



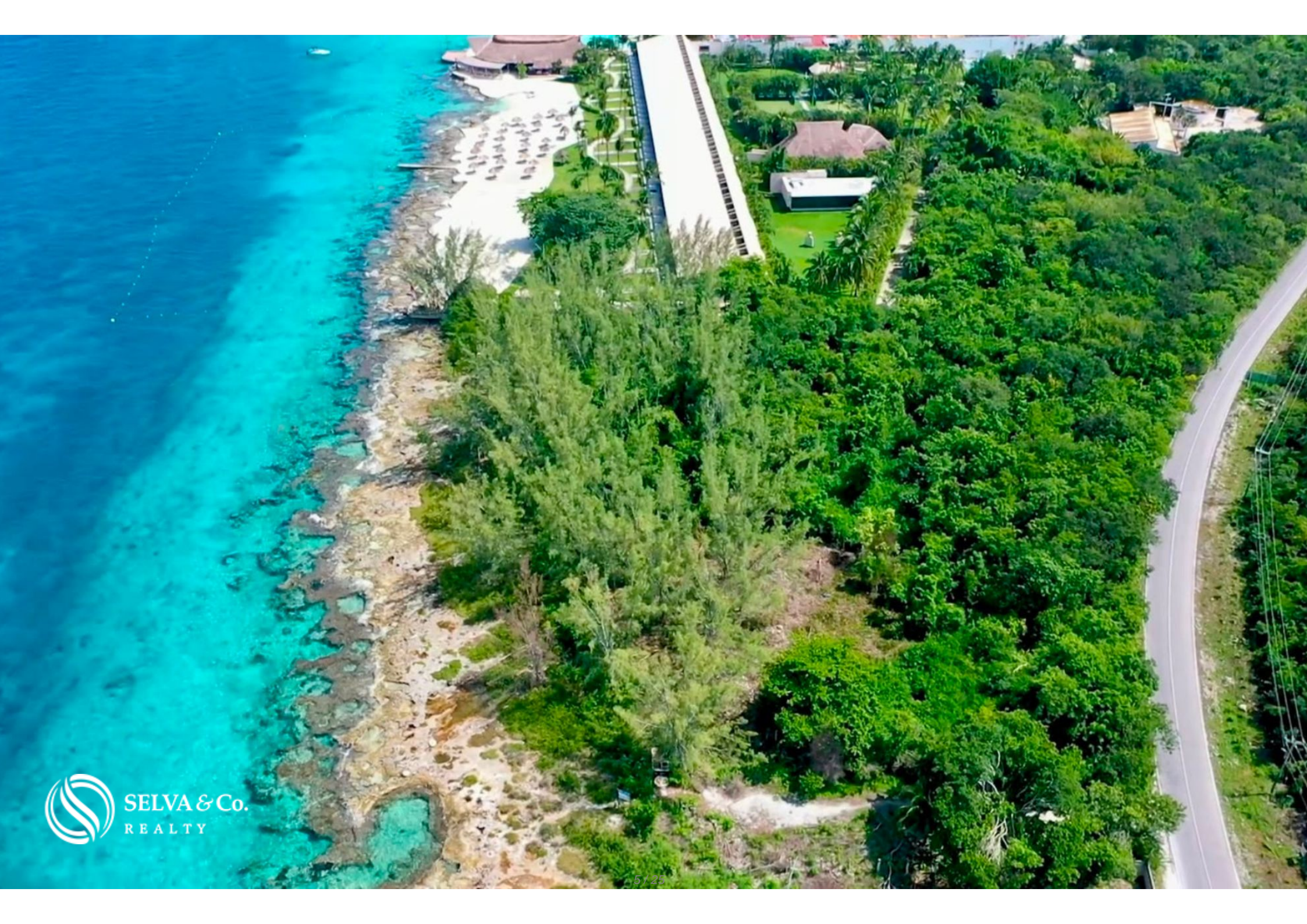
PRIME OCEANFRONT DEVELOPMENT OPPORTUNITY, South Hotel Zone

