

ACU  
Desarrollos



K Ō L M Ē N Ā

— PLAYA DEL CARMEN —





# ACU

Desarrollos

**ACU Desarrollos was born from the experience of 20 years of work in the real estate sector with one of the largest developers in Yucatan and Playa del Carmen by its partners.**

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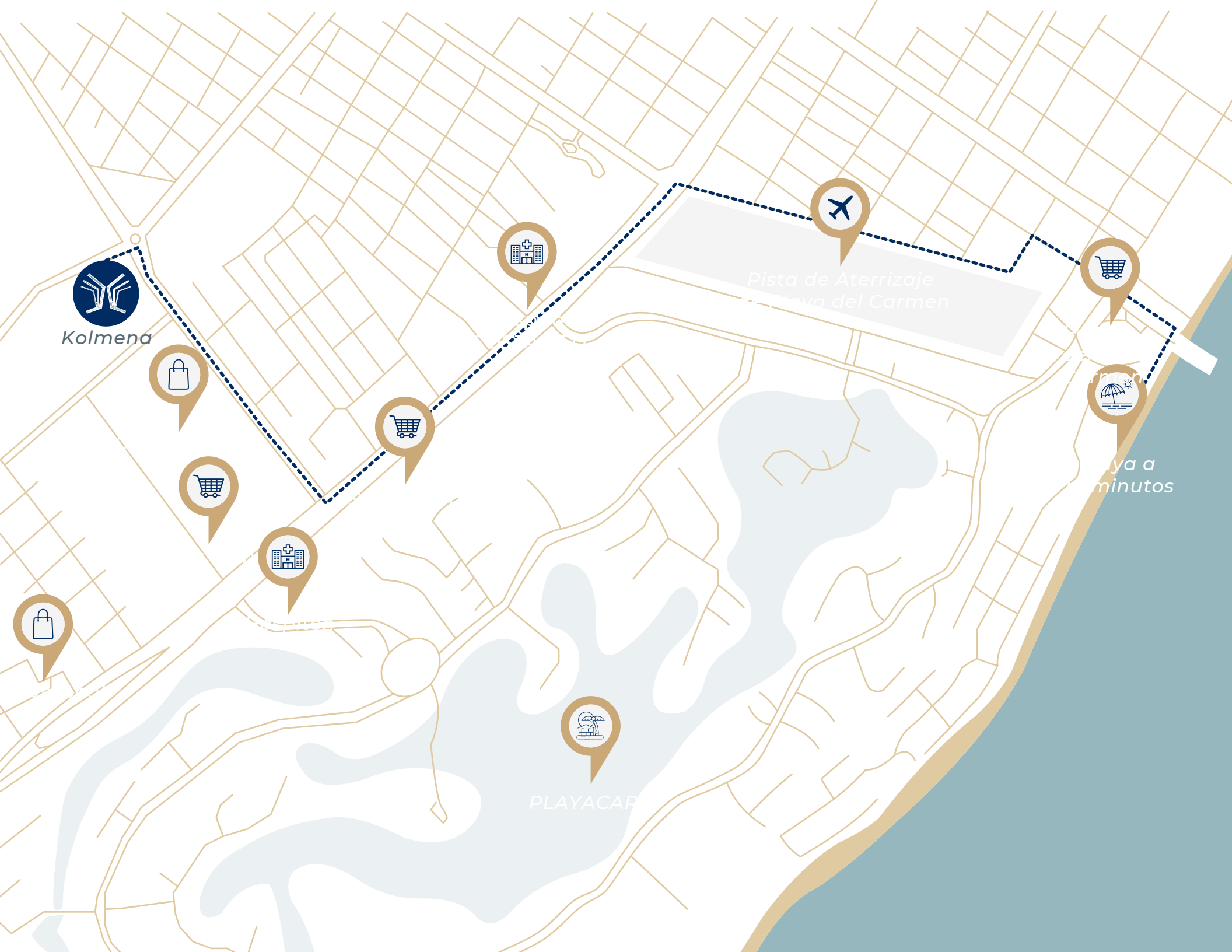
**ACU Developments**

**Excellence in the development, creation, promotion and construction of high-end real estate projects in the Yucatan Peninsula and Riviera Maya**









