

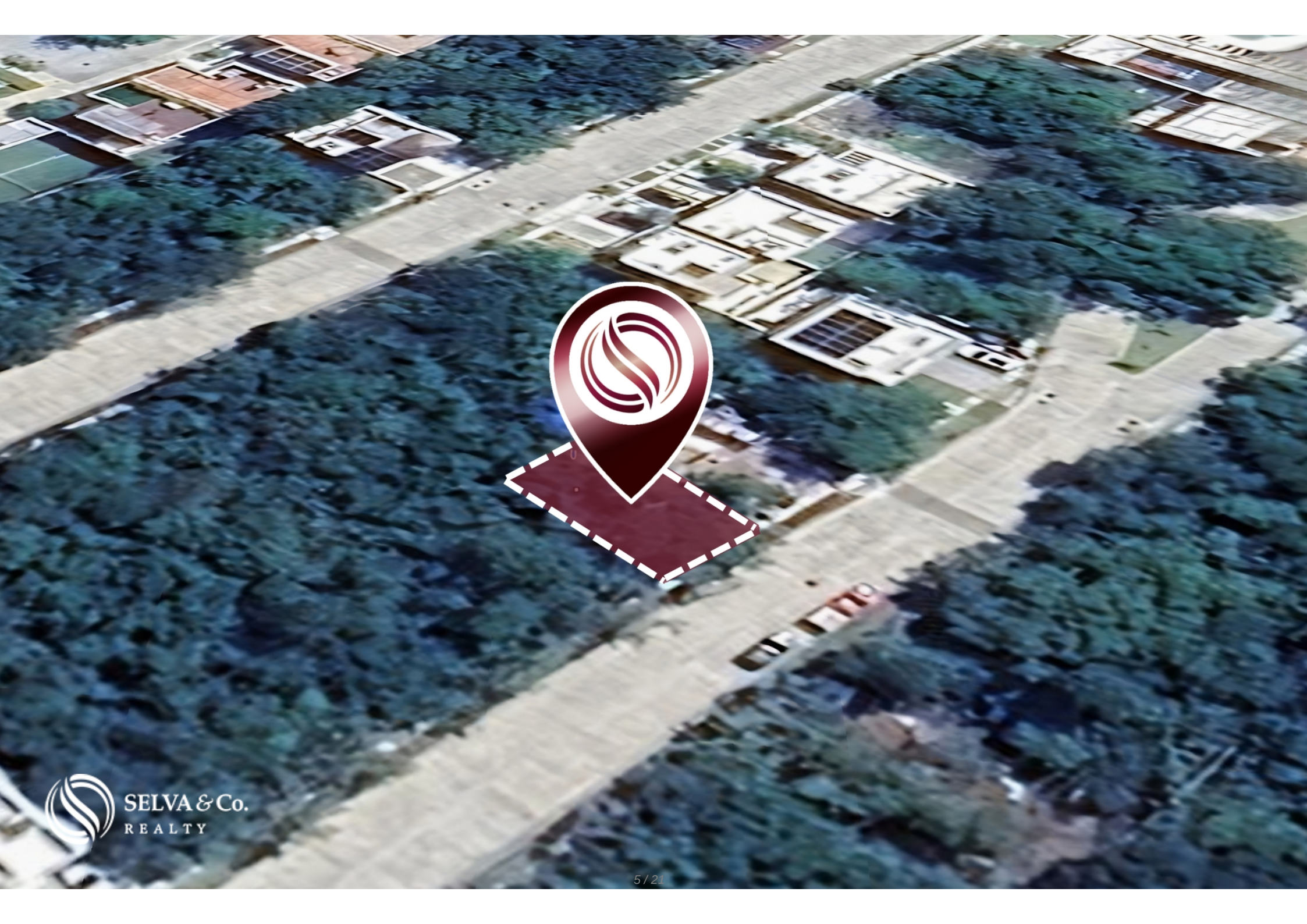


# Single-family lot for sale in Residencial Xaman-Ha with pool, gym, social area

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <i>ID: ALPC211</i>                | <i>Location: Playa del Carmen</i> |
| <i>Zone: Ejidal</i>               | <i>Type: Lots</i>                 |
| <i>Land: 185 m2 / 1,991.34 ft</i> |                                   |











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**Terreno  
Lot**

**Centro  
Downtown**

**Playa Mamitas  
Beach**

**Muelle Constituyentes  
Pier**

**Centro Maya  
Shopping Mall**

**Playa Playacar  
Beach**

# Quinta Avenida Fifth Avenue



## Playa Mamitas *Beach*



COROTICE  
LASER CENTER

MAIA  
MAYA  
Cool Grafts  
Estética y Belleza

Bien Star  
Dermatología y Estética

DELSOL  
MUEBLES Y DECORACIÓN

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# Centro Maya Shopping Mall

## Description

ALPC221 Lev Garcia

Single-family lot for sale in Residencial Xaman-Ha with pool, gym, social area

Lot for sale in Residencial Xaman-Ha, Playa del Carmen. Offering a peaceful setting surrounded by nature, amenities, and excellent connectivity.

## FEATURES

Utilities at lot line

Land use: Residential

COS (Ground Coverage Ratio): 50%

CUS (Floor Area Ratio): 1.20

Maximum height: 10.50 m (34.4 ft) / 3 stories

Located within a gated community

Exclusive amenities

## AMENITIES & SERVICES

Pool

Bar

Fitness center

Children's playground

Event palapa and social lounge

## NEARBY ATTRACTIONS

Minutes from Centro Maya

Easy access to the Cancun-Tulum federal highway

Close to supermarkets, restaurants, hospitals, schools, and essential services

Short distance to Playacar and the beaches of Playa del Carmen

## DIMENSIONS

Frontage: 10.00 m

Depth: 18.50 m

## LOCATION

Residential lot for sale in Ejidal, Playa del Carmen, Quintana Roo, Mexico.

03 minutes from Centro Maya Shopping Mall

08 minutes from Downtown Playa del Carmen

10 minutes from Mamitas Beach

45 minutes from Cancun International Airport

## PROPERTY STATUS

Title deed, legal certainty

## OFFICIAL PRICE

The official price of this property is \$1,450,000 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.

## Amenities

- Bar
- Gym
- Swimming Pool
- Cenote
- Kids Club

## Location





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