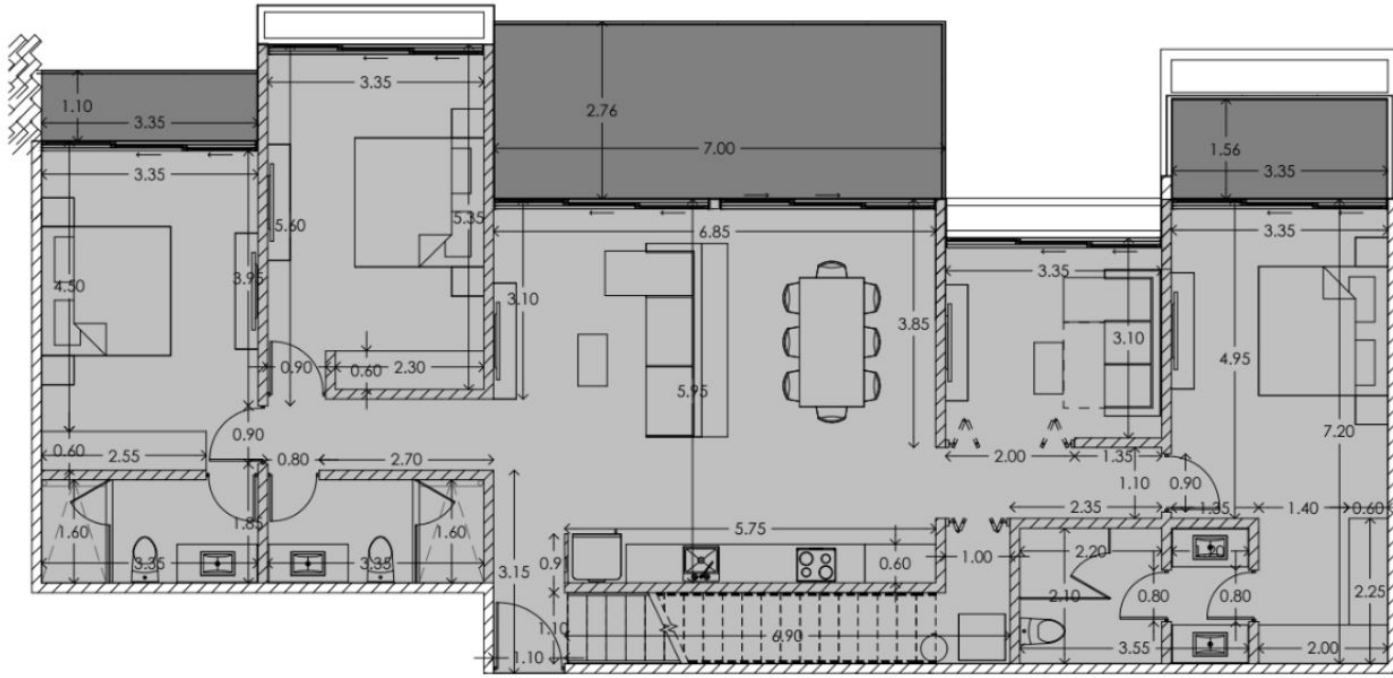
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# Playa Mamitas



# Quinta Avenida



## Description

DPC346-6

Oceanfront penthouse with private rooftop and sauna spa, for sale

Exclusive oceanfront penthouse featuring expansive terraces, a high-end kitchen, and premium finishes. Enjoy a private beach club and an unparalleled lifestyle with concierge services, fine dining, and private beach access.

## FEATURES

Outdoor terraces with sliding glass doors accessible from living areas and bedrooms  
Corner residences feature spacious wraparound terraces (subject to availability)

Open-concept kitchen with travertine-inspired countertops and backsplash, light oak cabinetry, and integrated dining area

Premium Italian cabinetry

Kitchen equipped with premium stainless steel appliances, including:

Refrigerator

Oven

Electric cooktop

Range hood

2.8 m (9.2 ft) ceiling height in living areas

Spacious walk-in closets in primary bedrooms

Imported European porcelain flooring

Spa-inspired bathrooms with tempered glass showers, porcelain backsplashes, and natural stone countertops

Wide hallways with lounge areas and panoramic views

Select residences include a den/study (subject to availability)

## AMENITIES & SERVICES

Exclusive residents-only beach club featuring:

Private beach area with loungers, umbrellas, and complimentary beach towels

Resort-style swimming pool with private cabanas

Oceanfront bar and restaurant

Water sports activities

Dedicated hospitality team

Ocean-view restaurant

Private pathway with direct beach access

Grand entrance featuring the Mayan Sundial

Two arrival lobbies

Peaceful yoga and meditation terrace

Rooftop terrace with three infinity pools

Poolside bar and private cabanas

Fully equipped fitness center with cardio and strength-training equipment, personal screens, free weights, yoga/stretching mats, and Pilates balls

Luxury spa featuring sauna, steam room, hot and cold plunge pools, outdoor jacuzzi, experience shower, massage rooms, ice fountain, and personalized treatments

Multimedia room

Teen lounge

Kids' club

Executive business center

Private event venue

Concierge, hotel, and restaurant services

Exclusive Viceroy Residences hospitality team

Beautifully landscaped gardens and green areas

## LOCATION

Pre-construction penthouse located in Gonzalo Guerrero, Playa del Carmen, Quintana Roo, México.

