

downtown

ciudad **mayakoba**TM

PLAYA DEL CARMEN
MÉXICO

kmd⁺



Desarrollos Inmobiliarios
VIVEPLUS



Downtown Ciudad Mayakoba presents a remarkable opportunity for those seeking a solid investment in a top-tier tourist destination, surrounded by natural beauty. Located in a secure community, close to the Caribbean Sea.

MIXED-USE PROJECT

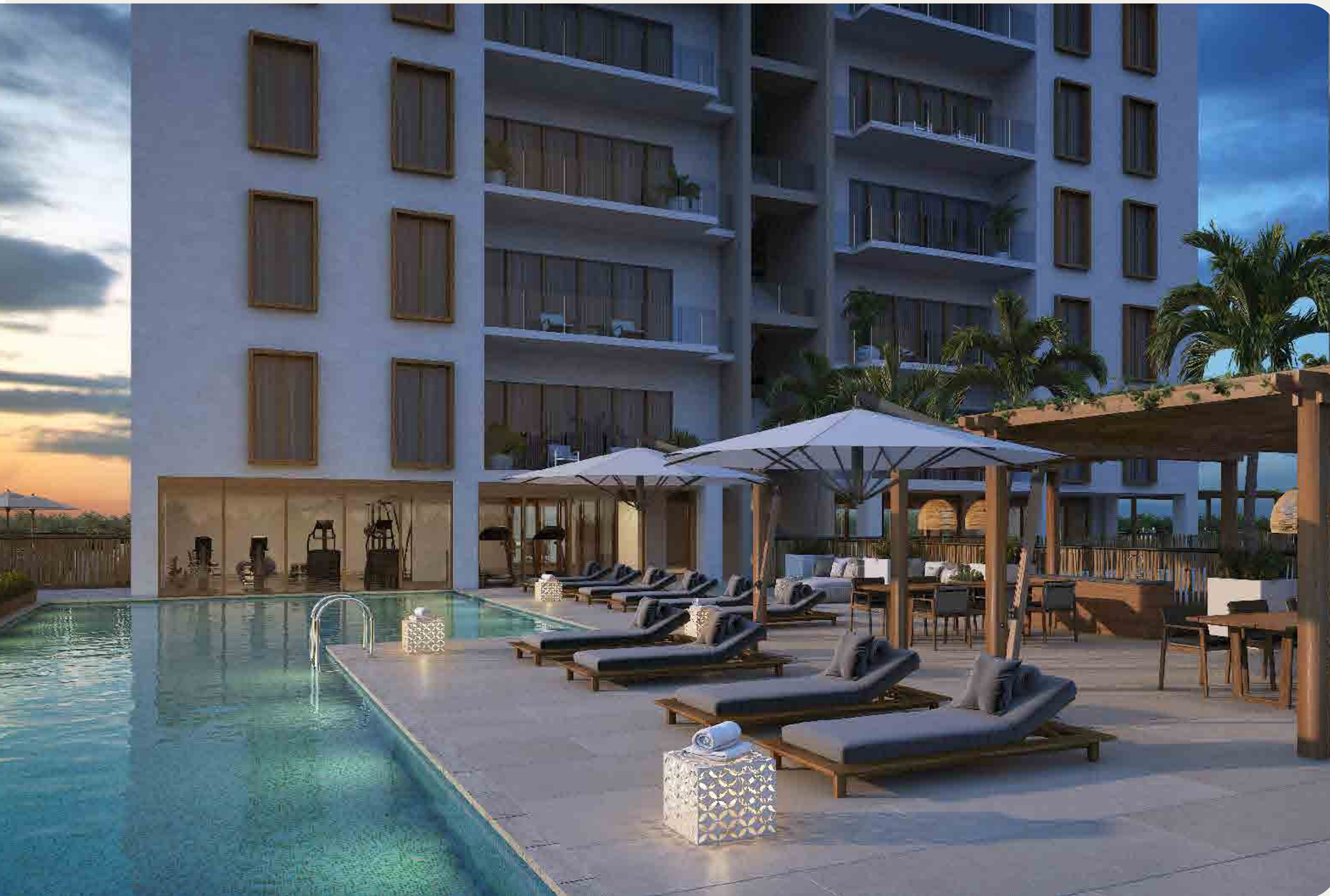
2 TOWERS (each with two elevators)
13 Studios.

51 Apartments.

8 Penthouses.

GROUND LEVEL MARKETPLACE with 20
commercial spaces and central plaza.

UNDERGROUND PARKING.



kmd+



Desarrollos Inmobiliarios
VIVEPLUS

This exclusive project, designed by the award-winning firm KMD Architects, is the crown jewel of Ciudad Mayakoba.

VIVEPLUS Real Estate Developments, a trusted firm with over two decades of experience in the real estate industry, will manage and construct this project.



The best of your life
is about to begin.

