



**Residential lot in gated community Valenia, 250 meters from the clubhouse, with amenities, already deeded for sale in Playa del Carmen.**

<i>ID: ELPC210</i>	<i>Location: Playa del Carmen</i>
<i>Zone: Centro Maya Area</i>	<i>Type: Lots</i>
<i>Land: 230 m2 / 2,475.72 ft</i>	







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## Description

ELPC210 Alejandra Arias

Residential lot in gated community Valenia, 250 meters from the clubhouse, with amenities, already deeded for sale in Playa del Carmen.

Land for sale in a private Residential area with clubhouse and recreational spaces, easy access to schools, shopping malls and entertainment.

## OPPORTUNITY FOR INVESTORS

Due to its location and price, this land is ideal for investment, similar land in the same residential have a higher price.

## LAND DETAILS

Type: Residential Lot

Location: Fraccionamiento VALENIA



Zone: Centro Maya

Land: 230 m<sup>2</sup>

Price/m<sup>2</sup>: \$7300 mxn

## LOT CHARACTERISTICS

Land use: Residential

Cos: 70%

cus: 130%

Height 10 meters.

## SERVICES

Paved roads

Water service

Light

Sewer system.



## PROPERTY STATUS

Property title, legal certainty.

## INDOOR-OUTDOOR LIFESTYLE

Land in a private residential area with multiple spaces for outdoor recreation and with air conditioning. You can enjoy the fresh air all day and sunbathe while you cool off in the pool or rest on the covered terrace with air conditioning and a view of the pool.

The clubhouse terrace has a lounge area overlooking the playground, ideal for watching the little ones while hanging out with your friends.

## LOCATION

Land located within a private residential area, near the federal highway, and shopping malls, department stores (Liverpool), schools and the Playacar golf course.



## ABOUT THE GATED COMMUNITY

Private residential, with security and controlled access. 3 entrances and exits for car access.

Kids & family friendly concept with amenities and spaces for the whole family.

More than 15,000 m<sup>2</sup> of green areas

## AMENITIES

Controlled access 24/7

1 km jogging course

Dog park

Children's playground area

Parking for 50 cars

Event room for adults



Event room for children

## CLUB HOUSE

Lobby

Semi-Olympic pool with 3 lanes

Children's pool

Terrace with bar

Sunbathing area

170m2 gym

Soccer field

2 paddle tennis courts

Tennis court

Air-conditioned children's playroom with terrace and gardens

Restrooms, showers and changing rooms for men and women

If you want more information on this land or learn more about the real estate market



in Residencial Valenia, contact us, it will be a pleasure to advise you on your new investment in Playa del Carmen.

Schedule your appointment to visit the area or call us to answer your questions by clicking on the contact link.

Invest safely, call us to receive free advice.

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## Property details

- Air conditioning
- Near to supermarket
- Lap pool
- Terrace

## Amenities

- Ballroom
- Lobby
- Paddle tennis
- Security 24/7
- Swimming Pool
- Clubhouse
- Lounge Area
- Playground for children
- Soccer fields
- Tennis court



## Location





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