





# Ground floor condo with 92 m2 patio, family pool and adult pool, dog area, gym, spa, and more, in pre-construction, for sale Cancun.

|   |                         |
|---|-------------------------|
| <i>ID: DCA228-1</i>                       | <i>Location: Cancún</i> |
| <i>Zone: Downtown</i>                     | <i>Type: Condos</i>     |
| <i>Bedrooms: 3</i>                        | <i>Bathrooms: 3</i>     |
| <i>Levels: 1</i>                          | <i>Parking(s): 2</i>    |
| <i>Construction: 264 m2 / 2,841.70 ft</i> |                         |



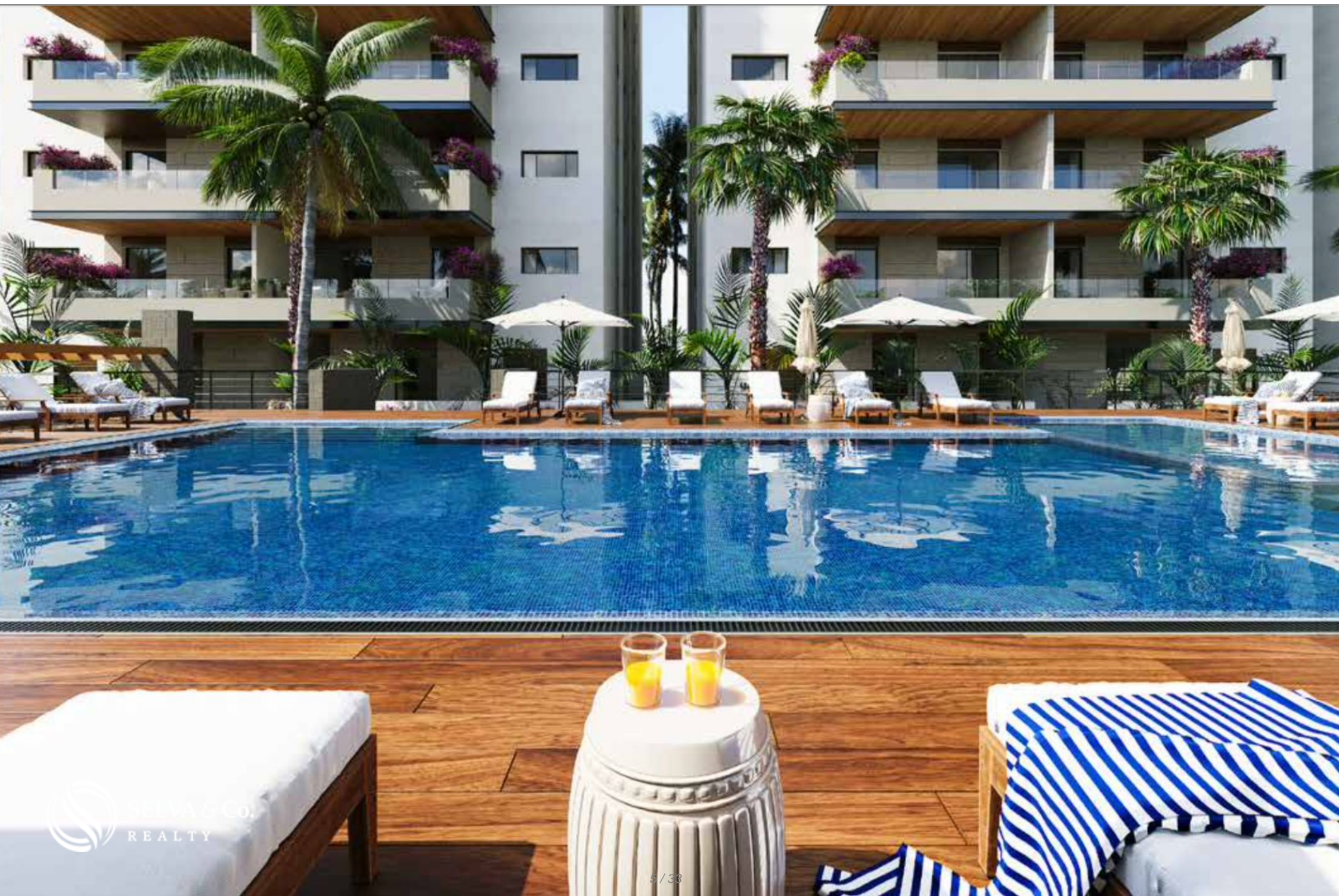


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*Mar Caribe*

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Zona Hotelera

Malecón  
Tajamar

Laguna  
Nichupté

PLAZA LAS  
AMERICAS

Hospiten

Universida  
d  
Tecnológico

VELA TOWERS

12 / 33

Costco

Parqu  
e  
Kabah

Superama

Capita



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Vista panorámica al mar y la ciudad  
Panoramic view of the sea and the city