Kolmena



PLAYACAR

Pista de Aterrizaje  
Playa del Carmen

Playa a  
minutos

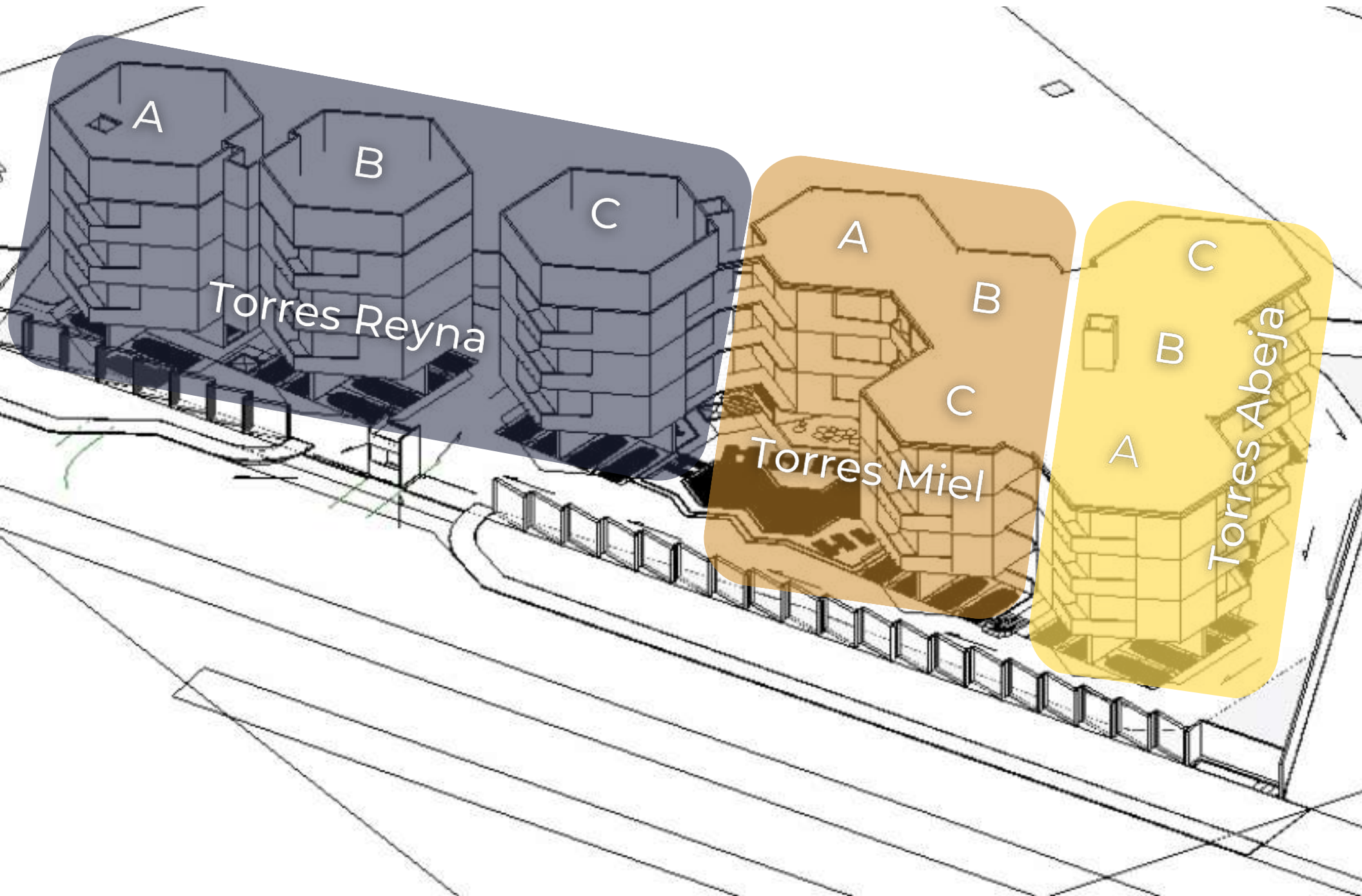


# MASTERPLAN





# MASTERPLAN





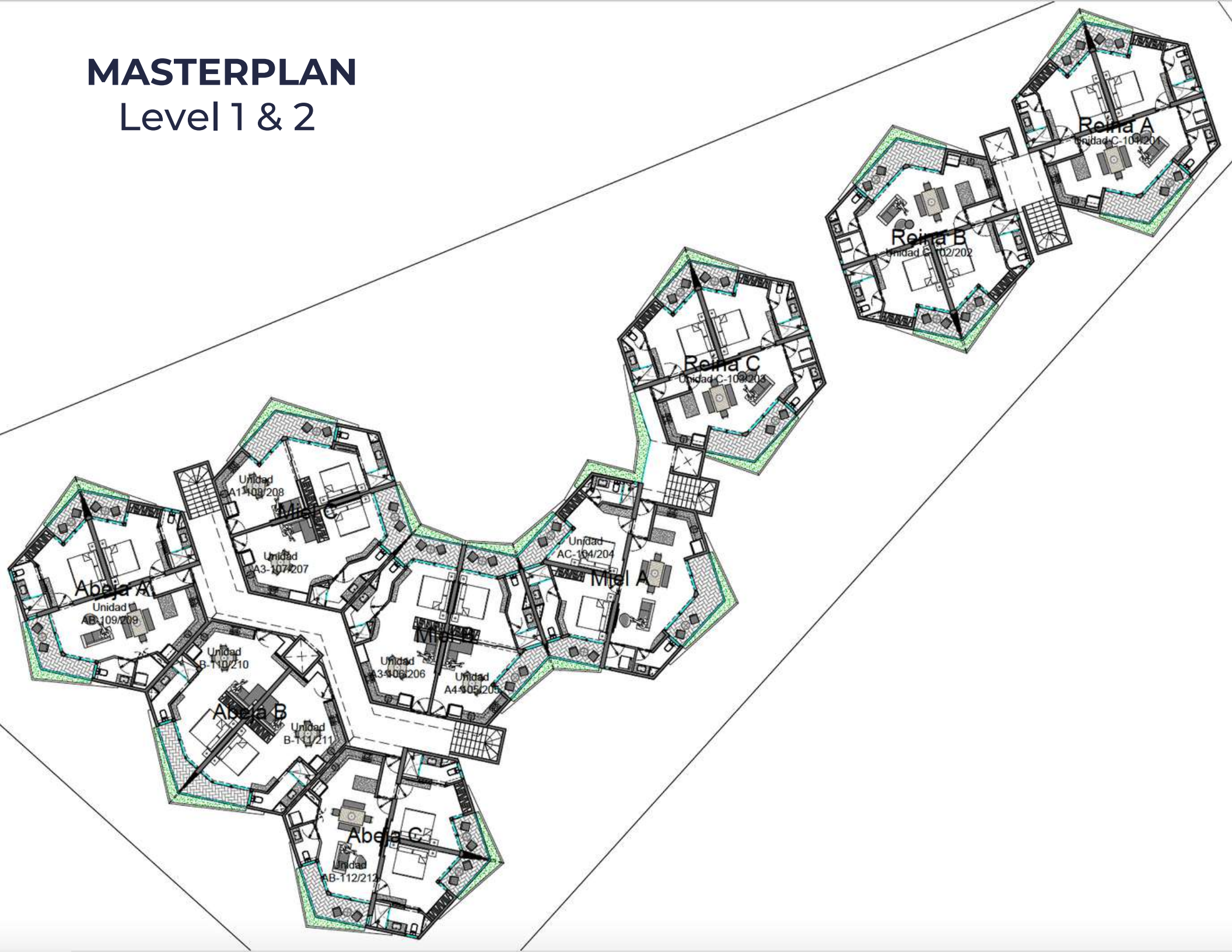
# MASTERPLAN Ground Floor





# MASTERPLAN

## Level 1 & 2





# MASTERPLAN

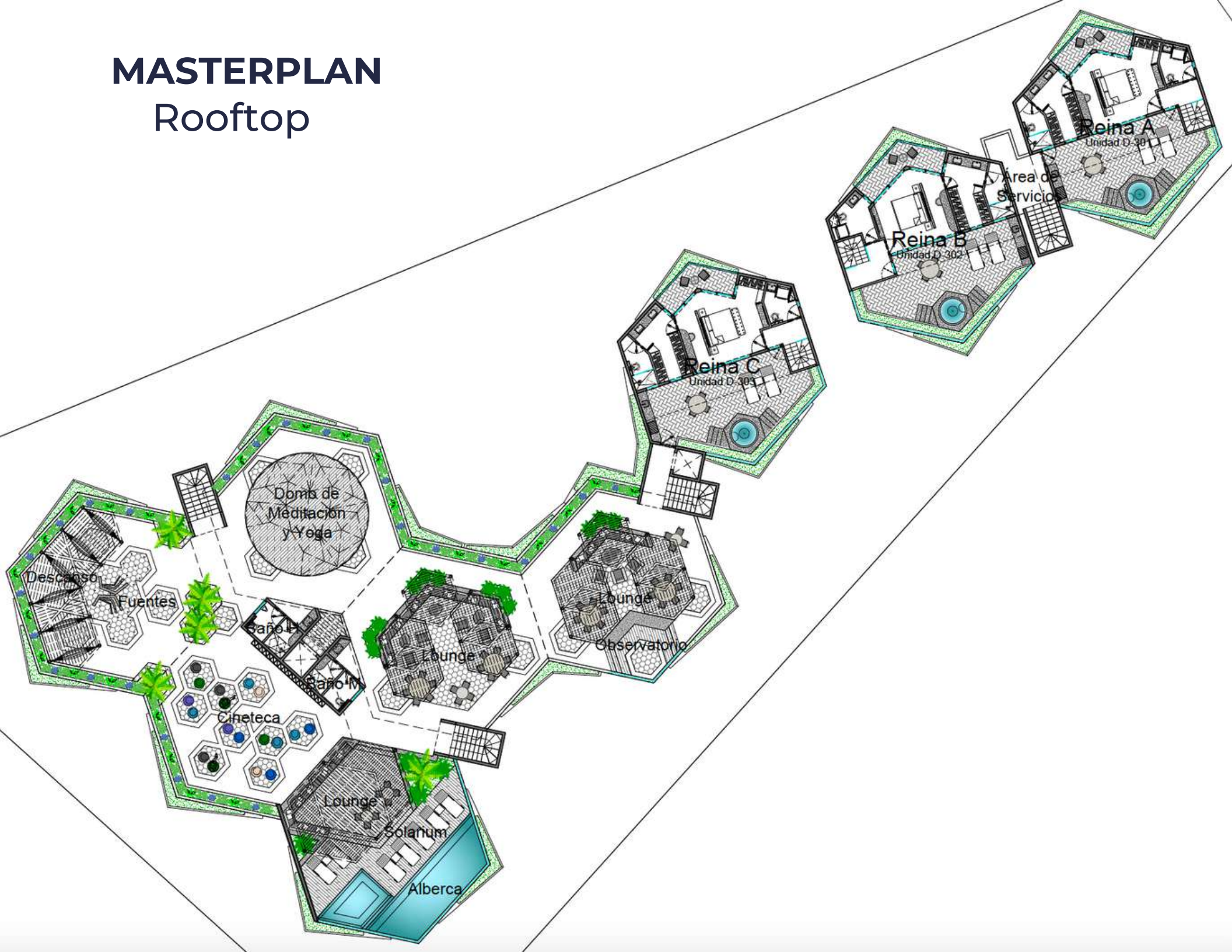
Level 3





# MASTERPLAN

## Rooftop





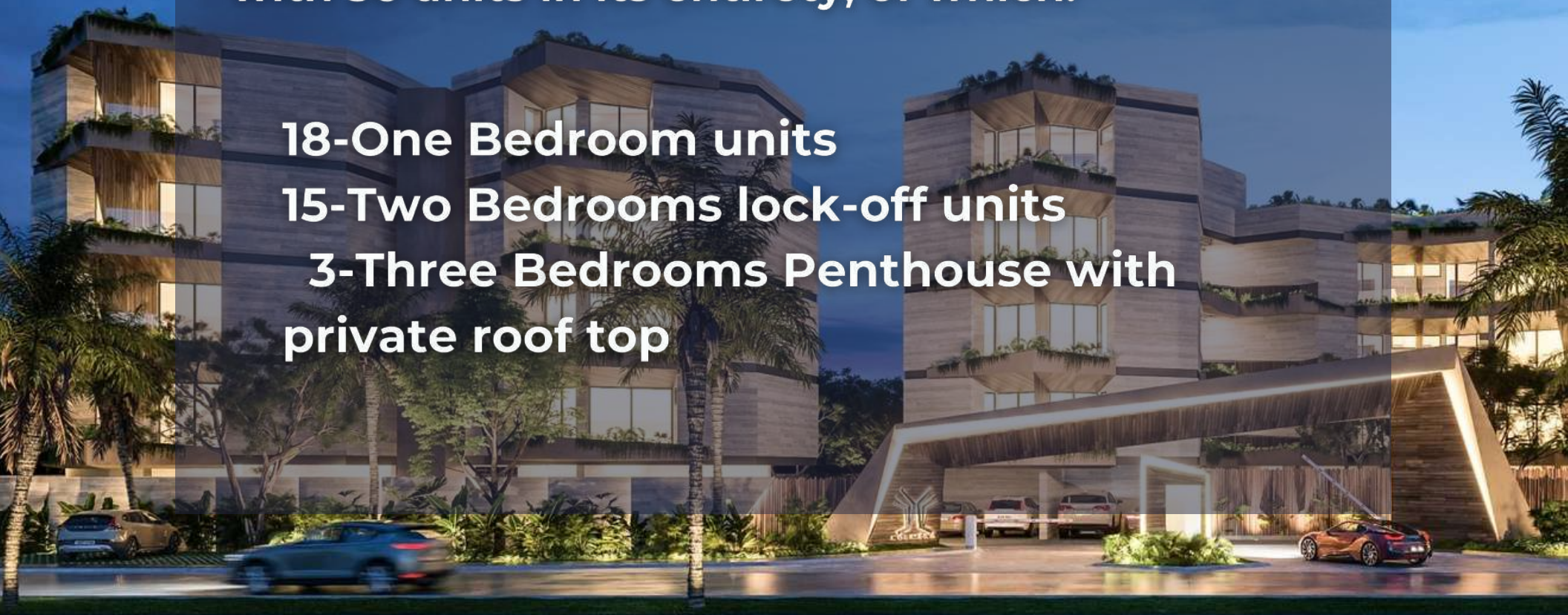
## Units Available

**KOLMENA is distributed in 9 towers of 4 levels with 36 units in its entirety, of which:**

**18-One Bedroom units**

**15-Two Bedrooms lock-off units**

**3-Three Bedrooms Penthouse with private roof top**







## Services

- Controlled access
- Security 24/7
- Elevators
- Wifi
- Assigned Parking

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# Ground Floor AMENITIES

Pool







## Pool & Social Area





Pool





GYM