AMENITIES



PANORAMIC POOL



COWORKING



TERRACE WITH A BAR



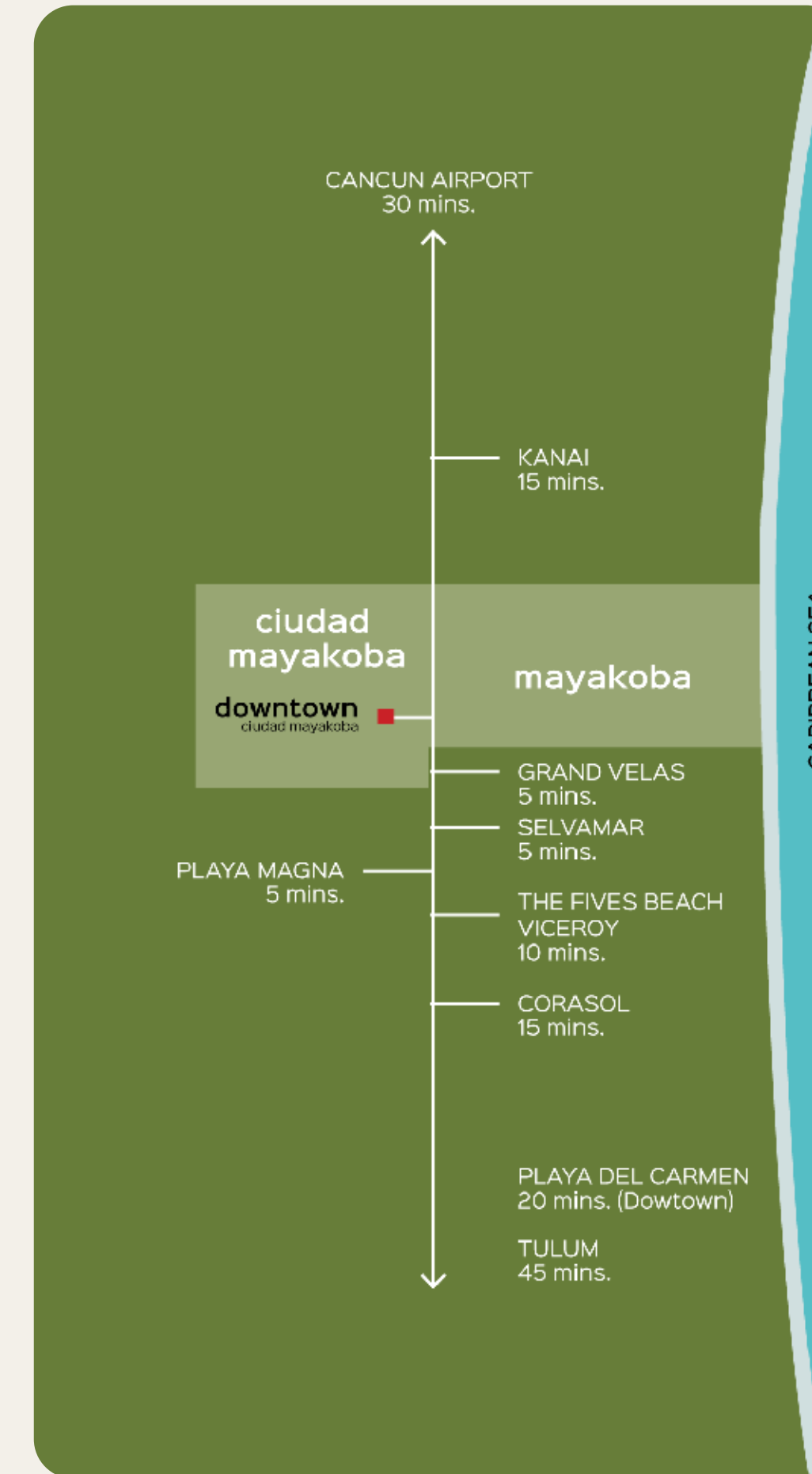
ROOFTOPS & TERRACES



GYM

FIRE PIT, KIDS AREA & MORE

PRIME LOCATION



Downtown Ciudad Mayakoba boasts a prime location, situated right in front of Mayakoba and within the sprawling Ciudad Mayakoba complex. Nestled amidst lush natural surroundings and luxurious resorts, it is just minutes away from several exclusive beach clubs, breathtaking sites, and the Riviera Maya's most coveted destinations, stretching all the way from Cancun to Tulum.



One destination,
endless experiences.

EXPERIENCES

This destination offers endless possibilities for adventure and relaxation. In addition to the luxurious amenities, the surrounding area includes 24 km of bike paths, 27 km of walkways, and Xaman-Ha park. You can enjoy unforgettable experiences and breathtaking scenery, just a short distance away.



Fresh air,
surrounded by nature.

SUSTAINABILITY



A GREAT INVESTMENT IN PARADISE.

The PERFECT combination of two sustainable developments:

Downtown Ciudad Mayakoba has thoughtfully conserved 40% of its natural surroundings, leaving them untouched, while another 20% of the land has been designated as a no-vertical construction zone.

The amenities are integrated with the outdoors and nature, and provide views of the Mayan jungle and the sky. Apartments that take advantage of natural light and ventilation.

Ciudad Mayakoba offers:

- + 134 hectares of natural conservation areas (an area almost the size of the center of Playa del Carmen).
- + Tree-lined streets with endemic vegetation.
- + 25 crossings for wildlife.
- + Biological corridors, one next to Downtown.
- + 14 miles of bike paths.
- + 16 miles of jogging trails.



A living space
for each lifestyle.



STUDIO













STUDIOS FROM 433 sqft

Perfect for couples or singles who seek the best of a practical and balanced life. Additionally, they are an excellent investment opportunity for rental purposes. Each tower has two elevators and features spectacular amenities that will cater to your every need.