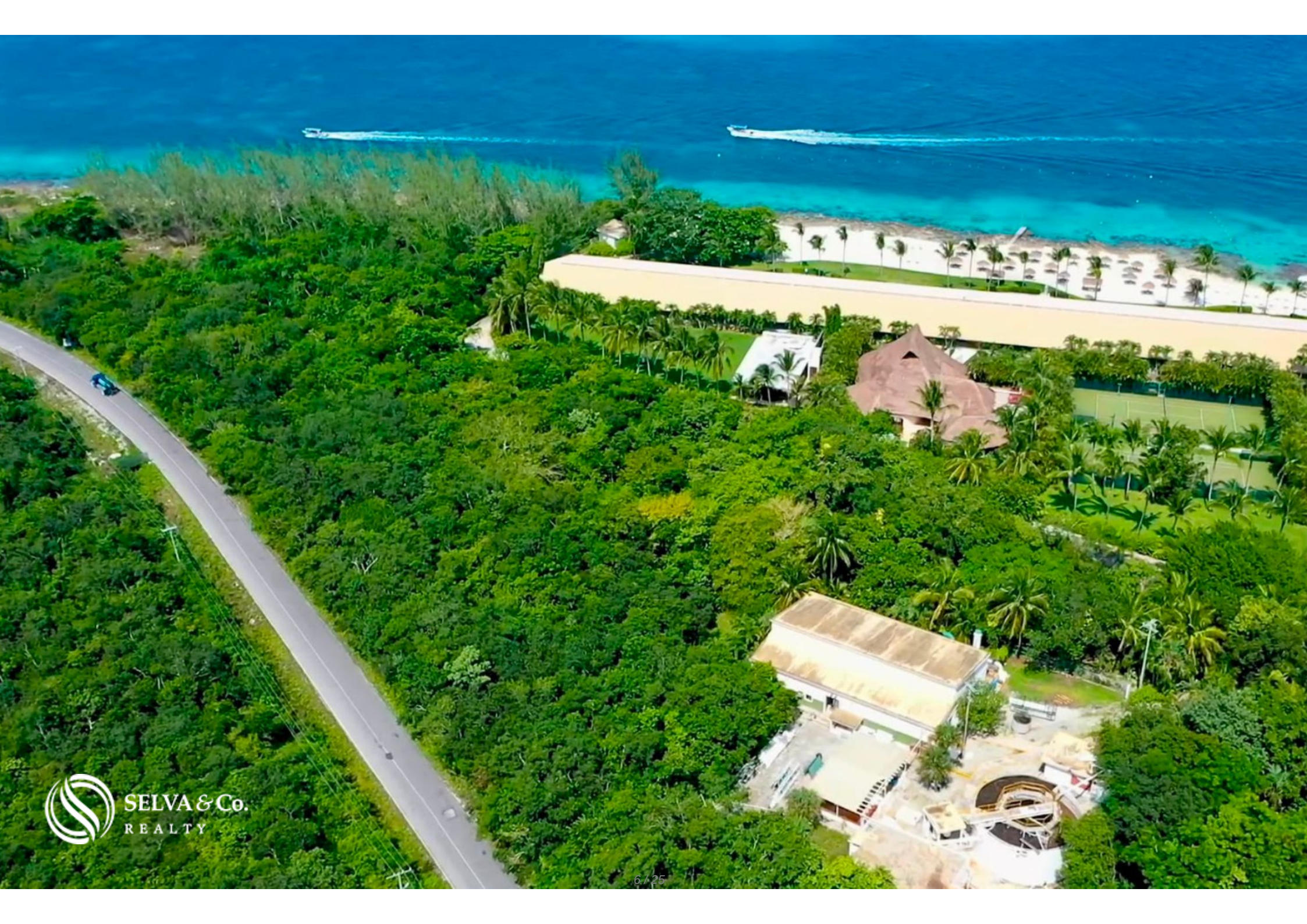
<i>ID: ALCO214</i>	<i>Location: Cozumel</i>
<i>Zone: South Hotel Zone</i>	<i>Type: Lots</i>
<i>Land: 11,426 m2 / 122,989.46 ft</i>	



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Superficie total
11,426.27 m2