SPA





## Co-Working Space



# Rooftop Amenities







**Swimming Pool**





## Lounge





Lounge





# Yoga & Meditation Sphere





Hammocks





# Interactive Water Fountains





# Outdoor Cinema





# Observatory



# APARTMENTS TO your needs





# DEPARTAMENTO TIPO A / APARTMENT TYPE A

## Model 1

75.70 m<sup>2</sup> / 814.82 sq ft



**1 Recámara**  
1 Bedroom



**1 Baño**  
1 Bathroom



**Balcón 9.91 m<sup>2</sup>**  
Balcony 9.91 m<sup>2</sup>



**1 Estacionamiento 12.50 m<sup>2</sup>**  
1 Parking 12.50 m<sup>2</sup>



**Sala**  
Living room



**Comedor**  
Dining room



**Cocina**  
Kitchen





# APARTMENT Type A 1





# APARTMENT Type A3





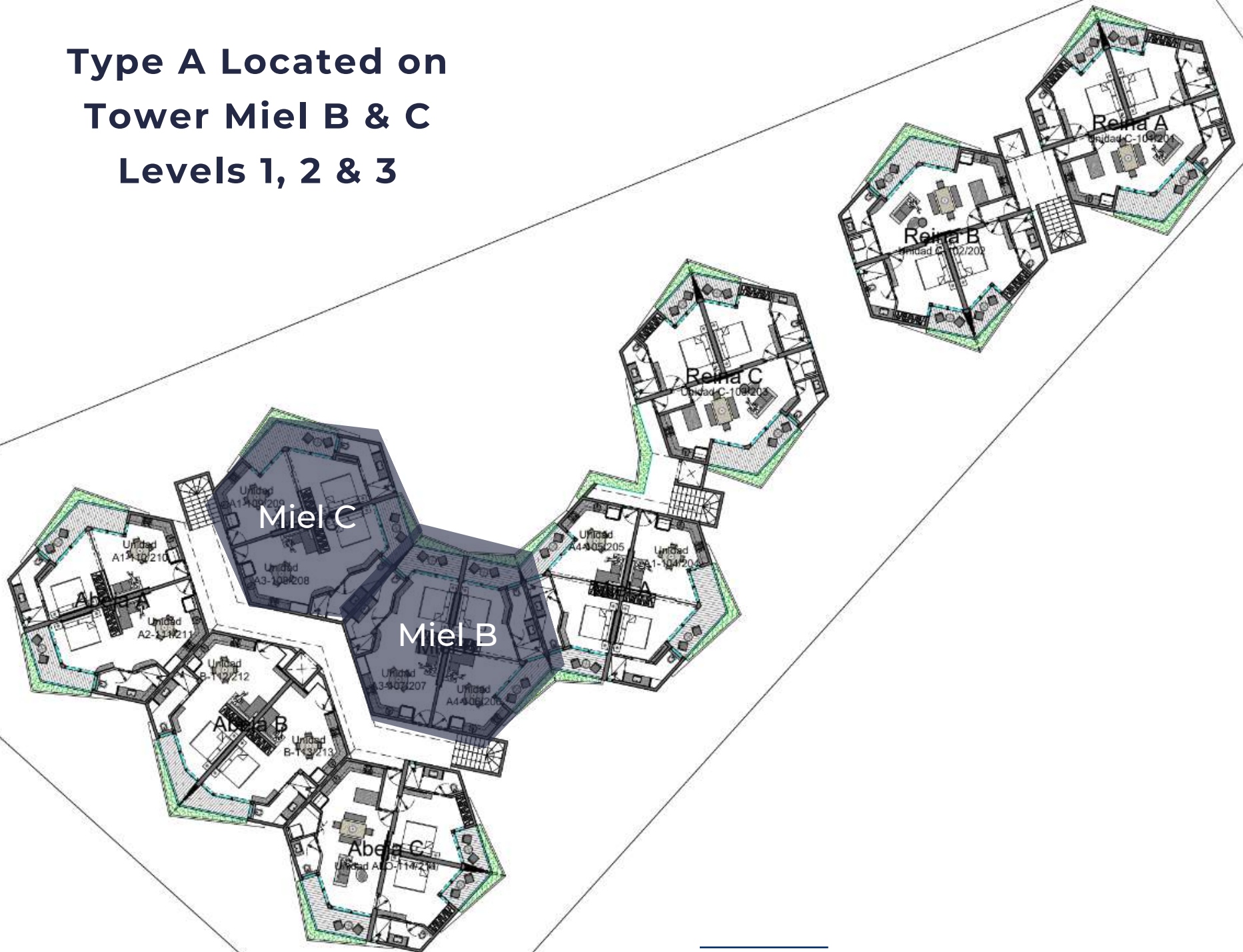
# APARTMENT

## Tipo A4





# Type A Located on Tower Miel B & C Levels 1, 2 & 3

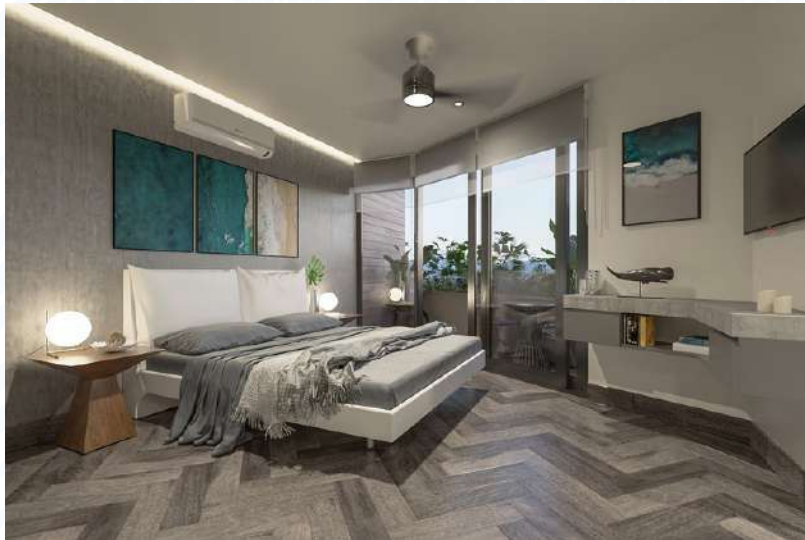




