



MENESSE
COCOBEACH 3
LUXURY COLLECTION



After 2 successful developments in the most exclusive area of Playa del Carmen, **Menesse Coco Beach 3** is added to our **Luxury Collection**.

Menesse Coco Beach 3 complements our portfolio of successful developments in the Riviera Maya, being crowned as our number 24, **full of its own style, organic, elegant and contemporary design to live unique experiences**; with the unbeatable location of an exclusive area where **international cuisine** is integrated, **the most representative beach clubs** and the **famous and incomparable 5th Avenue**.

And best of all, **just a few steps away from the incredible beaches of the Caribbean!**



Land owners

Developers and builders

Marketing and After-Sales

Positioning ourselves
as leaders
in the
Riviera Maya

MENESSE
QUINTAMAR



1
2014

MENESSE
25.26




2
2015

MENESSE
On the Beach



3
2015

MENESSE
THE CITY



4
2016

MENESSE
32



5
2017

MENESSE
THE SHORE
AT 46TH




6
2018

MENESSE
One Paralia



7
2019

MENESSE
38ST



8
2020

MENESSE
SEA TOWER



16
2023

MENESSE
Coco beach




15
2023

SKY
TOWER




14
2023

MENESSE
Tulum




13
2022

MENESSE
MIDTOWN 2



12
2022

A Perfect
Place at 14ST
BY MENESSE



11
2021

lit town
BY MENESSE



10
2021

MENESSE
MIDTOWN
256




9
2020

MENESSE
TOWER



17
2023

MENESSE
MIDTOWN
360°



18
2024

MY
MENESSE
IN PLAYA



19
2024

MENESSE
COCOBEACH 2




20
2024

MENESSE
KUKULKAN
TULUM



21
2024

MENESSE
CO
BÁ



22
2024

CASA
LEÓN

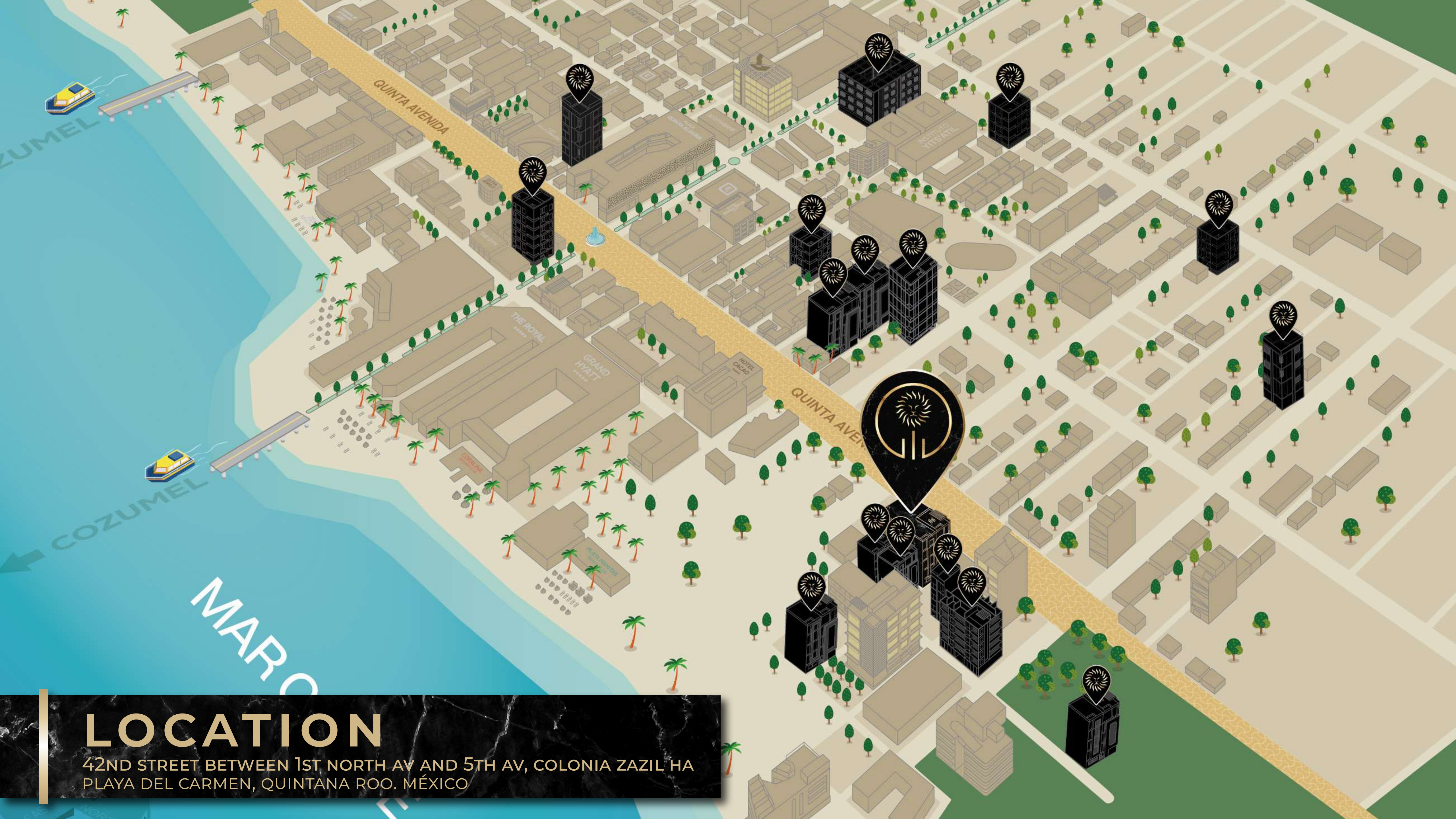


23
2025

MENESSE
COCOBEACH 3
LUXURY COLLECTION



24
2025



LOCATION

42ND STREET BETWEEN 1ST NORTH AV AND 5TH AV, COLONIA ZAZIL HA
PLAYA DEL CARMEN, QUINTANA ROO. MÉXICO



PRE-SALE



DELIVERY
JUNE 2025

CHARACTERISTICS

106	UNITS
95	STUDIOS
11	STUDIOS PH

TOTAL LAND

11,735.57 sq ft
1,090.27m²



FACADE

FURNITURE AND DECORATION ARE FOR ILLUSTRATIVE PURPOSES ONLY, THEY ONLY REPRESENT THE SPACES MARKED ON THE PLAN
LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADO EN EL PLANO