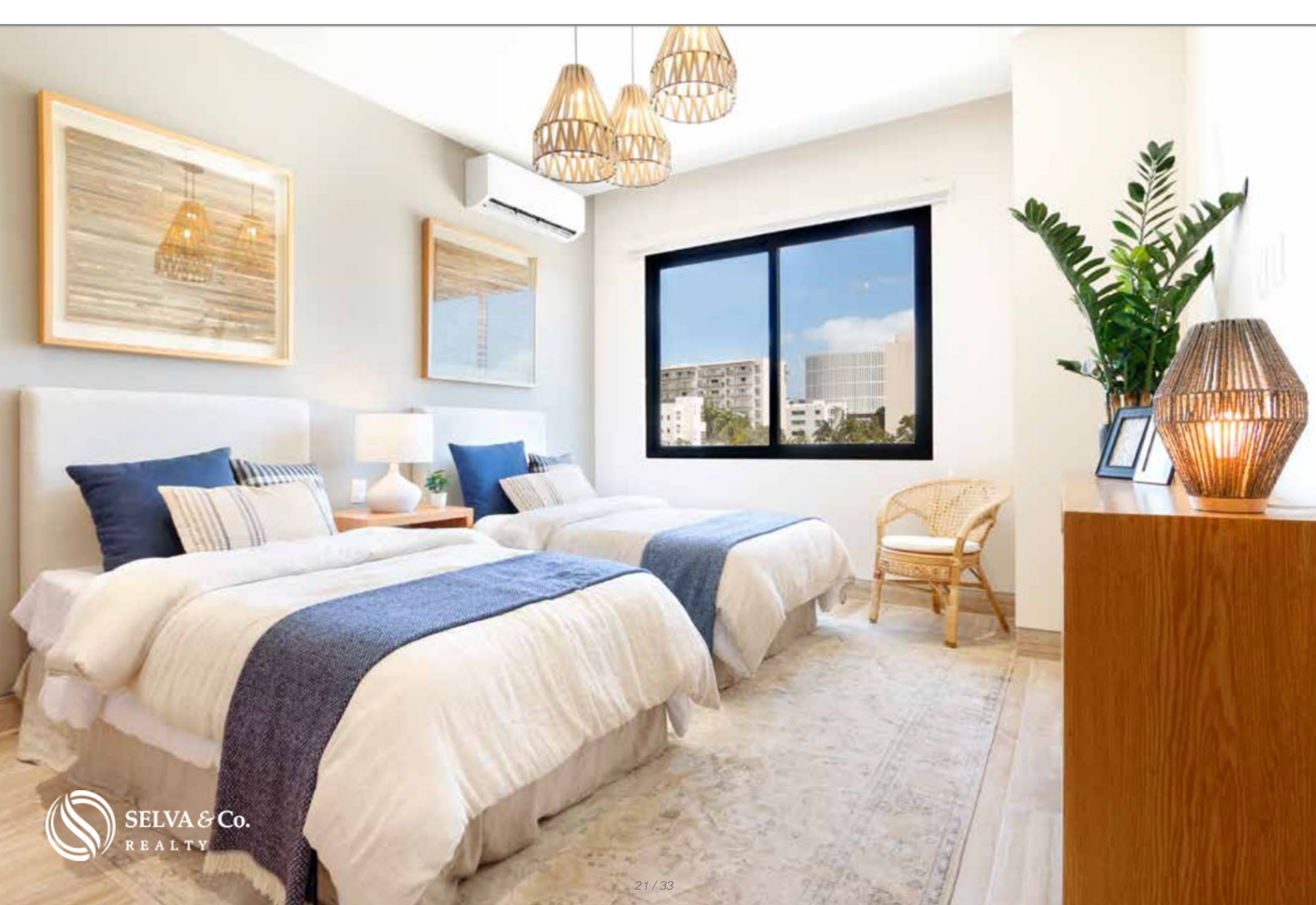


















## Description

DCA228-1

Ground floor condo with 92 m2 patio, family pool and adult pool, dog area, gym, spa, and more, in pre-construction, for sale Cancun.

Luxury apartment with amenities and entertainment for the whole family. Have fun with the little ones in its outdoor children's play area or relax in the tranquility of the pool exclusively for adults.

14-story building, with 4 apartments per level.

### ADULT ENTERTAINMENT

Exclusive pool for adults and sky bar. Spa, gym and paddle tennis court, to relax and keep you at your best. Multipurpose room ideal for your reunions.



## AREAS FOR LITTLE ONES

Children's playground and family pool. Multipurpose room for your little ones parties.

## PET-FRIENDLY

The residential allows pets, and has an exclusive area for your dog to socialize and be free in a controlled and special environment for them. Enjoy your dogs park.

## HIGHLIGHTS OF THE CONDO

3 bedrooms with private bathroom and closet.

Bright apartment with large windows that allow each of the most important spaces to have an entrance of natural light.



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

Private parking for 2 cars.

Laundry room.

Terrace.

Maid's room with private bathroom with separate service entrance.

## AMENITIES AND SERVICES

- Family pool.



- Pool for adults.
- Gym.
- Spa.
- Sky bar.
- Multipurpose room.
- Paddle court.
- Motor lobby.
- Childrens playground.
- Dogs park.
- Covered parking.
- Lobby.

## SECURITY

- 3 Security filters: general, lobby engine and building card
- 24 hour security and controlled access.