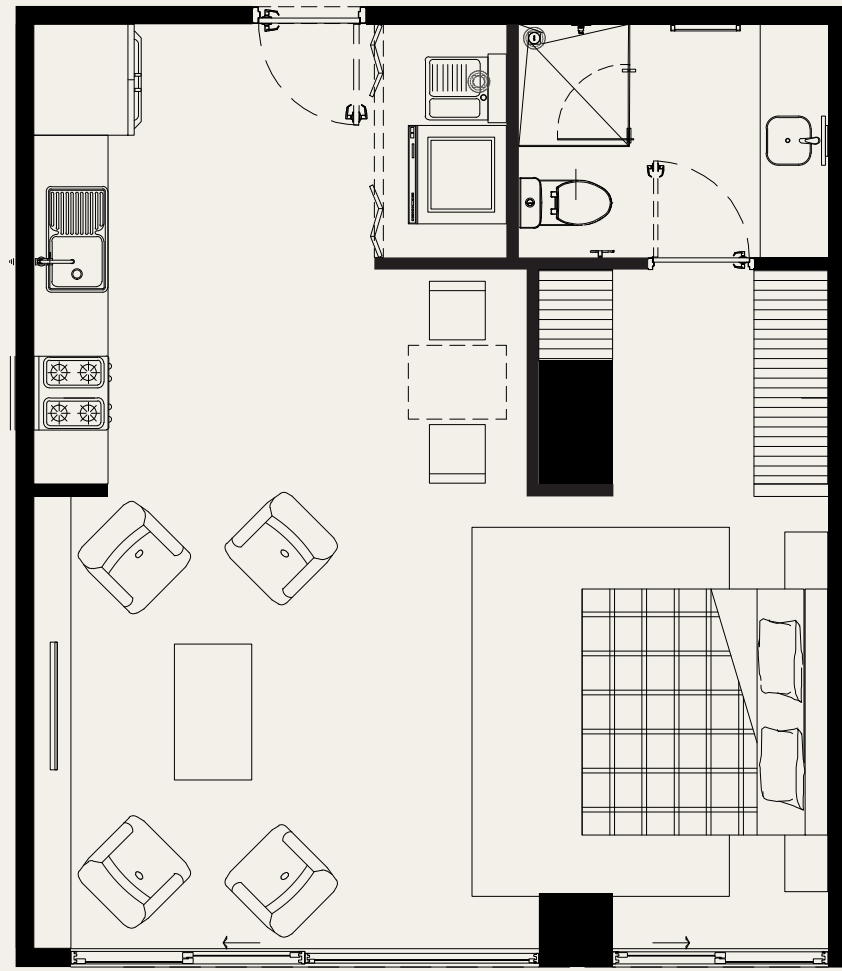


FEATURES

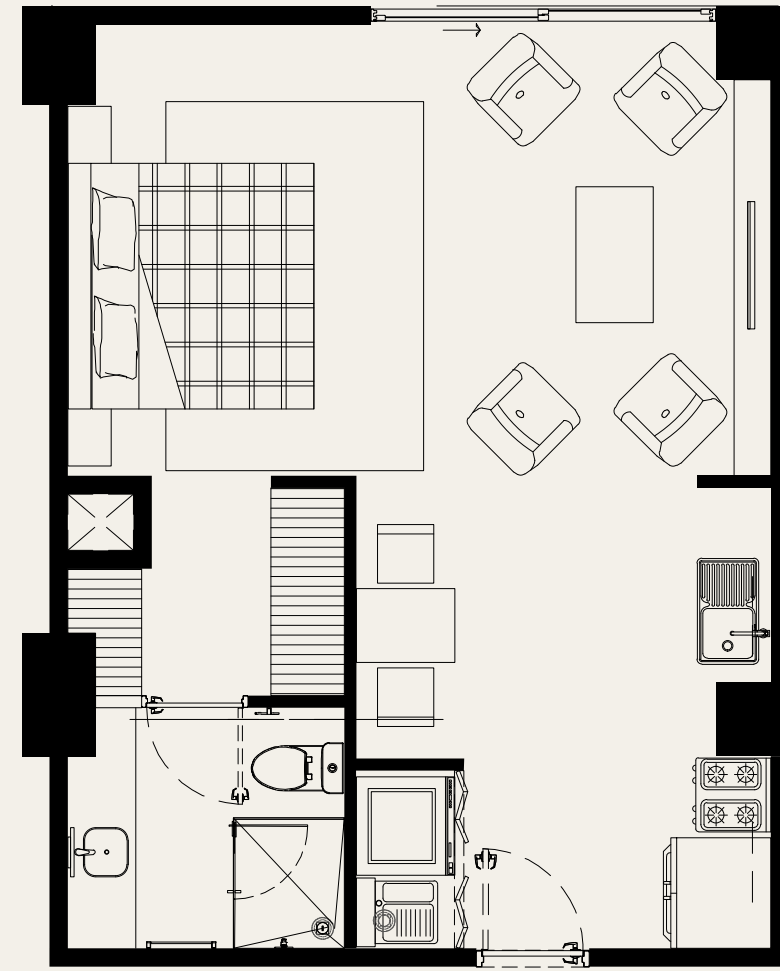
-  A/C multisplit.
-  Bedroom closet.
-  1 bathroom.
-  Terrace on selected units.
-  Living space.
-  Dinning space.
-  Equiped kitchen.
-  Laundry closet.
-  Storage optional.
-  2 elevators per building.