# DEPARTAMENTO TIPO B

## APARTMENT TYPE B

72.57 m<sup>2</sup> / 781.14 sq ft



**1 Recámara**  
1 Bedroom



**1 Baño**  
1 Bathroom



**Balcón 10.52 m<sup>2</sup>**  
Balcony 10.52 m<sup>2</sup>



**1 Estacionamiento 12.50 m<sup>2</sup>**  
1 Parking 12.50 m<sup>2</sup>



**Sala**  
Living room



**Comedor**  
Dining room



**Cocina**  
Kitchen

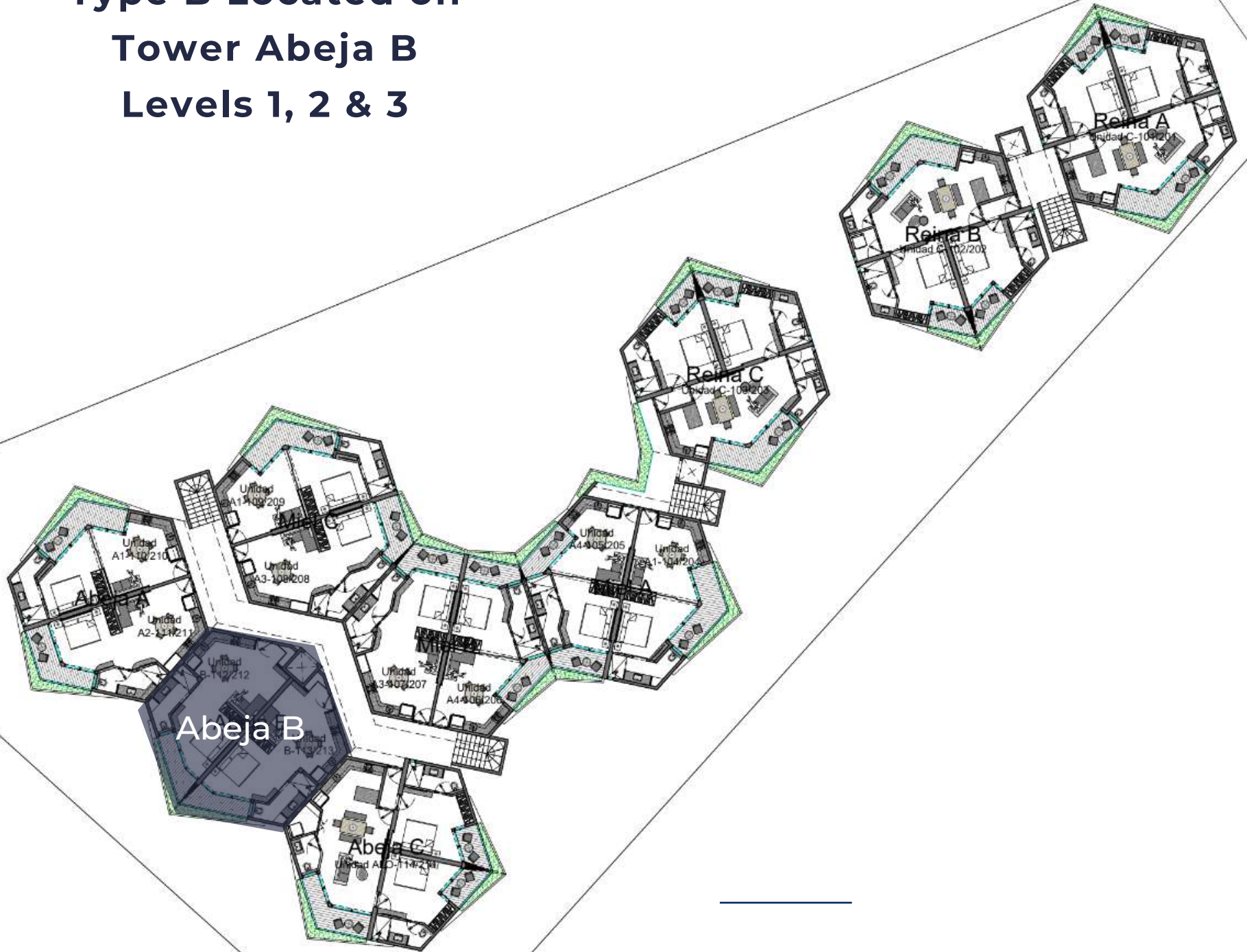


# APARTMENT Type B





# Type B Located on Tower Abeja B Levels 1, 2 & 3





# APARTMENT

## 2 Bedrooms Lock Off



MAXIMIZE YOUR SPACE!

What is the "LOCK OFF" system?

The two bedrooms Lock-Off refers to a unit that can be divided into two distinct dwelling units. This gives the owner more flexibility with how the unit can be used & rent it.

You can comfortably enjoy vacations with family and friends while increasing your income by renting other sections of your apartment.