LOBBY



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ROOFTOP



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AMENITIES | AMENIDADES



Furnished & Equipped
Amueblado y Equipado



Gym
Gimnasio



Restaurant
Restaurante



Fire Pit
Fogata



Security System
Sistema de seguridad



Lobby with reception
Lobby con recepción



Laundry
Lavandería



Underground
Parking
Estacionamiento
subterráneo



Lounge area
Área lounge



Smart Room
Cuarto Inteligente



Coworking
Salas de juntas



Central Courtyard
Patio Central



Bar & Grill
Bar y Parrilla



Concierge service
Servicio de concierge



Rooftop
Terraza



Infinity Pool
Alberca Infinity





CENTRAL COURTYARD

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ROOFTOP



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INSIDE

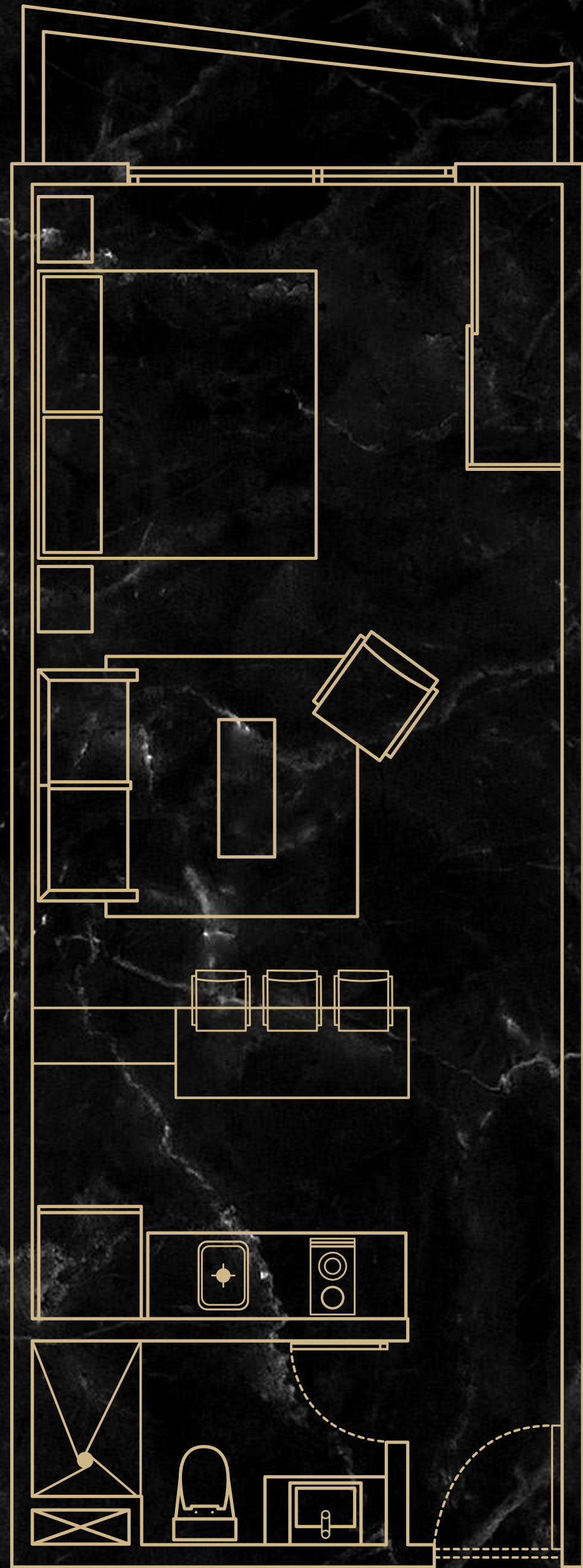


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PAYMENT PLAN

\$5,000	USD DEPOSIT
30%	DOWNPAYMENT
60%	DURING CONSTRUCTION
10%	UPON DELIVERY



STARTING FROM | DESDE

\$180,000 USD

**STUDIO
TYPOLOGY A**

APPROXIMATE
TOTAL

516.67 sq ft

