

PLAYA DEL CARMEN · QUINTANA ROO

ID02704

Edificio completo en venta en la Calle 38 y 20,

$31,500,000 MXN

Approximately $1,626,495 USD

FIX exchange rate 19.3668 · Reference only; the valid price is in MXN

678 m²

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FEATURES

PARKING	BUILT AREA	LOT AREA
6	**678 m²**	**488 m²**

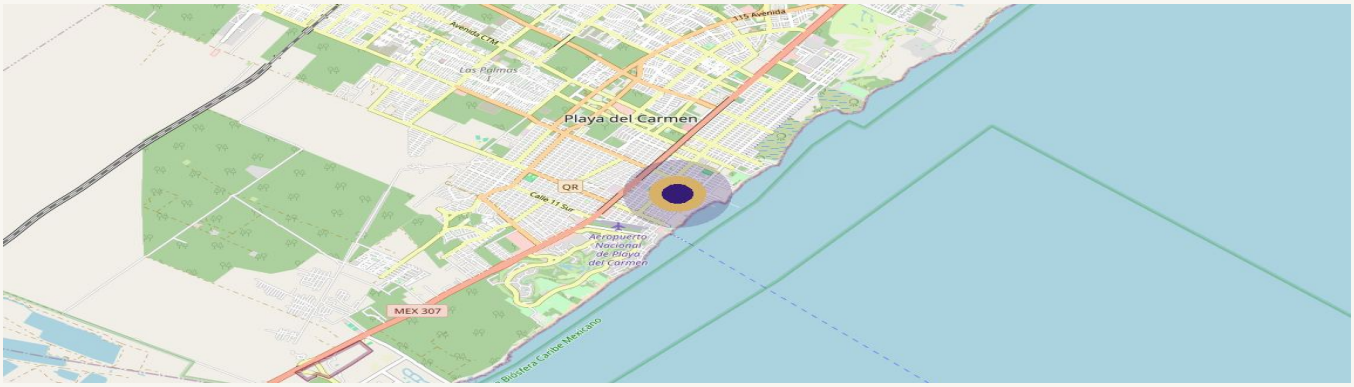
OPERATION

Venta

DESCRIPTION

Building for sale in Playa del Carmen, Quintana Roo Mixed use | Investment, residence, and rental opportunity Building for sale, ideal for residential use, rental operation, and/or the generation of passive income, located in one of the most in-demand areas of Playa del Carmen. The property is located in the heart of the city, 3 blocks from Quinta Avenida and 4 blocks from the Caribbean Sea, on Calle 38, known for its tree-lined setting, dining scene, and residential–commercial character. Location ■ Calle 38 at Avenida 20, Lote 14, Manzana 146, Playa del Carmen, Quintana Roo. Area with heavy pedestrian and vehicle traffic, close to services, restaurants, shops, and the beach. Zoning Commercial / Residential (neighborhood mixed use) General features of the property Land area: 488.40 m² Residential construction: 8 condos Total constructed area: 678.71 m² Configuration suitable for vacation rental or long-term lease, in accordance with applicable regulations. Amenities and common areas Pool 15 m long and 1.50 m deep (71 m²) Service bathroom with shower and sink (2.52 m²) 3 storage rooms (3.12 m², 2.28 m², and 4.18 m²) 6 private garages enclosed with gates (113.10 m²) Unit layout and square meters Total: 8 condos Unit 1A – 40 m² Separate kitchen with door 1 bedroom Ground floor Pool view Unit 2 – 72 m² 1 bedroom Unit 3 – 82 m² Balconies facing Calle 38 and the pool Unit 4 – 62 m² 2 bedrooms Terrace facing the pool Balcony facing Avenida 20 Unit 5 – 82 m² Balcony and terrace facing Calle 38 and the pool Unit 6 – 82 m² Balconies facing Calle 38 and the pool Unit 7 – 326 m² Balconies facing Calle 38 and Avenida 20 Large terrace facing the pool Master suite with mezzanine Unit 8 – 44 m² Open loft-style space Large terrace Development potential Vertical expansion:

APPROXIMATE LOCATION



Mapa © OpenStreetMap contributors · ubicación aproximada

This sheet is for reference only and does not constitute a binding offer. Measurements are approximate. Verify title and land use before any transacti



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REQUEST A VIEWING