STUDIOS

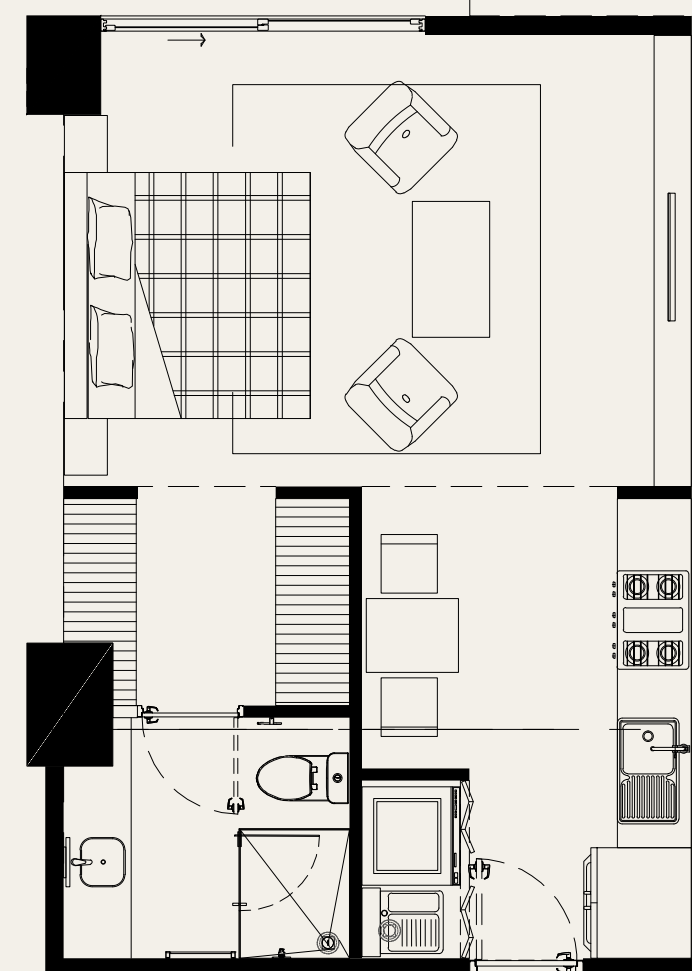
SELECTED FLOOR PLANS



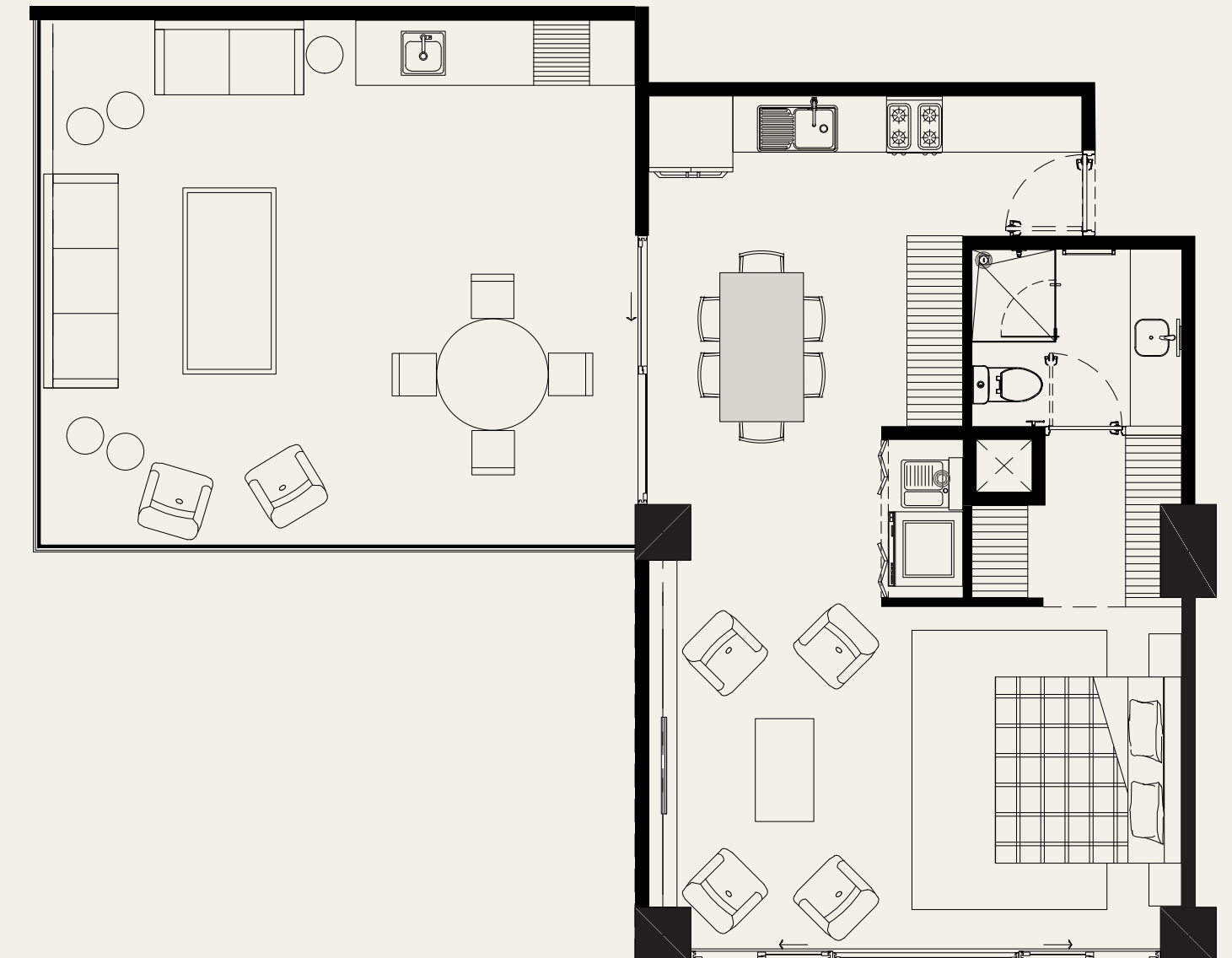
STUDIO 08



STUDIO 01



STUDIO 05



STUDIO 12

2 BEDROOM APARTMENTS














2 BEDROOM APARTMENTS WITH TERRACES. FROM 1,167 sqft

These 2 bedroom units offer beautiful views and come with underground parking, providing easy-direct access to the towers.

Our apartments feature versatile spaces that allow you to turn the second room into whatever you need, be it a second bedroom, a yoga studio, a reading room, an art studio, a home office, or even your pet's room.