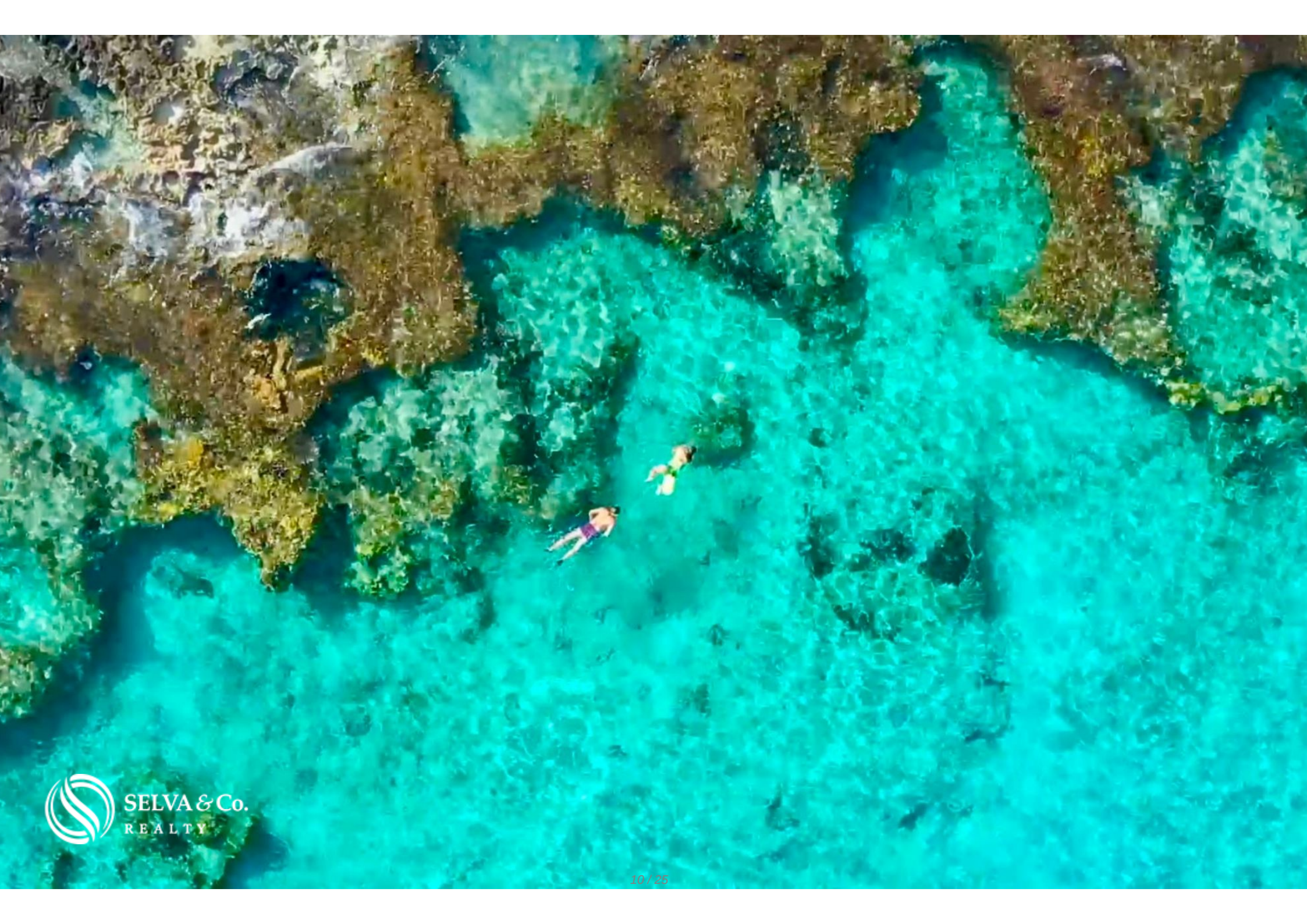
**Terminal de Cruceros
Puerta Maya**

Marina

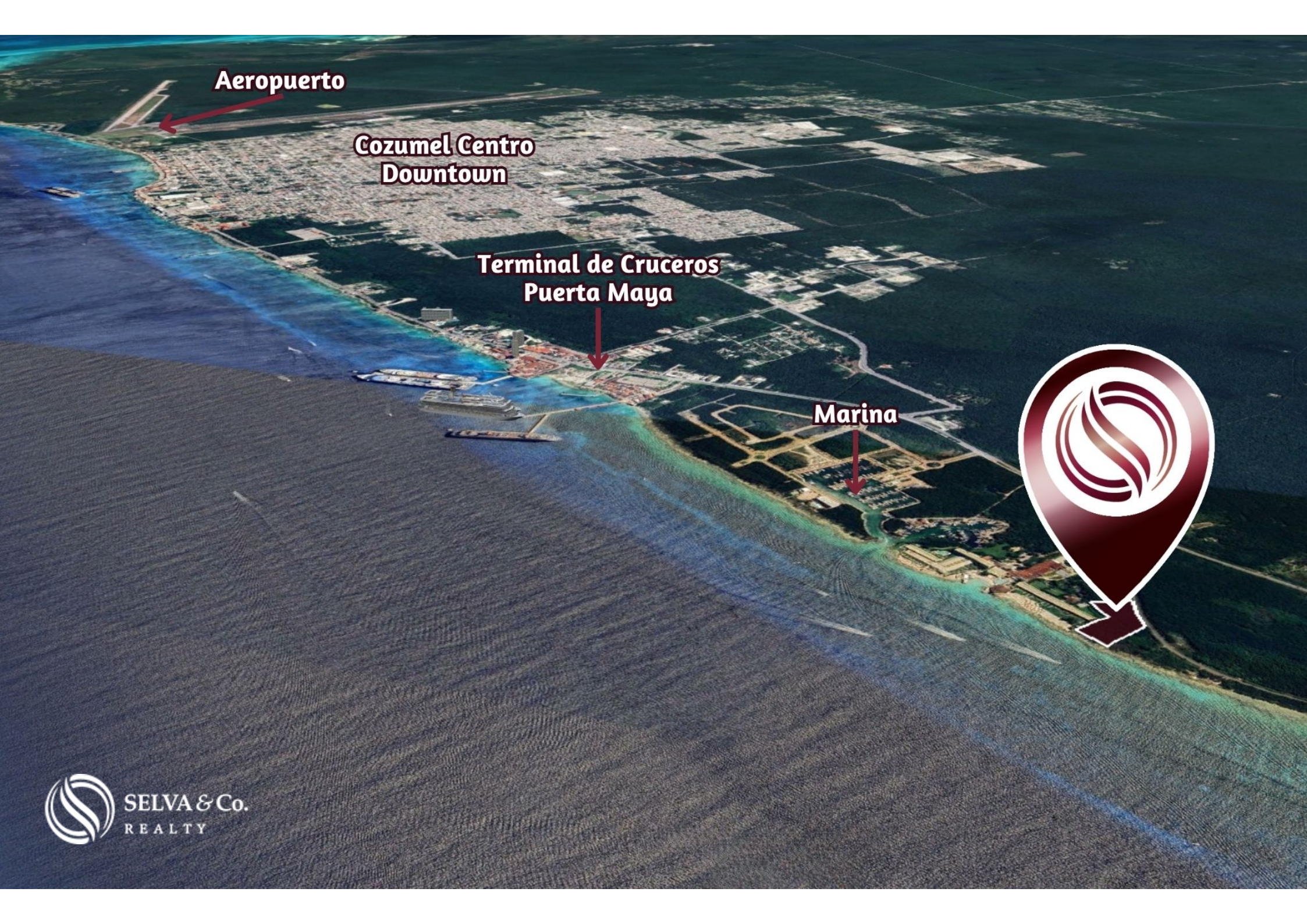
**Hotel
5 estrellas**



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Aeropuerto

**Cozumel Centro
Downtown**

**Terminal de Cruceros
Puerta Maya**

Marina







Marina Cozumel



Terminal Maritima



Puerta Maya

Description

ALCO214 Emma Selva

Mixed-use commercial beachfront macro lot, for sale

A collection of five adjoining lots totaling 11,426.27 m², located directly on the beachfront in Cozumel. The property offers both road and sea access, along with mixed-use commercial zoning, making it ideal for a hotel, condominium, or commercial development in one of the island's premier coastal locations.

The lots may be purchased as a complete package or in selected sections, providing flexibility for a variety of development opportunities.

HIGHLIGHT FEATURES

Direct beachfront location

Mixed-use commercial zoning

Total area: 11,426.27 m²

Site coverage (COS): 70%

Floor Area Ratio (CUS): 1.8

Maximum height: 4 stories or 12 meters

Five adjoining lots

Road and sea access

Ideal for hotel, condominium, or commercial development

DEVELOPMENT PARAMETERS

Minimum lot size: 300 m²

Minimum frontage: 12 meters

Minimum front setback: 4 meters from the property line along the roadway

PURCHASE OPTIONS

The complete portfolio of five lots is available for purchase.

Lots 3, 4, and 5 may also be purchased separately.

Lots 1 and 2 are available only as part of the full portfolio acquisition.

LOCATION

Beachfront commercial macro lot for sale in Zona Hotelera Sur, Cozumel, Quintana Roo, Mexico.