**ESTUDIO
TIPOLOGÍA A**

TOTAL
APROXIMADO

48 m²



STARTING FROM | DESDE

\$185,000 USD

**STUDIO
TYPOLOGY B**

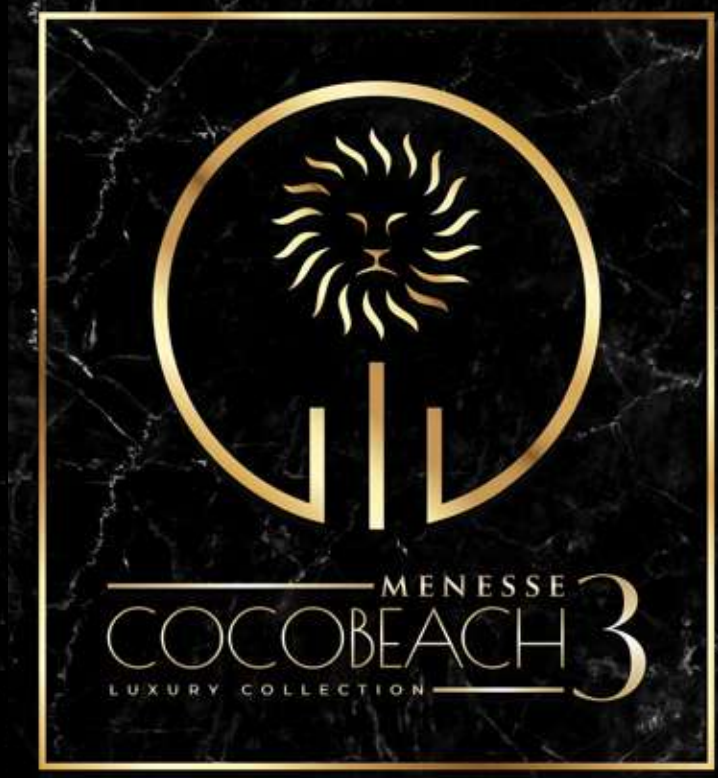
APPROXIMATE
TOTAL

516.67 sq ft

**ESTUDIO
TIPOLOGÍA B**

TOTAL
APROXIMADO

48 m²



STARTING FROM | DESDE
\$300,000 USD

STUDIO PH

ESTUDIO PH

APPROXIMATE
TOTAL
1033.34 sq ft

TOTAL
APROXIMADO
96 m²