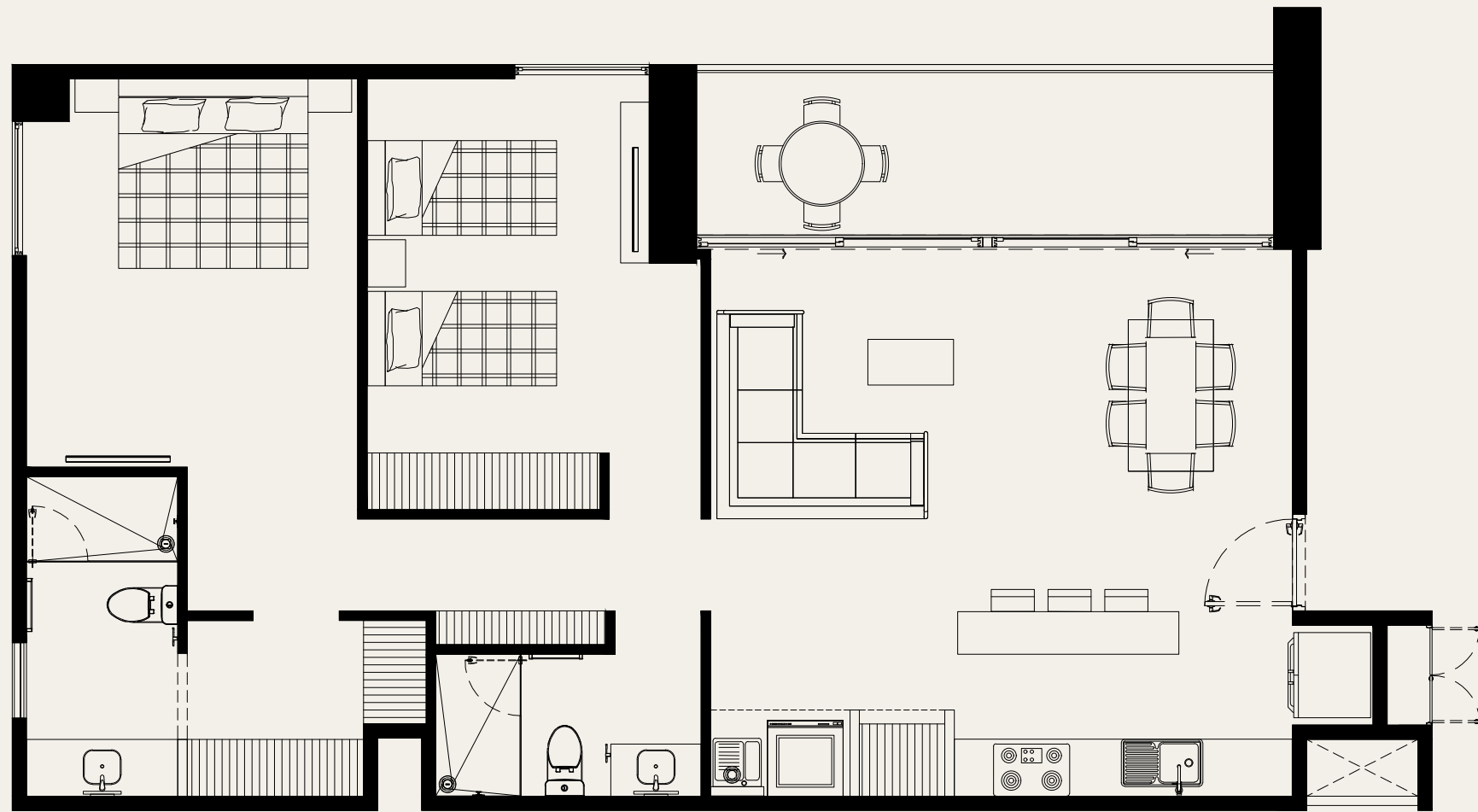


FEATURES

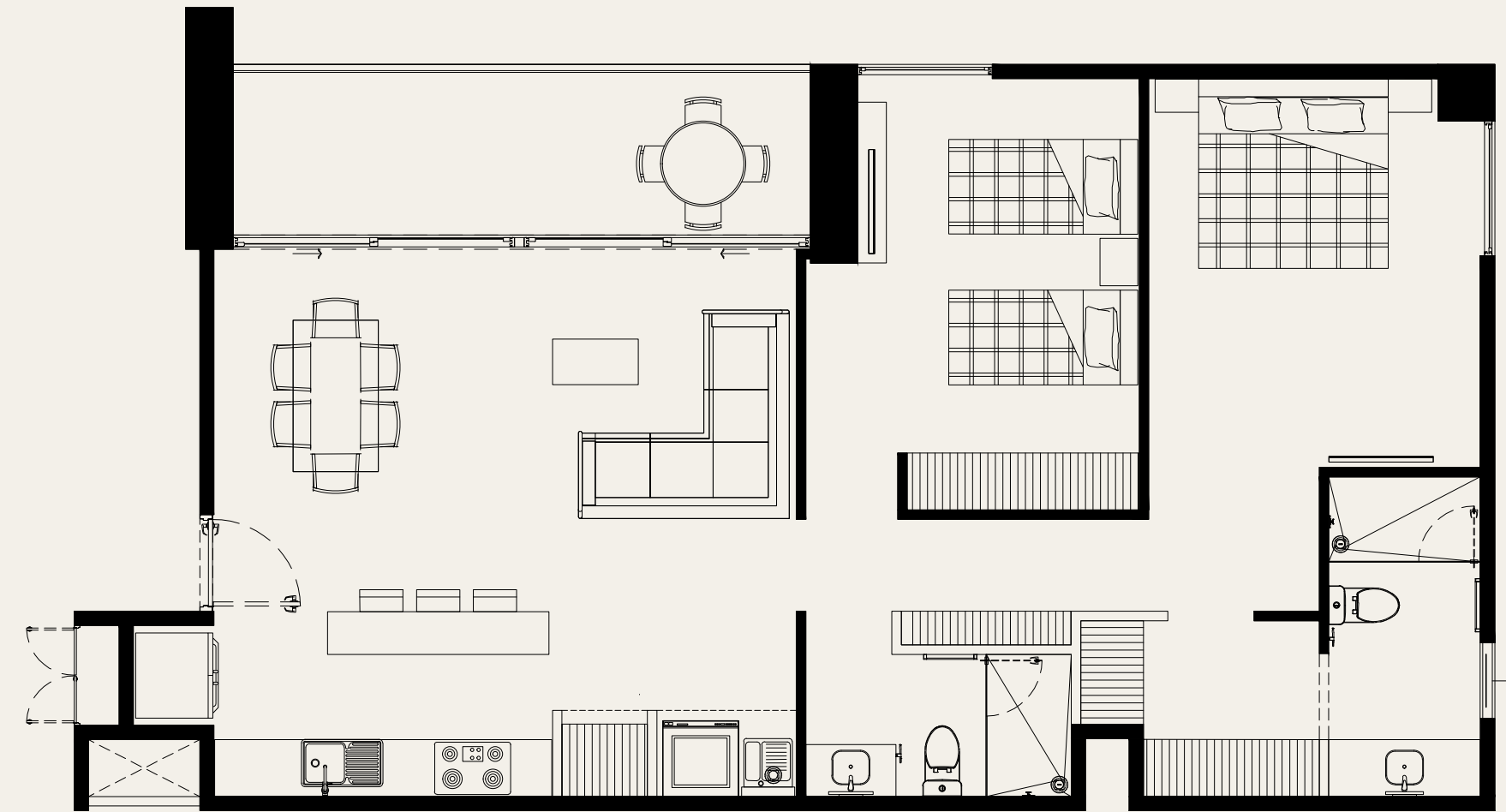
-  A/C multisplit.
-  Master bedroom with walk-in closet.
-  2 bathrooms.
-  Linen closet.
-  Living room.
-  Dining room.
-  Equipped kitchen.
-  Terrace.
-  Laundry closet.
-  Storage closet.
-  Covered parking.
-  Storage space optional.
-  2 elevators per building.

2 BEDROOM APARTMENTS

LEVELS 3 TO 7 FLOOR PLANS



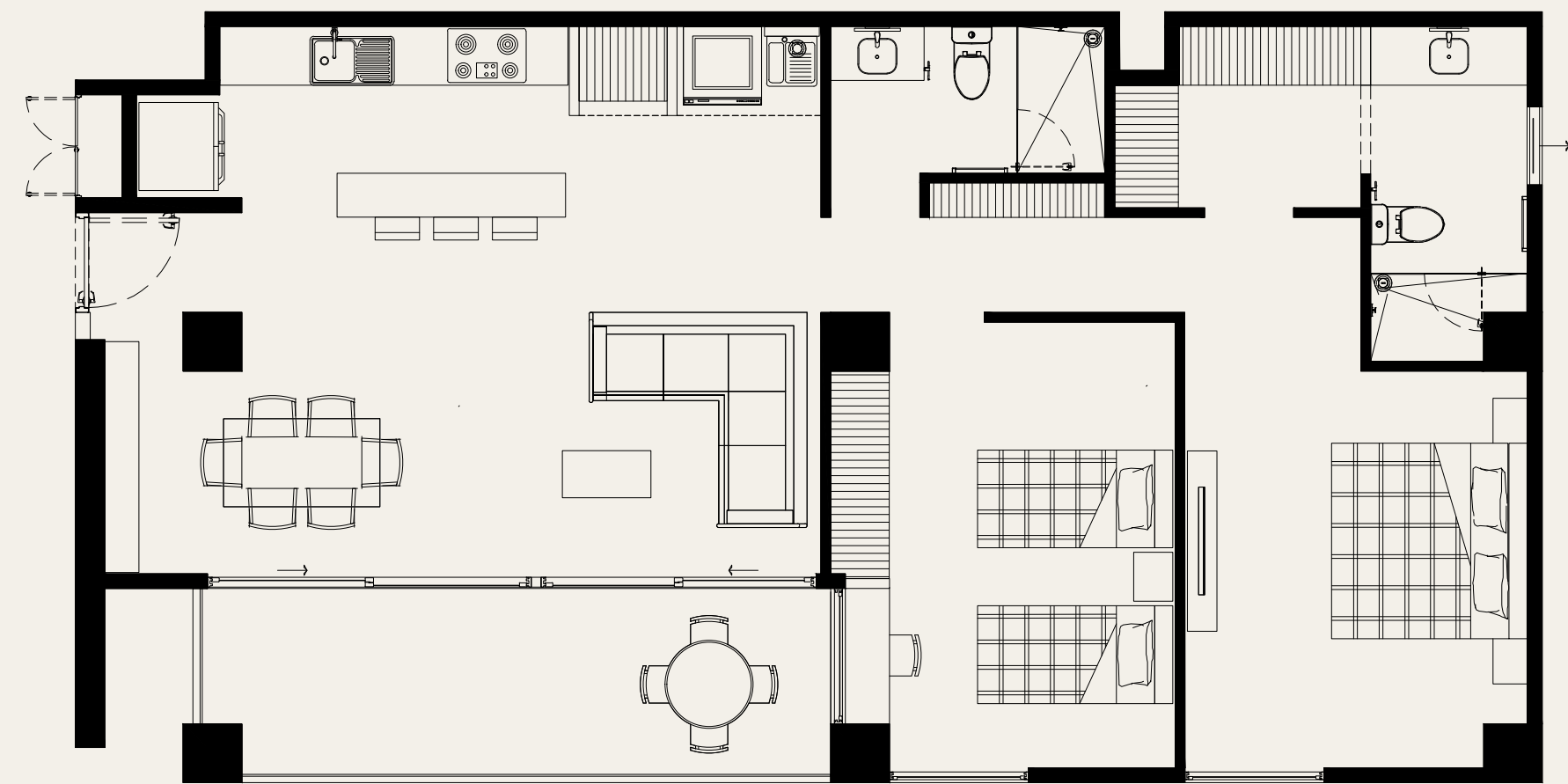
MODEL AS



MODEL CS



MODEL BP



MODEL DP

PENTHOUSE
















EXCLUSIVE 2 BEDROOM PENTHOUSES WITH TERRACE & PRIVATE ROOFTOP FROM 2,120 sqft.