## LOCATION

Condo located in Supermanzana 13, an area surrounded by residential developments, entertainment and places of recreation.

7 minutes from the Hotel Zone.

12 minutes from Langosta Beach.

12 minutes from Cancun International Airport.

## PLACES NEAR YOUR DEPARTMENT

Plaza Las Americas: shopping center with cinema, department stores, supermarket, first class gym and entertainment for the whole family.

Kabah urban park: Natural park with children's games, museum and green areas full of local flora and fauna.

Cafe Antoinette: French cafe and pastry shop

Los Aguachiles: Seafood Restaurant

And many more

## RENT YOUR PROPERTY

This development allows vacation rentals. with free administration  
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 don't use it, they take care of maintaining it and renting it for you. You won't lift a finger. We can recommend options in Cancun.

## INVESTMENT IN PRE-CONSTRUCTION

Pre-sale apartments. Delivery date: From of February 2023. There are 5 towers, one tower will be delivered per year.

## RENOWNED DEVELOPER

Developer with several projects in Mayan Riviera, excellent history of deliveries on time and quality finishes. Widely recommended for investment in pre-construction.



The official price of this property is in pesos, the price in dollars is a reference. The exchange rate of the day will be used for the purchase.

Prices may vary subject to availability, capital gains, etc. as it is a pre-construction project. Contact us to send you updated information.

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

Schedule your appointment to see this condo or call us to answer your questions by clicking on the contact link.

Invest safely, call us to receive a free advice.