4 minutes from Constituyentes Pier

6 minutes from Fifth Avenue

8-minute walk to Mamitas Beach

1 hour 6 minutes from Cancun International Airport

## INVESTMENT

Penthouse available for pre-sale

## OFFICIAL PRICE

The official price of this property is 46,190,886 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images used for this advertisement are from the general project and do not correspond to any particular residence.

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

Prices may vary according to the progress of construction. Prices are subject to

change without notice. Contact us to send you the price list and updated information.

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

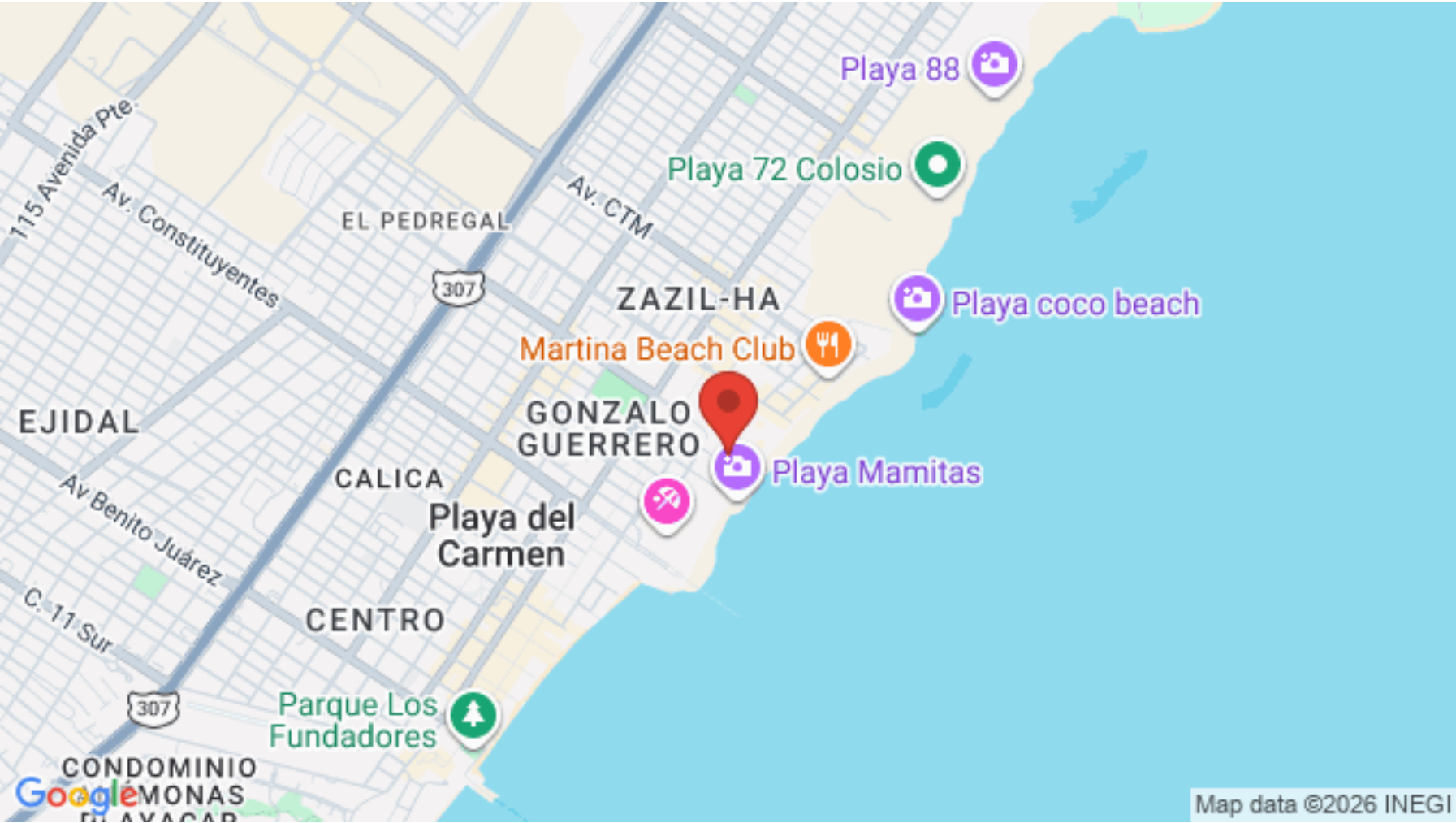
## Property details

- Beachfront
- High Ceilings
- Roof Top
- Fully equipped kitchen
- Panoramic View
- Terrace

## Amenities

- Adults Game Room
- Bar
- Business center
- Gym
- Kids Club
- Movie Theatre Lounge
- Restaurant
- Spa
- Swimming Pool
- Yoga area
- Ballroom
- Beach Access
- Concierge
- Jacuzzi
- Lobby
- Private beachclub
- Sauna
- Sundeck area
- Wet bar

# Location





**SELVA & Co.**  
R E A L T Y

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