For those seeking the ultimate luxury, the 2-bedroom penthouses offer a private rooftop and panoramic views.

These exclusive penthouses are spread across two levels and come with interior and direct access to the rooftop, underground parking, two elevators per tower, and amazing amenities.



FEATURES

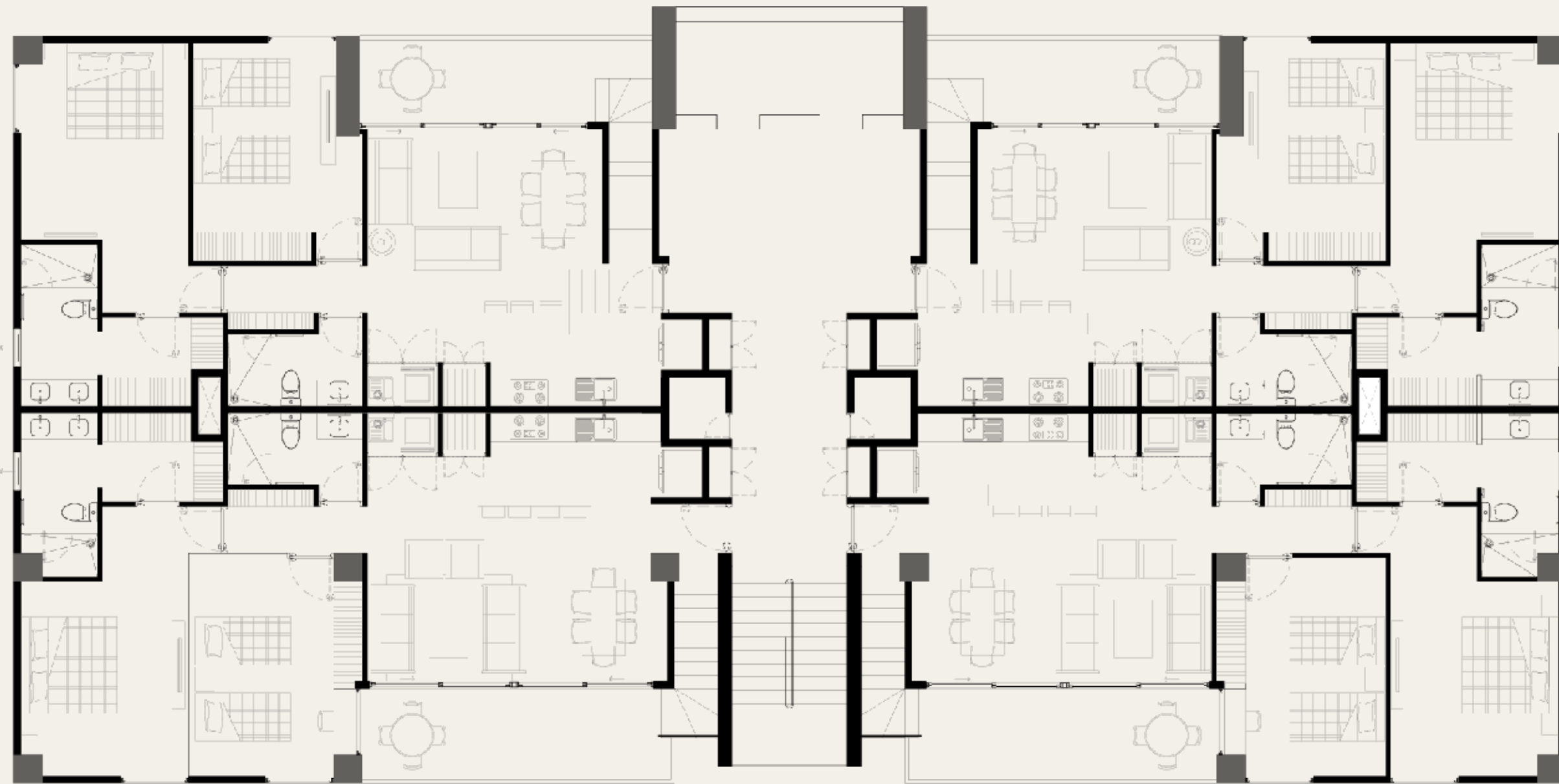
-  A/C multisplit.
-  Master bedroom with walk-in closet.
-  2 bathrooms.
-  Linen closet.
-  Living room.
-  Dining room.
-  Equipped kitchen.
-  2 floors.
-  Terrace.
-  Panoramic rooftop.
-  Laundry closet.
-  Storage closet.
-  Covered parking.
-  Storage space optional.
-  2 elevators per building.