# DEPARTAMENTO TIPO AB / APARTMENT TYPE AB

**2 Recamaras Lock Off**  
154.65 m<sup>2</sup> / 1,664.63 sq ft



 **2 Recámaras**  
2 Bedrooms

 **Sala**  
Living room

 **2.5 Baños**  
2.5 Bathrooms

 **Comedor**  
Dining room

 **3 Balcones 18.05 m<sup>2</sup>**  
3 Balconies 18.05 m<sup>2</sup>

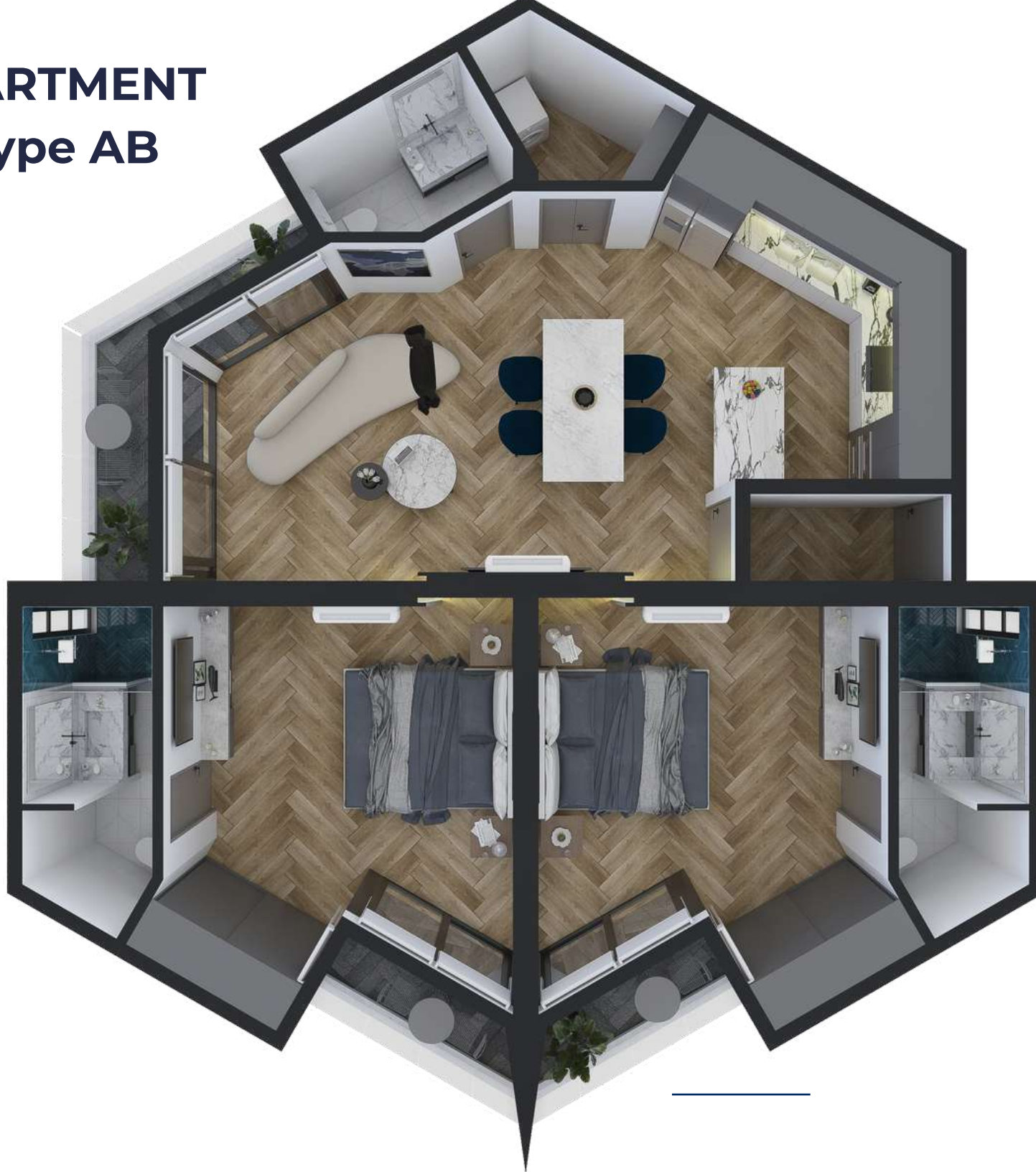
 **Cocina**  
Kitchen

 **2 Estacionamiento 12.50 m<sup>2</sup>**  
2 Parking 12.50 m<sup>2</sup>

 **Cuarto de Lavado**  
Laundry room

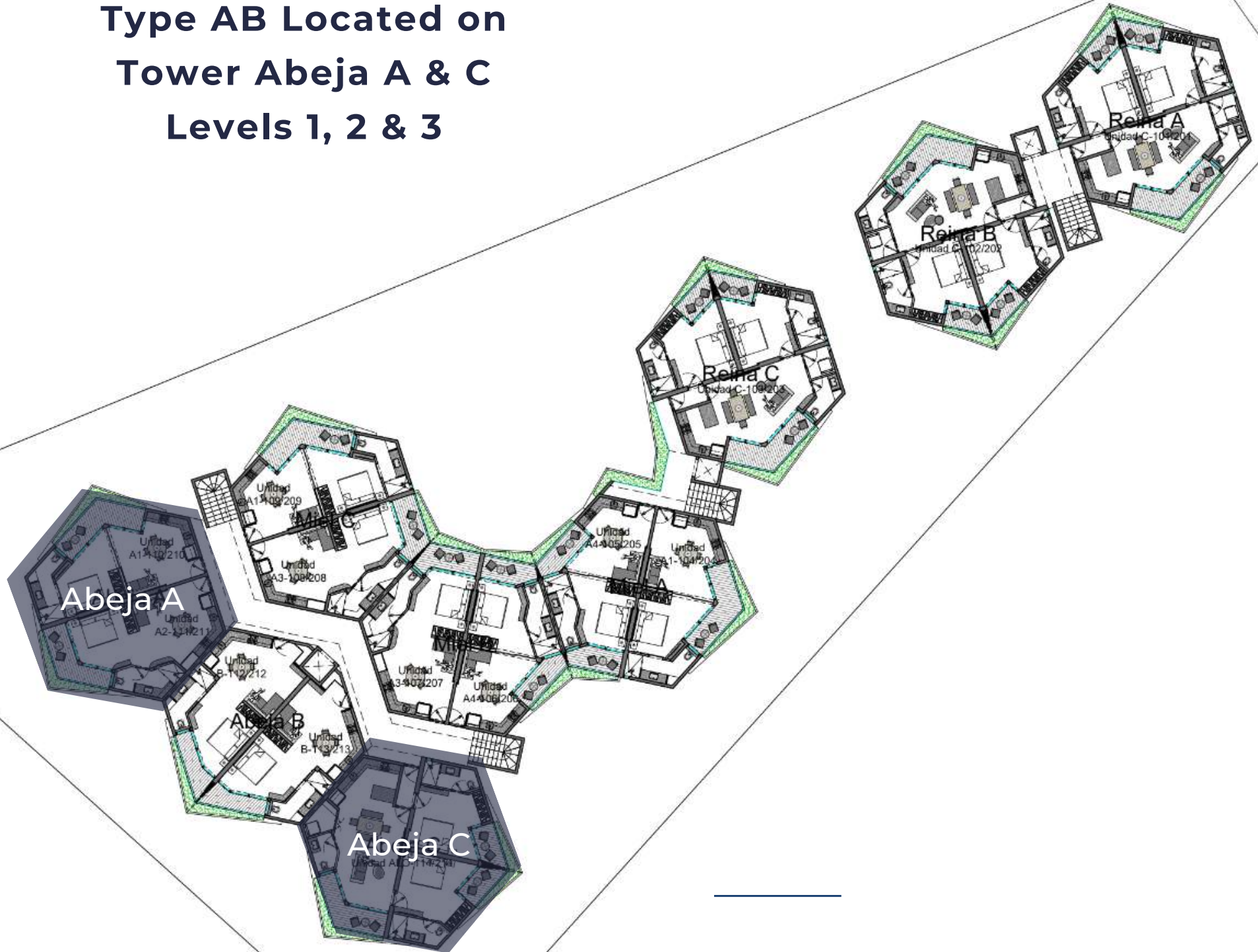


# APARTMENT Type AB





# Type AB Located on Tower Abeja A & C Levels 1, 2 & 3





# DEPARTAMENTO TIPO AC / APARTMENT TYPE AC

**2 Recamaras Lock Off**  
156.58 m<sup>2</sup> / 1,685.40sq ft



**2 Recámaras**  
2 Bedrooms



**Sala**  
Living room



**2.5 Baños**  
2.5 Bathrooms



**Comedor**  
Dining room



**3 Balcones 18.05 m<sup>2</sup>**  
3 Balconies 18.05 m<sup>2</sup>



**Cocina**  
Kitchen



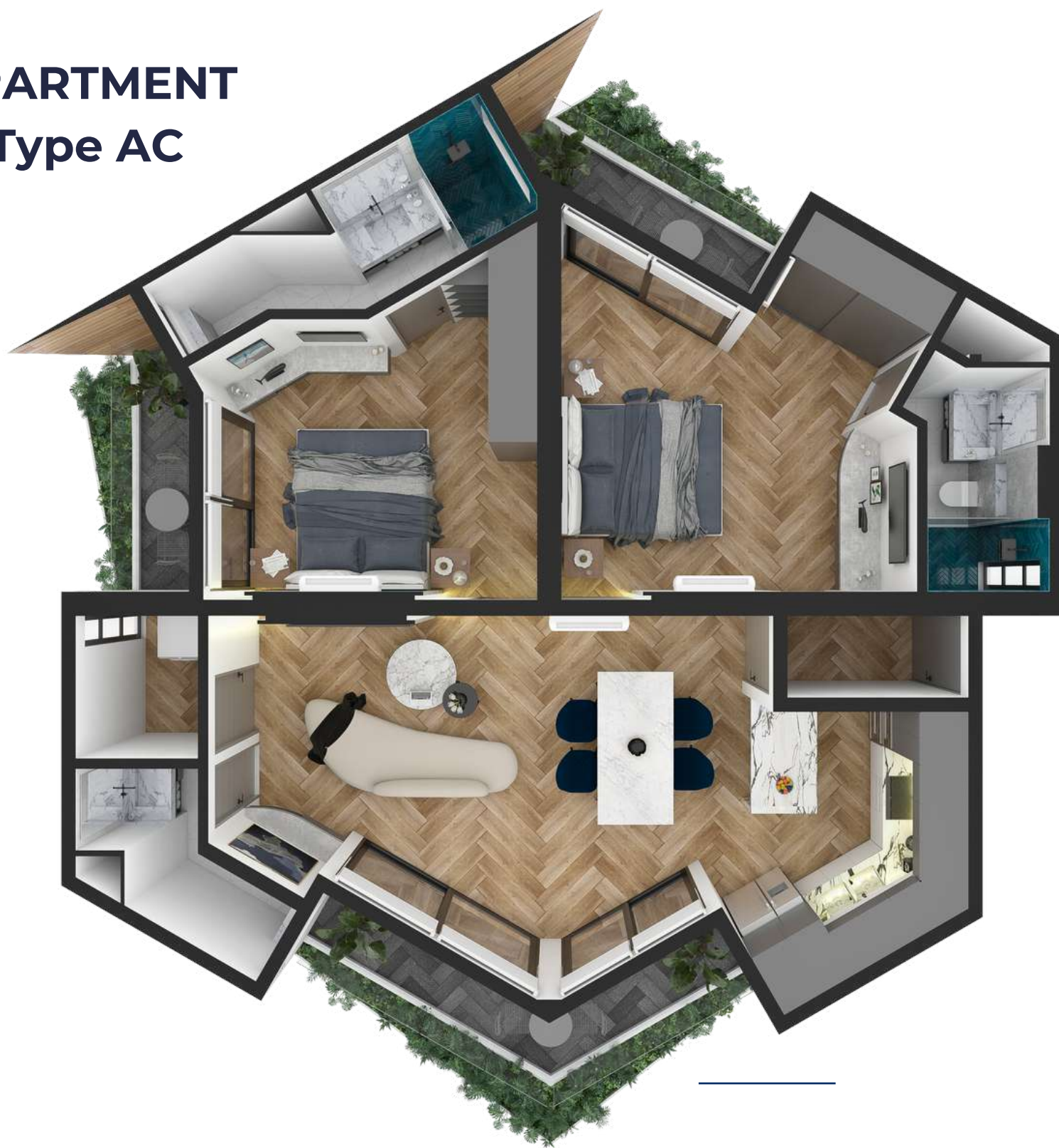
**2 Estacionamiento 12.50 m<sup>2</sup>**  
2 Parking 12.50 m<sup>2</sup>