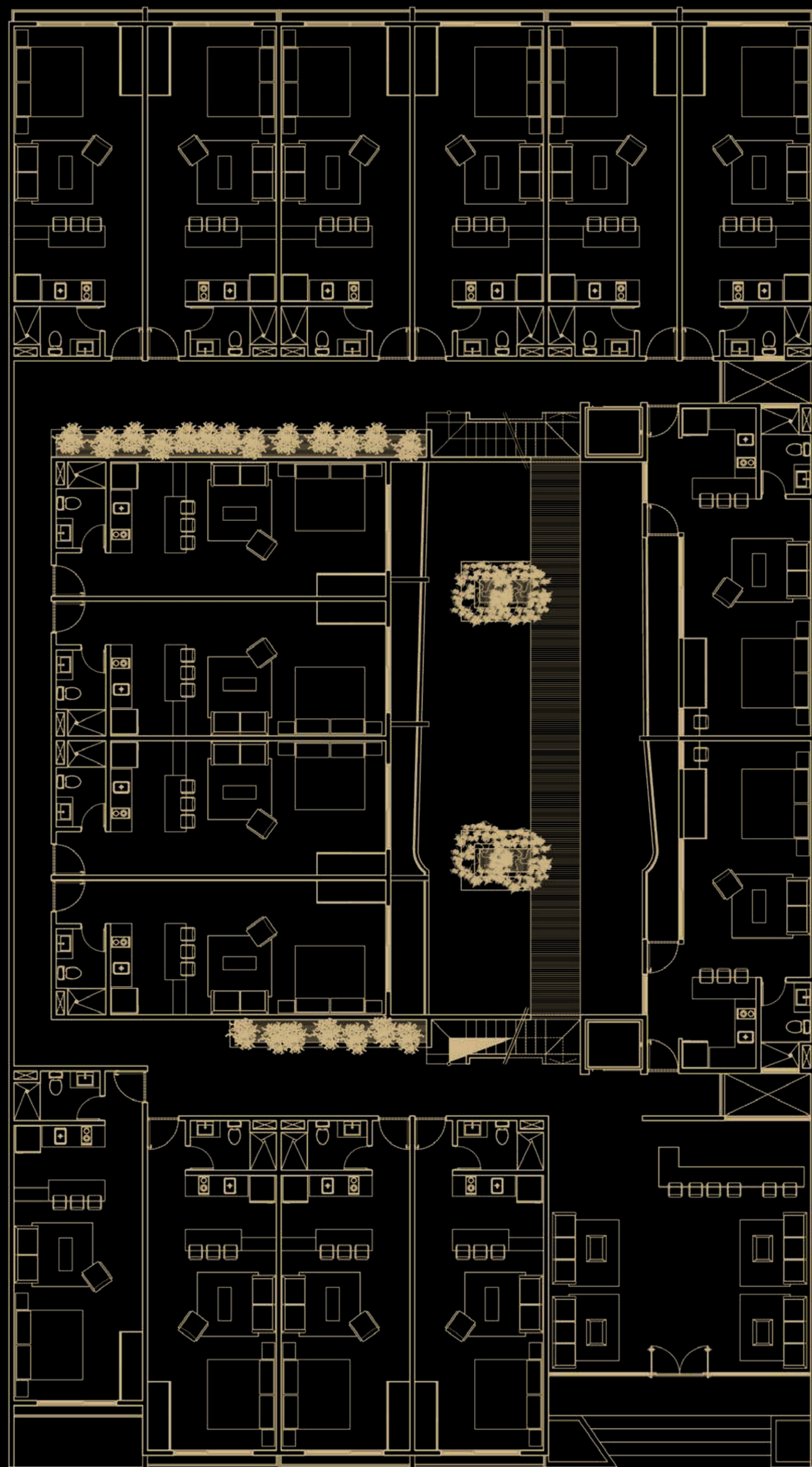


STARTING FROM | DESDE

\$360,000 USD

**TWO BEDROOM
PROTOTYPE**

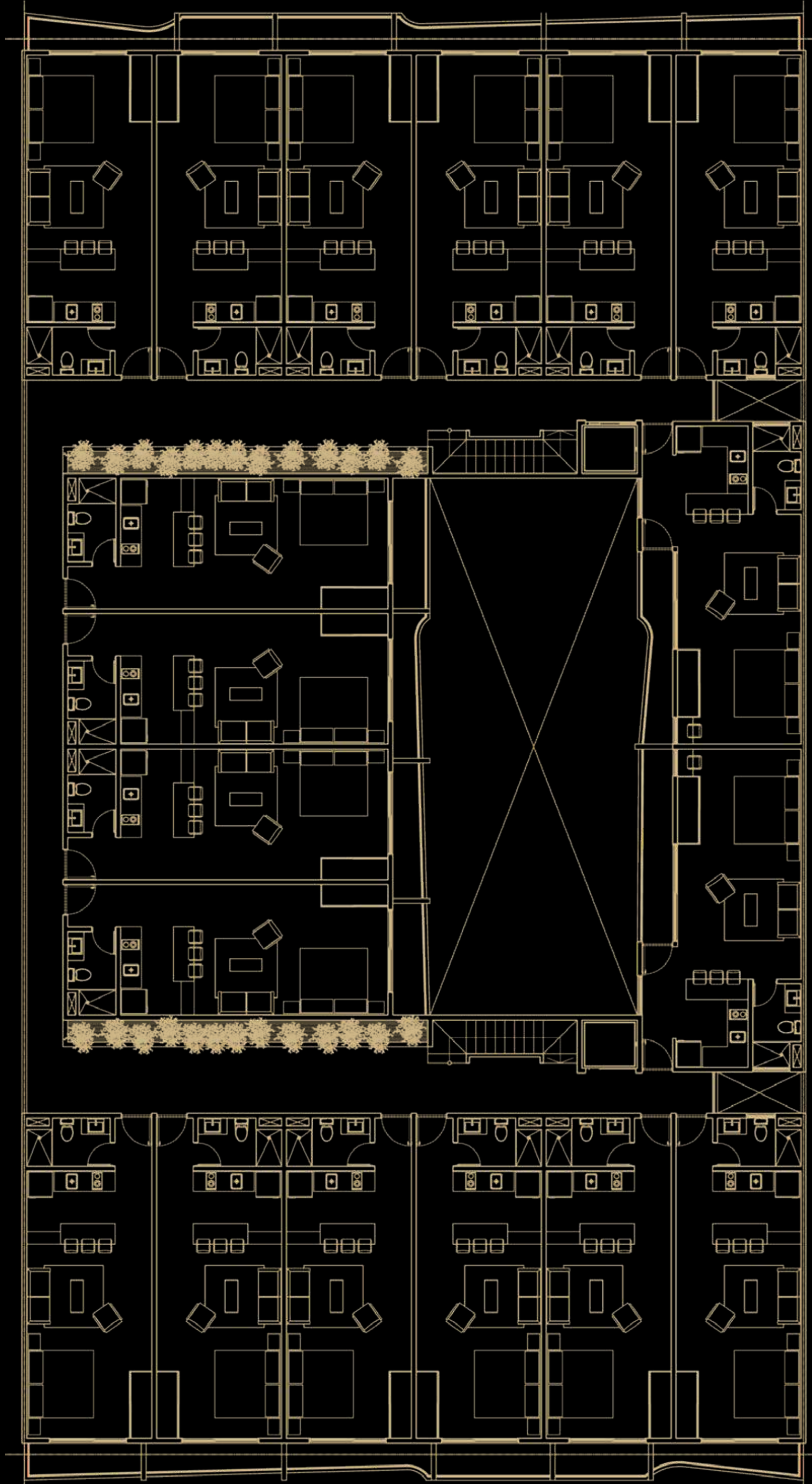
**PROTOTIPO
DEPARTAMENTO
2 RECÁMARAS**



GROUND FLOOR PLANTA BAJA

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

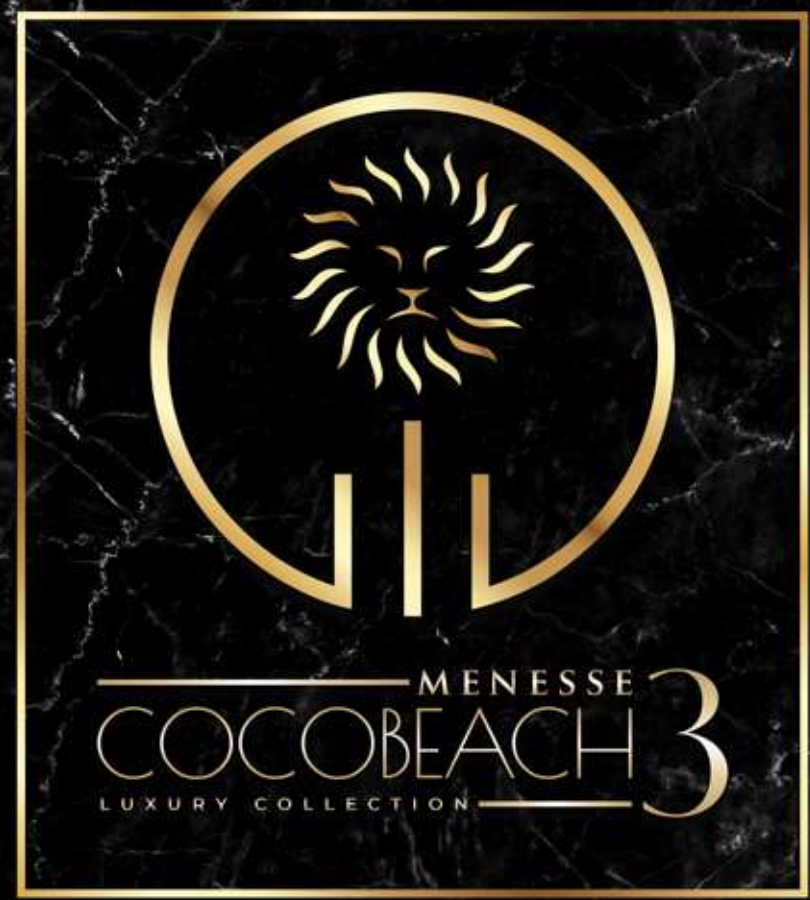
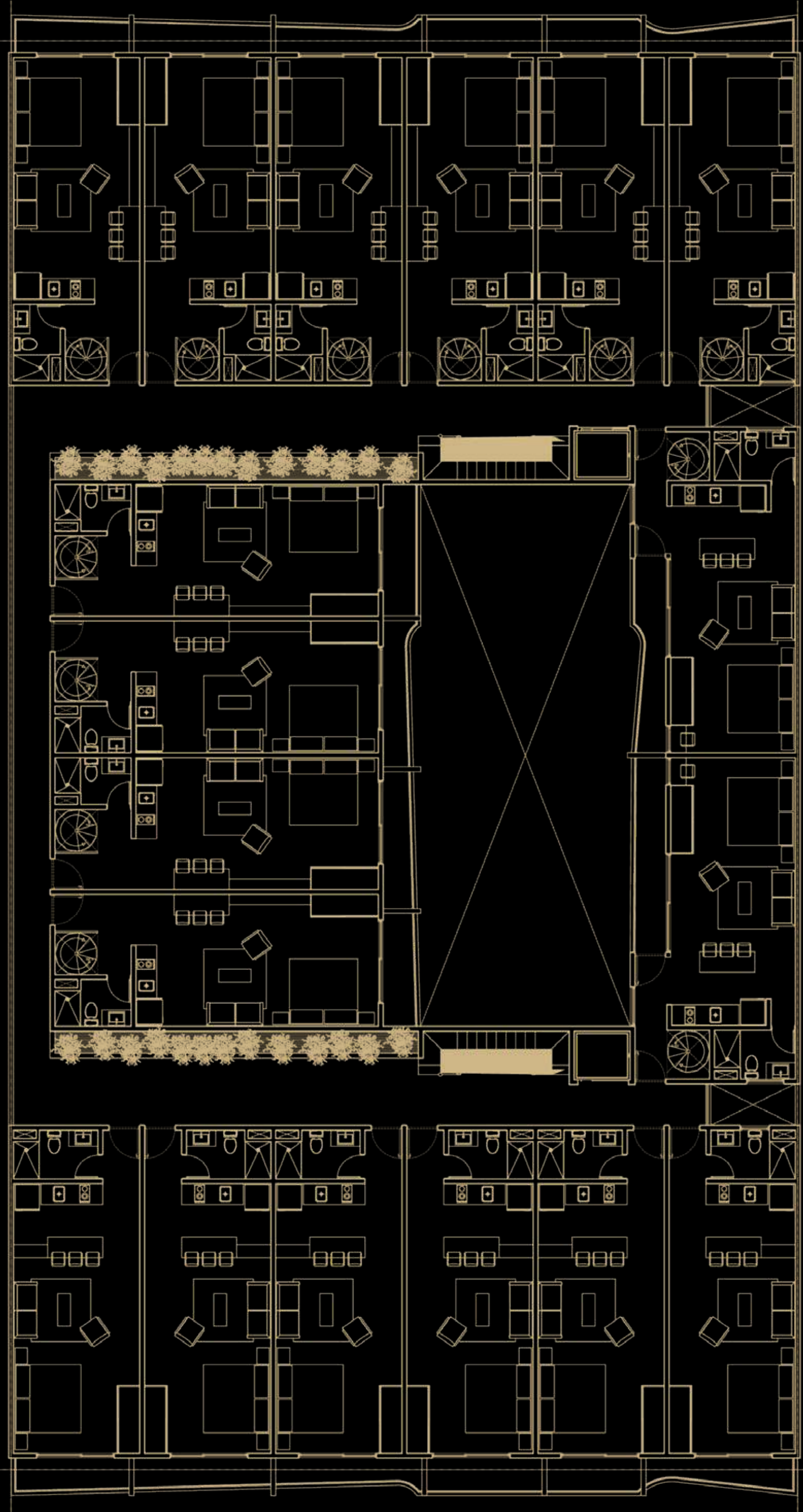
**TOTAL
TERRENO** 1,090.27 m²