PENTHOUSE

FIRST FLOOR

PH 1 AS

PH 1 CS



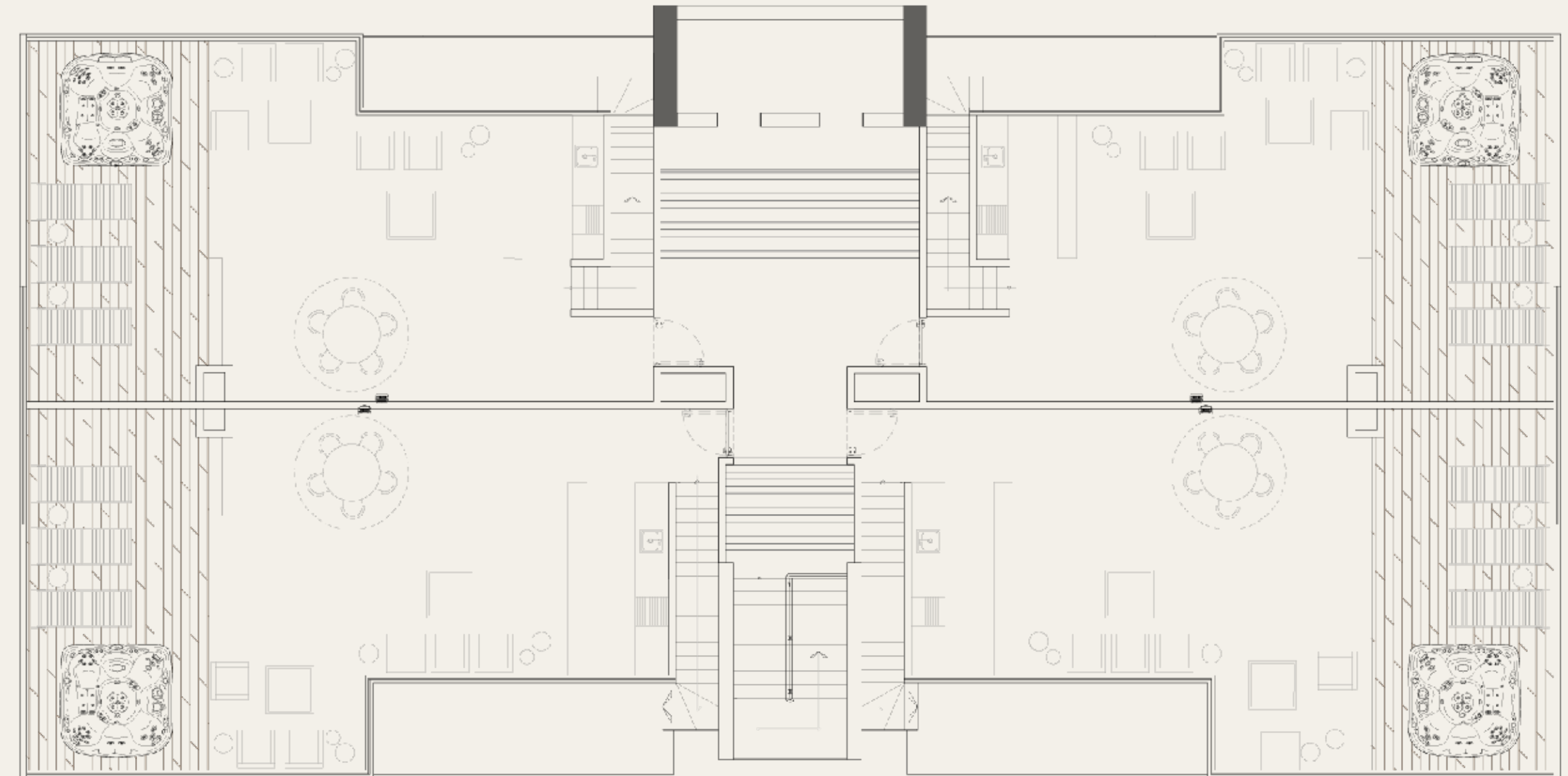
PH 1 BP

PH 1 DP

UPPER FLOOR / ROOFTOP

PH 1 AS

PH 1 CS



PH 1 BP

PH 1 DP



A profitable
business

COMMERCIAL SPACES
FOR SALE

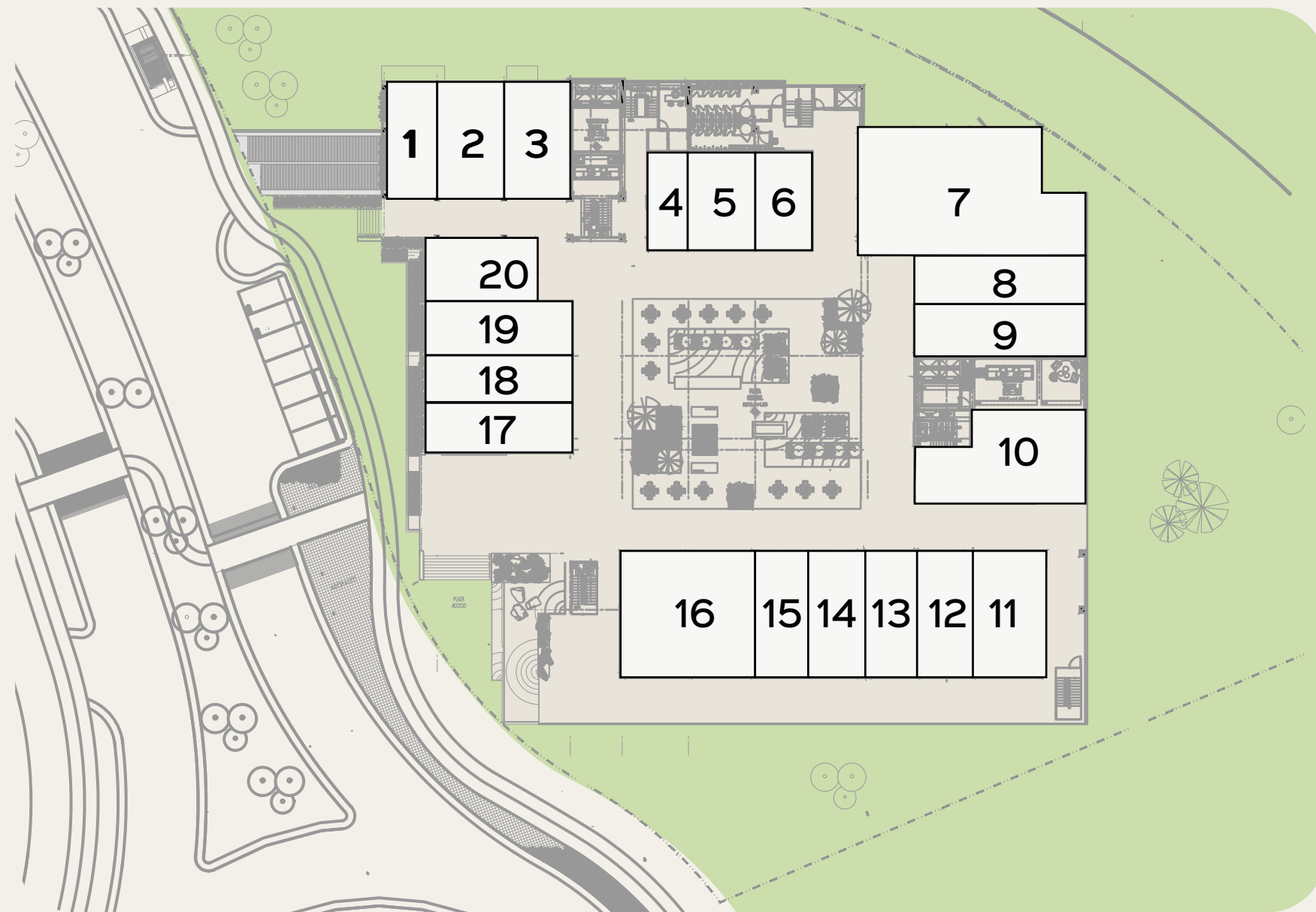
COMMERCIAL SPACES



DOWNTOWN PLAZA IS THE NEW COMMERCIAL DESTINATION IN PLAYA DEL CARMEN

Ciudad Mayakoba already has more than 3,000 residents out of the 75,000 that will live here in the near future. This, combined with its PRIME location in the Cancun-Tulum corridor, less than 5 minutes away from the main residential and tourist developments of Playa del Carmen, makes Downtown Plaza the best commercial investment opportunity, whether it's for your own business or for renting out.

COMMERCIAL SPACES



FEATURES

- Commercial spaces with terrace from 1,033 sqft to 2,518 sqft, ideal for Food and beverage establishments.
- Commercial spaces from 602 sqft to 2,766 sqft.
- Views to surrounding lush nature.
- Central plaza.
- At the heart of Ciudad Mayakoba.