**Cuarto de Lavado**  
Laundry room

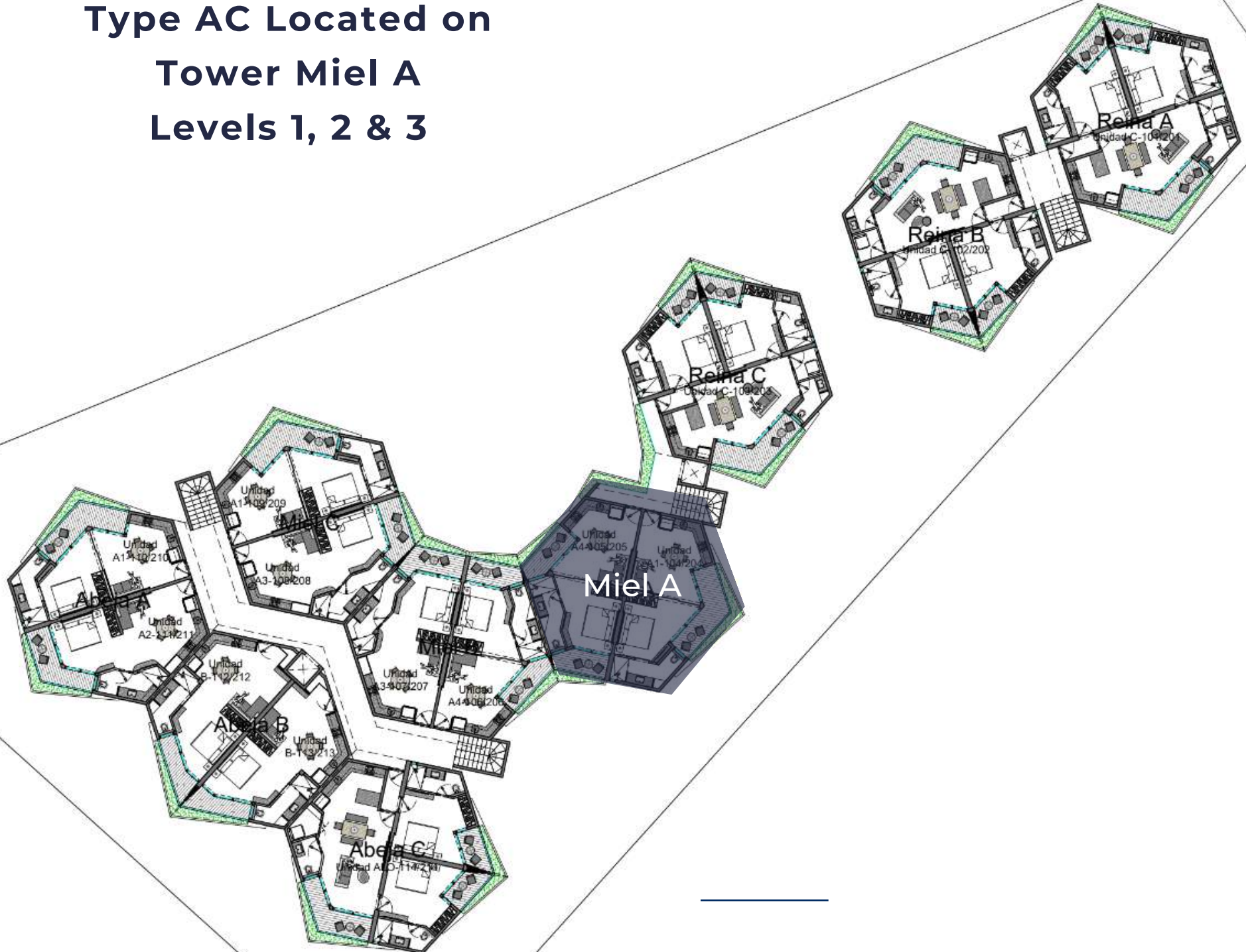


# APARTMENT Type AC





# Type AC Located on Tower Miel A Levels 1, 2 & 3





# DEPARTAMENTO TIPO C


## APARTMENT TYPE C

154.24 m<sup>2</sup> / 1,660.21 sq ft



 **2 Recámaras**  
2 Bedrooms

 **Sala**  
Living room

 **2.5 Baños**  
2.5 Bathrooms

 **Comedor**  
Dining room

 **3 Balcones 19.81 m<sup>2</sup>**  
3 Balconies 19.81 m<sup>2</sup>

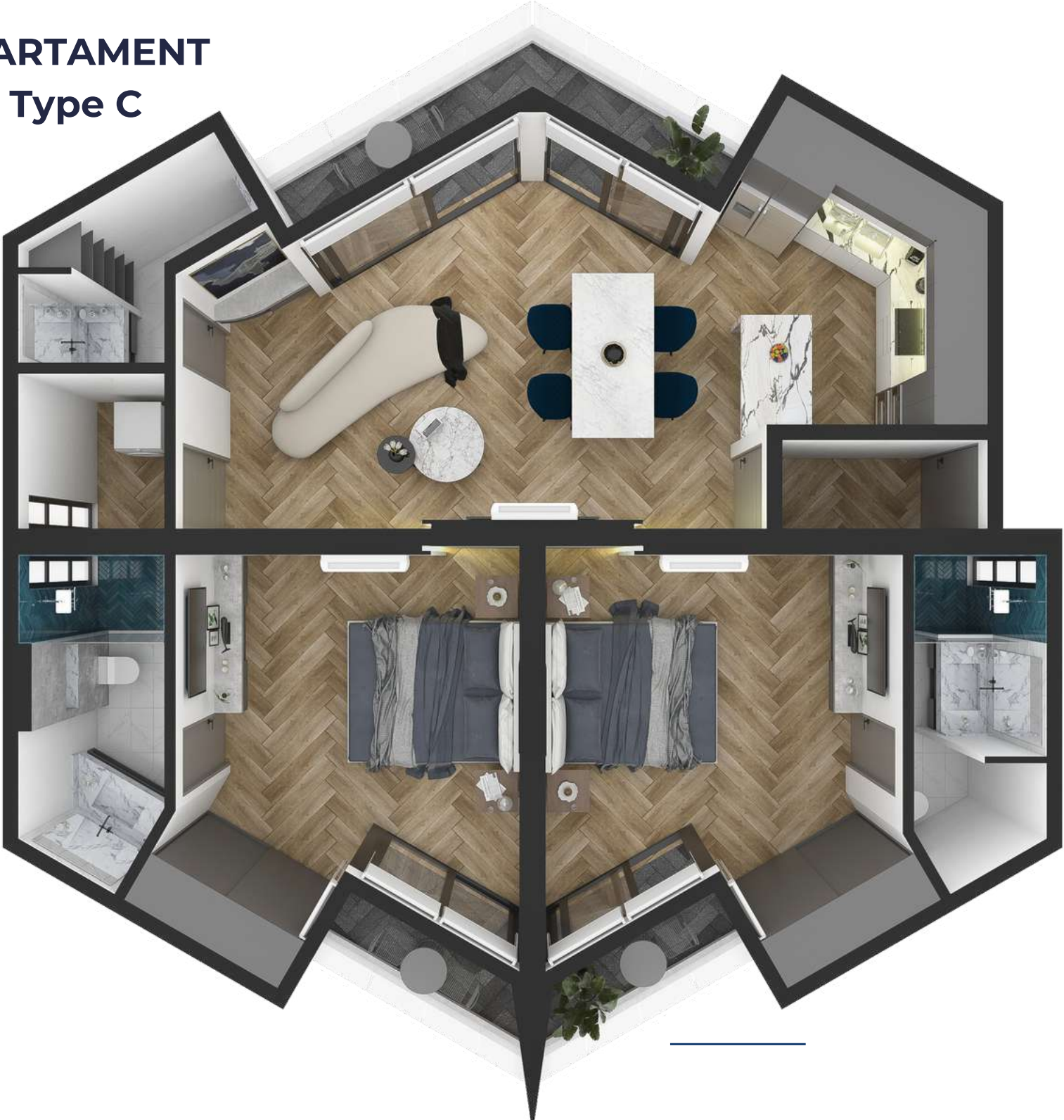
 **Cocina**  
Kitchen

 **2 Estacionamiento 12.50 m<sup>2</sup>**  
2 Parking 12.50 m<sup>2</sup>

 **Cuarto de Lavado**  
Laundry room

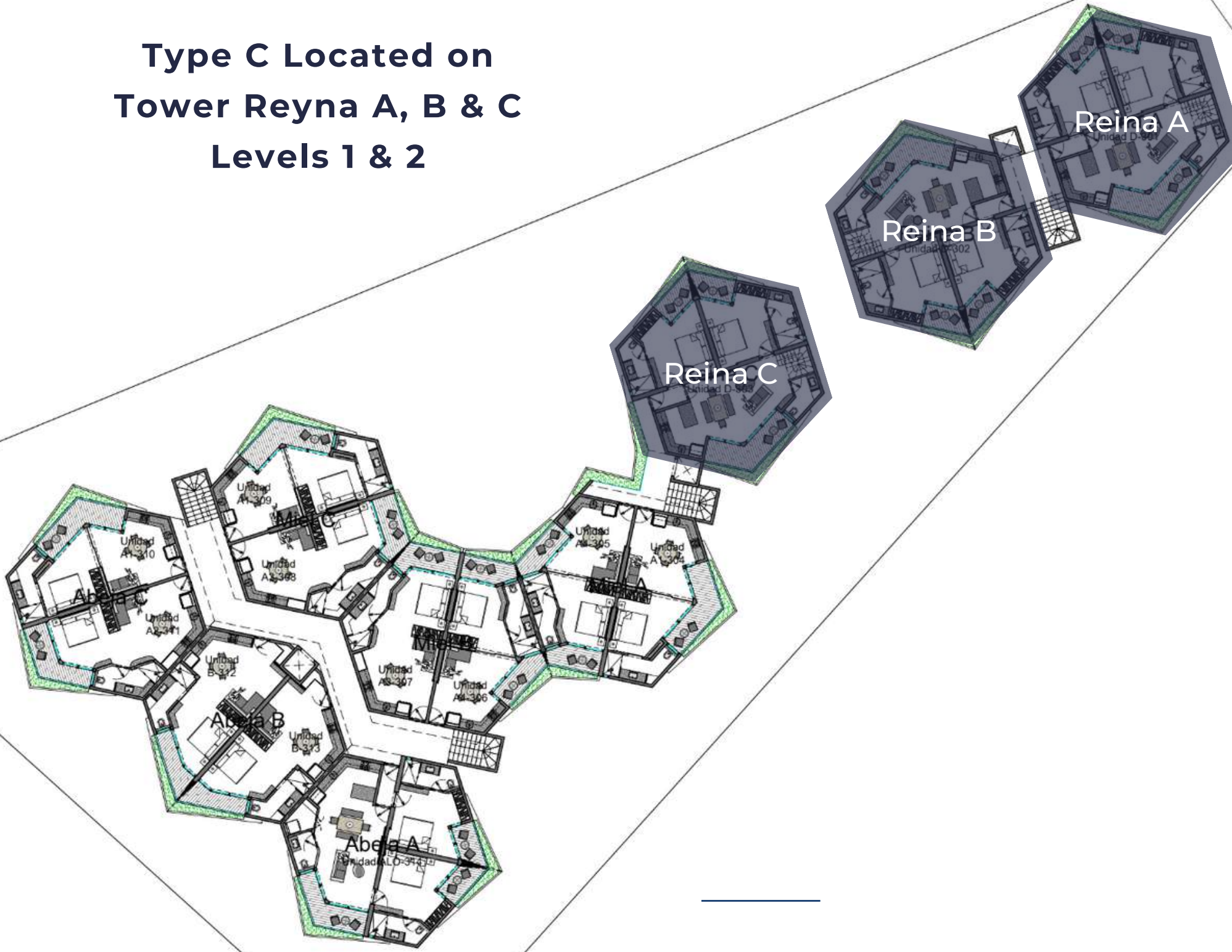


# APARTAMENT Type C





# Type C Located on Tower Reyna A, B & C Levels 1 & 2





# DEPARTAMENTO TIPO D

## APARTMENT TYPE D

287.37 m<sup>2</sup> / 3,093.00 sq ft



**3 Recámaras**  
3 Bedrooms