15-minute walk to Cozumel Marina

5 minutes from Puerta Maya Ferry Terminal

30 minutes from Downtown Cozumel

PROPERTY STATUS

Title deed, legal certainty

OFFICIAL PRICE

The official price of this property is \$115,452,811 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images presented are for illustrative purposes and may differ from the final product in features and location.

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

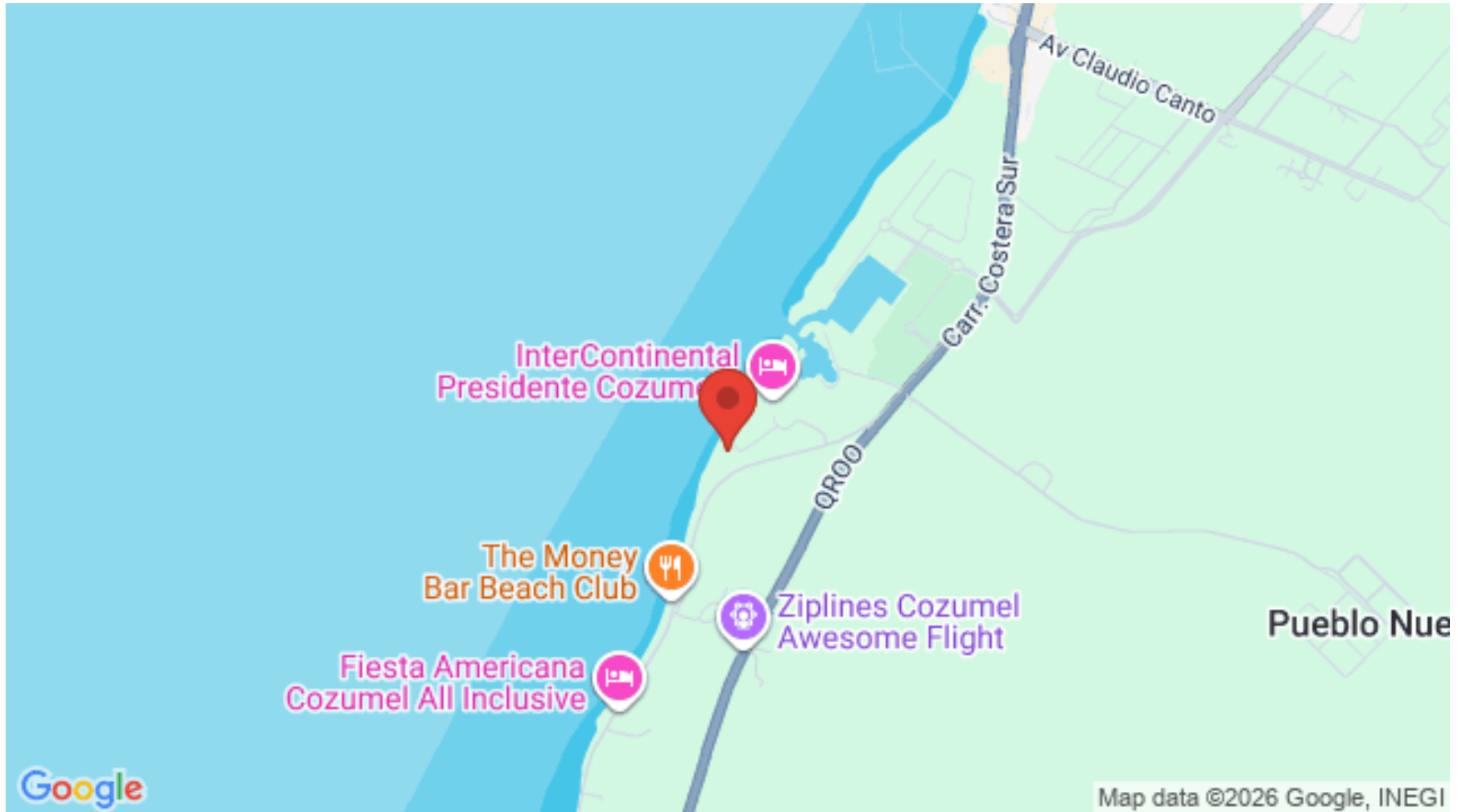
Schedule your appointment to visit the area or call us to answer your questions.

Property details

- Beachfront
- Marina view

- Oceanview

Location





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www.selvacorealty.com