FIRST FLOOR PLANTA TIPO

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

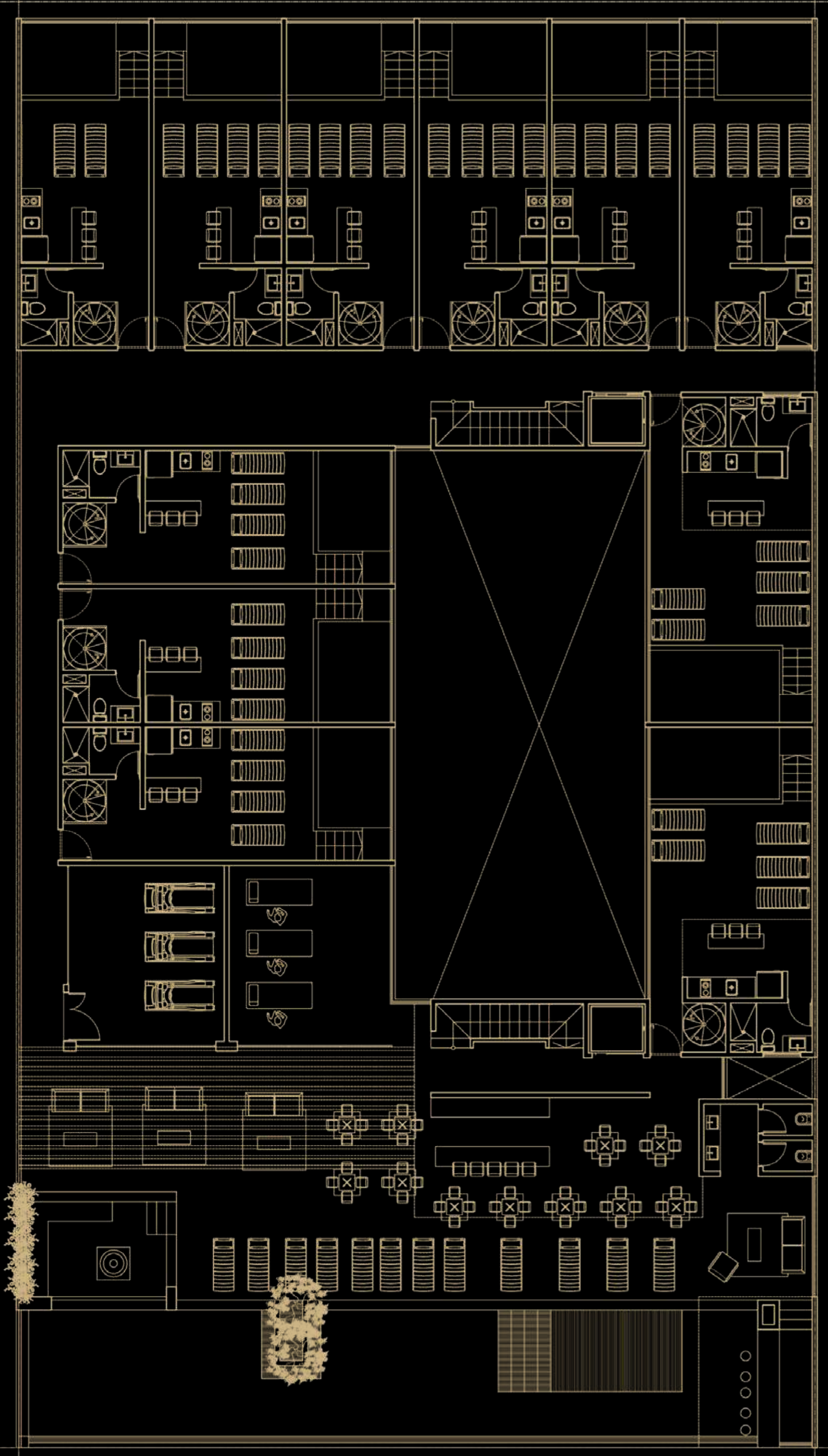
**TOTAL
TERRENO** 1,090.27 m²



PH LEVEL
PLANTA PH

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

**TOTAL
TERRENO** 1,090.27 m²



ROOFTOP

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

**TOTAL
TERRENO** 1,090.27 m²

» BEFORE INVESTING «
ANTES DE INVERTIR
ASK THE FOLLOWING QUESTIONS
HAZ LAS SIGUIENTES PREGUNTAS

1

*Experience, trajectory and projects developed **in the area***

Experiencia, trayectoria y proyectos realizados **en la zona**