**3.5 Baños**  
3.5 Bathrooms



**4 Balcones**  
4 Balconies



**2 Estacionamiento 12.50 m<sup>2</sup>**  
2 Parking 12.50 m<sup>2</sup> c/u



**Sala**  
Living room



**Comedor**  
Dining room



**Cocina**  
Kitchen



# TIPO D ROOFTOP TYPE D ROOFTOP

122.35 m<sup>2</sup> / 1,208.24 ft



**1 Recámara**  
1 Bedroom



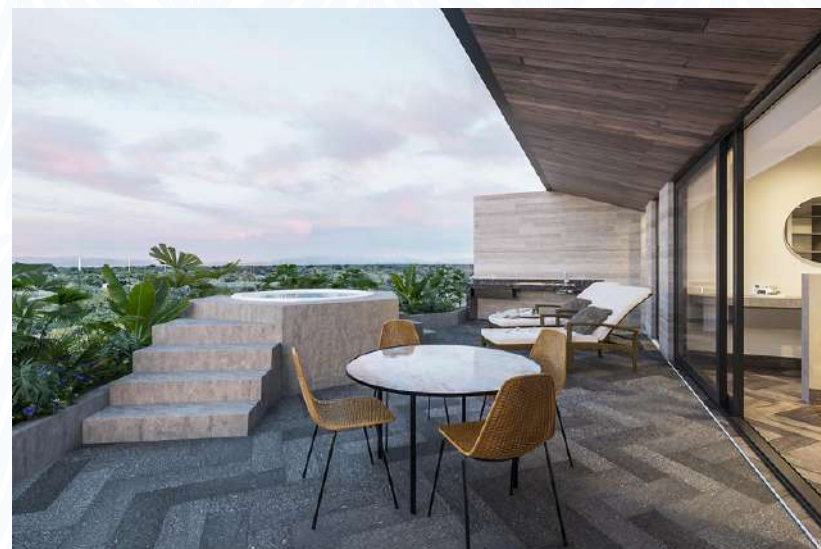
**Jacuzzi**  
Jacuzzi



**Parrilla**  
Grill



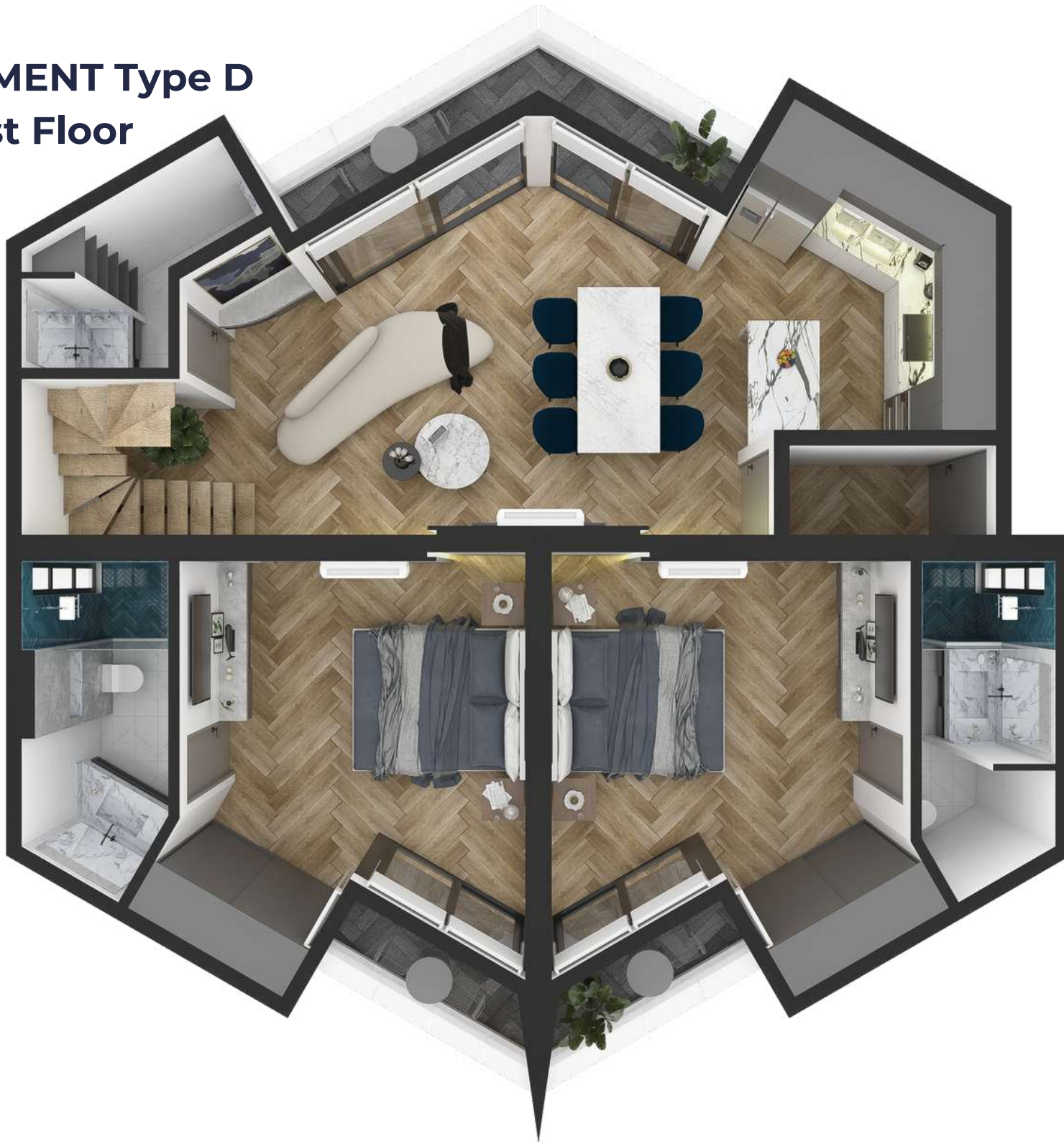
**Cuarto de Lavado**  
Laundry room





# APARTMENT Type D

## 1st Floor



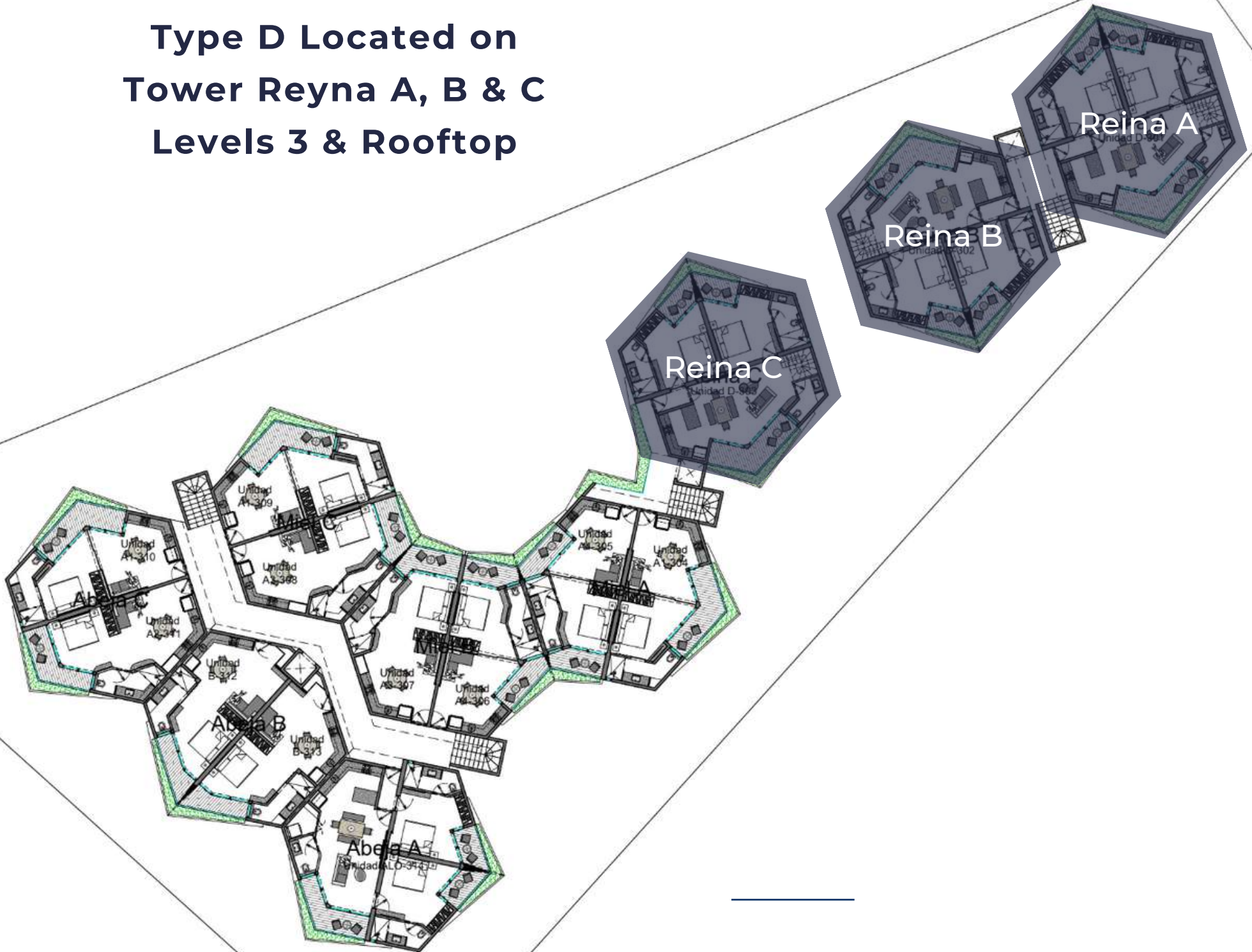


# APARTMENT Type D Rooftop





# Type D Located on Tower Reyna A, B & C Levels 3 & Rooftop







**KOLMENA**





**KOLMENA**





**KOLMENA**





**KOLMENA**

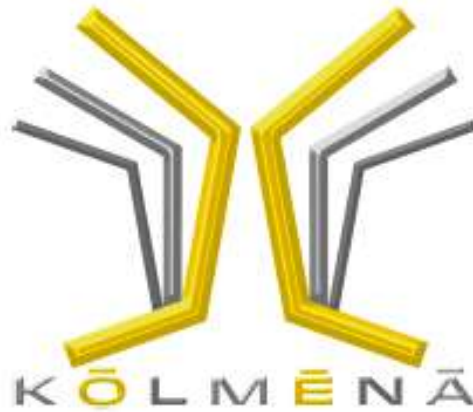




**KOLMENA**



**Payment Plans and Discounts**



**Payment Plan and Discounts**

	<b>DP</b>	<b>24 Months</b>	<b>Delivery</b>	<b>Disc</b>
<b>A</b>	<b>30%</b>	<b>60%</b>	<b>10%</b>	<b>0%</b>
<b>C</b>	<b>70%</b>	<b>20%</b>	<b>10%</b>	<b>2%</b>
<b>D</b>	<b>90%</b>	<b>0%</b>	<b>10%</b>	<b>3%</b>

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**Delivery December 2024**

**RESERVE \$5,000 USD**

**10 days to sign contract & deposit down payment**

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**All units are delivered  
with:**

- Luxury finishes**
- Keyless entry**
- Integral kitchen**
- Grill and Electric Hood**
- Closets**
- Air conditioners**
- Ceiling Fans**
- Electric heater**
- Assigned Parking**





## Delivery Dates

**December 2024**

## Sale Process

Reserve \$5,000 USD

10 days to sign the  
contract and down  
payment





**KOLMENA**





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