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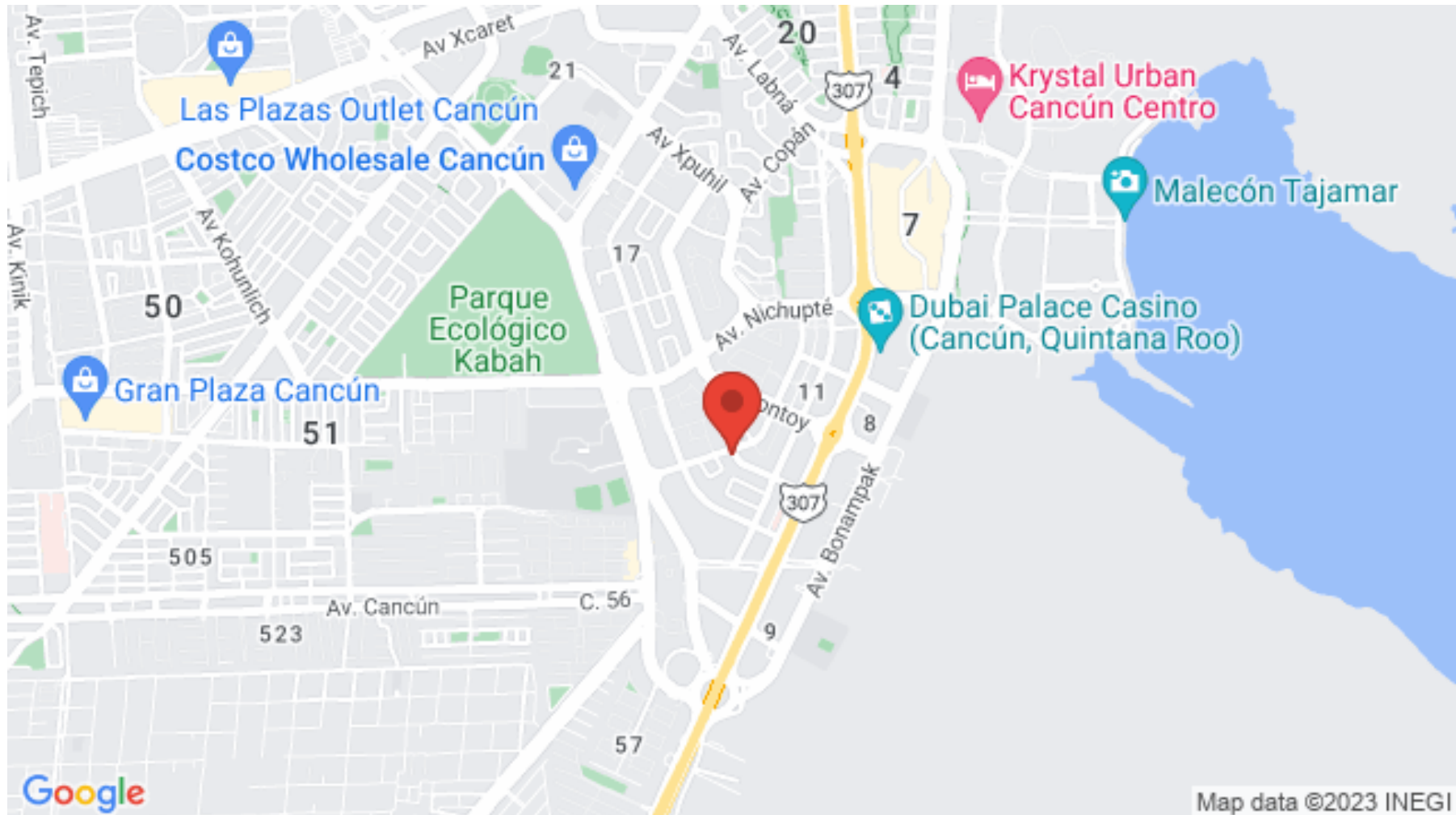
## Property details

- Air conditioning
- Exclusive Parking
- Fully furnished
- Near to supermarket
- Patio
- Service room
- Bathroom with double sink
- Fully equipped kitchen
- Laundry room
- Panoramic View
- Pet friendly
- Terrace

## Amenities

- Controlled access
- Lobby
- Pet friendly
- Rooftop pool
- Spa
- Wet bar
- Gym
- Paddle tennis
- Playground for children
- Security 24/7
- Swimming Pool

## Location







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