2

*Are the units delivered **on time?***

¿Entregan a tiempo
las unidades?

3

Who is the owner?

¿Quién es el dueño?

4

*Discounts and **capital gains***

Descuentos y **plusvalía**

5

*Quality on **finishes***

Calidad en los **acabados**

6

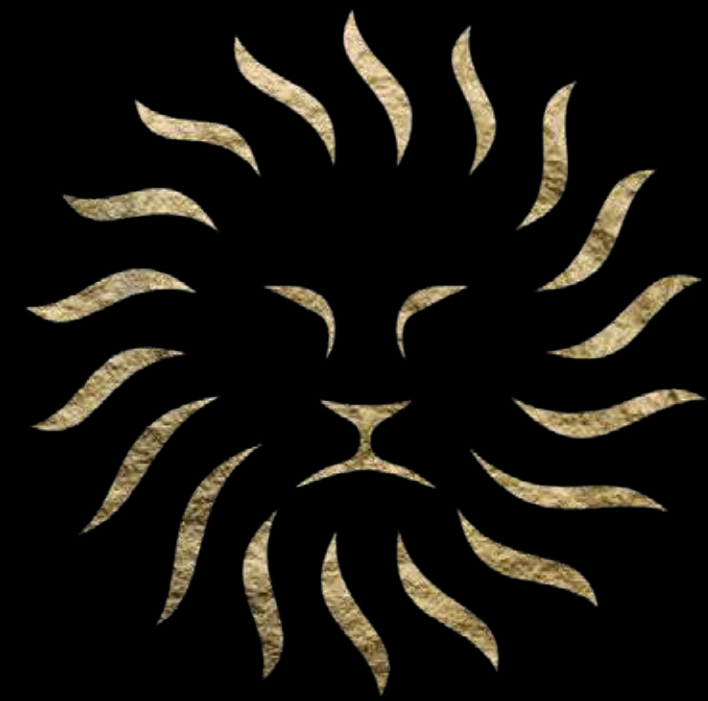
*Exaggerated **concessions***

Concesiones **exageradas**

7

*Prototype and **inventory movement***

Prototipo y movimiento **del inventario**



MENESSE

CONDOS

THANK YOU!

¡GRACIAS!

VENTAS@MENESSECONDOS.COM

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