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# Apartment with 60 m2 of garden, pool view, pet friendly, 650 meters from the beach, Pet friendly, green areas, amenities

<i>ID: ERCO210-1</i>	<i>Location: Cozumel</i>
<i>Zone: Pedro Joaquin Coldwell Avenue</i>	<i>Type: Condos</i>
<i>Bedrooms: 1</i>	<i>Bathrooms: 1</i>
<i>Construction: 124 m2 / 1,334.74 ft</i>	







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Teraza con barra de entretenimiento  
Terrace with entertainment bar





Muelle a Playa del Carmen  
Dock to Playa del Carmen

Aeropuerto  
Airport

Centro  
Downtown

Supermercados  
Supermarkets

Tu nuevo hogar  
Your new home

Playa Casitas  
Casitas Beach

























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## Description

ERCO206-1 Vanessa Gurza

Apartment with 60 m2 of garden, pool view, pet friendly, 650 meters from the beach, Pet friendly, 35% of green areas, amenities, pre-construction, for sale Cozumel.

Modern condominium with pool and covered lounge terrace, ideal to enjoy outside all day, decide between cooling off in the pool sunbathing or enjoying the cool breeze in its shaded area. Stay in shape at the gym or go for a run on the Cozumel sea boardwalk.

Boutique residential with only 15 condominiums. 650 meters from the beach and the Sea boardwalk.

## GREEN CONDOMINIUM

Development immersed in vegetation through interior gardens. Green areas in every direction of your home.

Green energy: With a set of solar panels, the energy of the common areas will be supplied.

Large gardens: Green areas in each direction and 35% of the development will be dedicated to green areas.

## WALKING DISTANCE FROM THE BEACH

This apartment is an 8-minute walk from the beach, 650 meters from Playa Caletitas.



8-minute walk from the Cozumel boardwalk, 650 meters from the main attraction of the island, its 8.6 kilometer boardwalk, this is where the carnival ride takes place, you also find the best restaurants, jewelry stores, craft shops, souvenirs and nightclubs, the best place to visit on party nights or exercise and go for a walk during the day.

## KITCHEN

Prepare the most delicious recipes in this built in kitchen with granite countertop, enjoy its open design with breakfast bar, which allows you to spend time with your loved ones while preparing their favorite dishes.

## KITCHEN EQUIPMENT

Teka brand tarja.

Electric stove.

Electric water heater.

## PET-FRIENDLY

The development allows pets.

## HIGHLIGHTS OF THE CONDO

Condo near the beach.

Thanks to its terraces, balconies and large windows, this apartment is very cool.



Bright apartment with large windows that allow each of the most important spaces to have natural light, even in the bathrooms.

Living room with full wall window and access to the terrace that opens to create a larger space ideal for entertaining guests or indoor-outdoor living.

## FINISHES

Mahogany solid wood entrance door

Shower with tempered glass

Bathroom with marble countertop

Mini-split air conditioner

## AMENITIES AND SERVICES

- Swimming pool
- Barbecue area
- Solarium
- Gym
- Pet Friendly
- Security system
- 35% of green areas
- Green park style stone walkways.

## LOCATION

Apartments on Avenida Pedro Joaquin Coldwell, very close to the Malecón and the beach.



1 minute from the beach by car.

10 minutes from Cozumel International Airport.

## RENT YOUR PROPERTY

This development allows vacation rentals.

Due to its location, it can be rented for vacation or long term.

Work with a management and vacation rental agency, rent your property while you are not using it, they take care of maintaining and renting it for you. You won't lift a finger. We can recommend options in Cozumel.

## INVESTMENT IN PRE-CONSTRUCTION

Department in pre-sale. Delivery date: OCTOBER 2023

The photographs are of the project in general. The renders do not correspond to a specific department.

If you want to visit this area and know more about the real estate market in the Sea Boardwalk, contact us, it will be a pleasure to advise you on your new investment in Cozumel.

Schedule an appointment or contact us to answer your questions by clicking on the contact link.



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## Property details

- Balcony
- Integral Kitchen
- Garden
- Terrace

## Amenities

- Controlled access
- Pet friendly
- Gym
- Swimming Pool



## Location





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MX 984 803 2058 / US 805 308 2900  
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