OPTIONS INCLUDE:

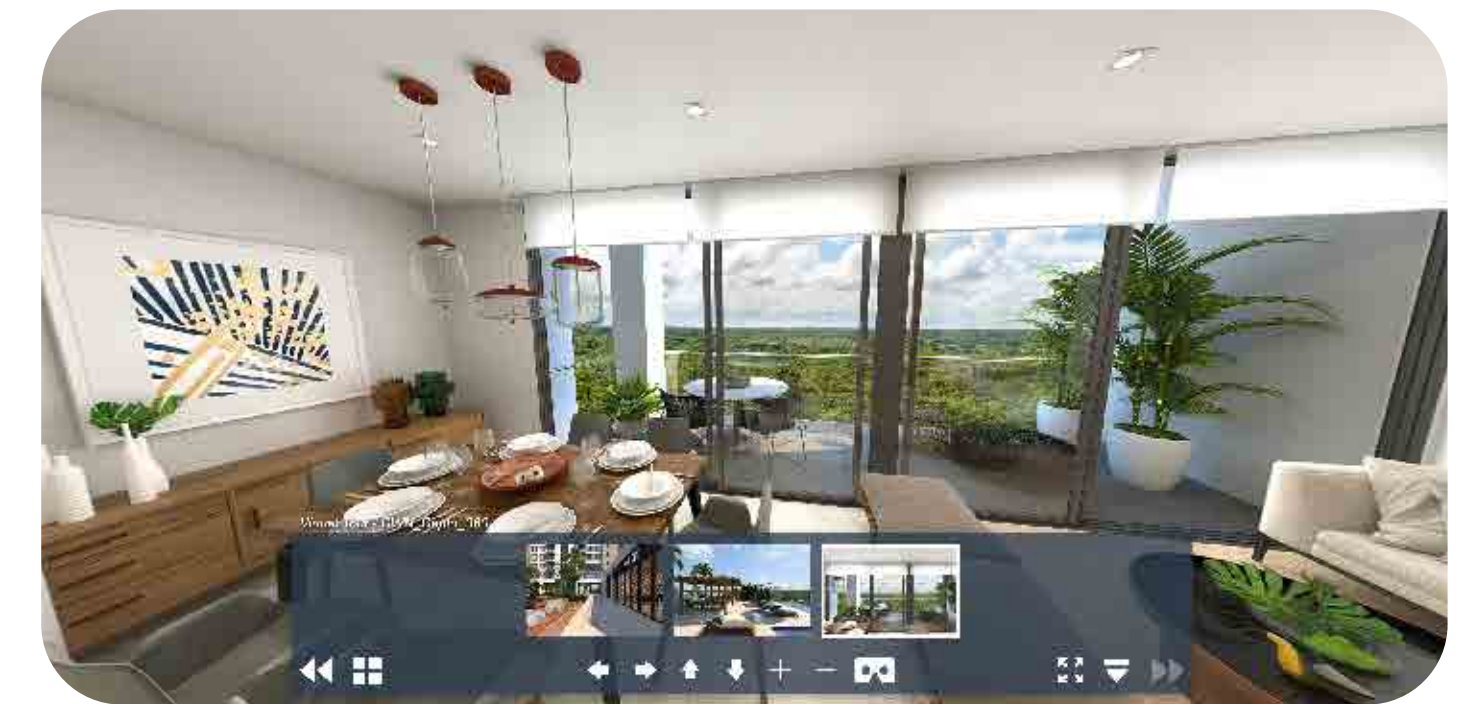
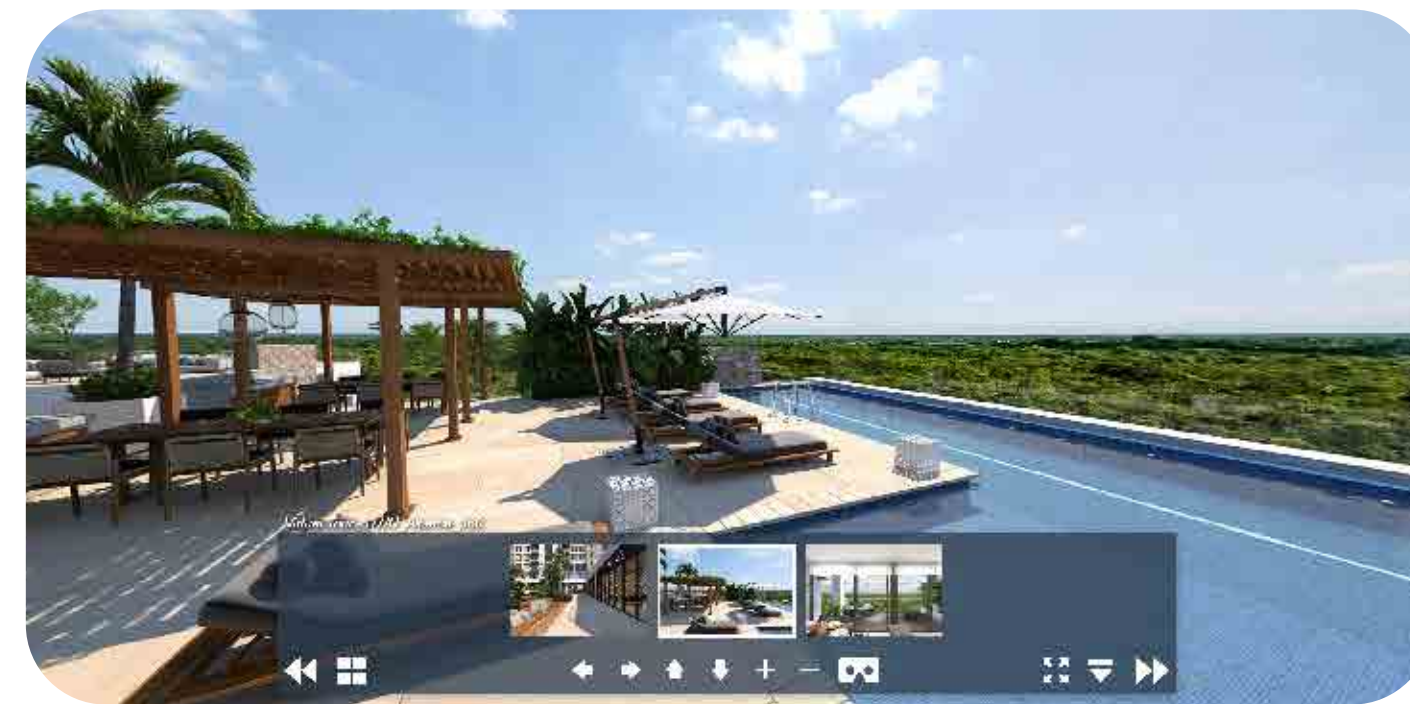
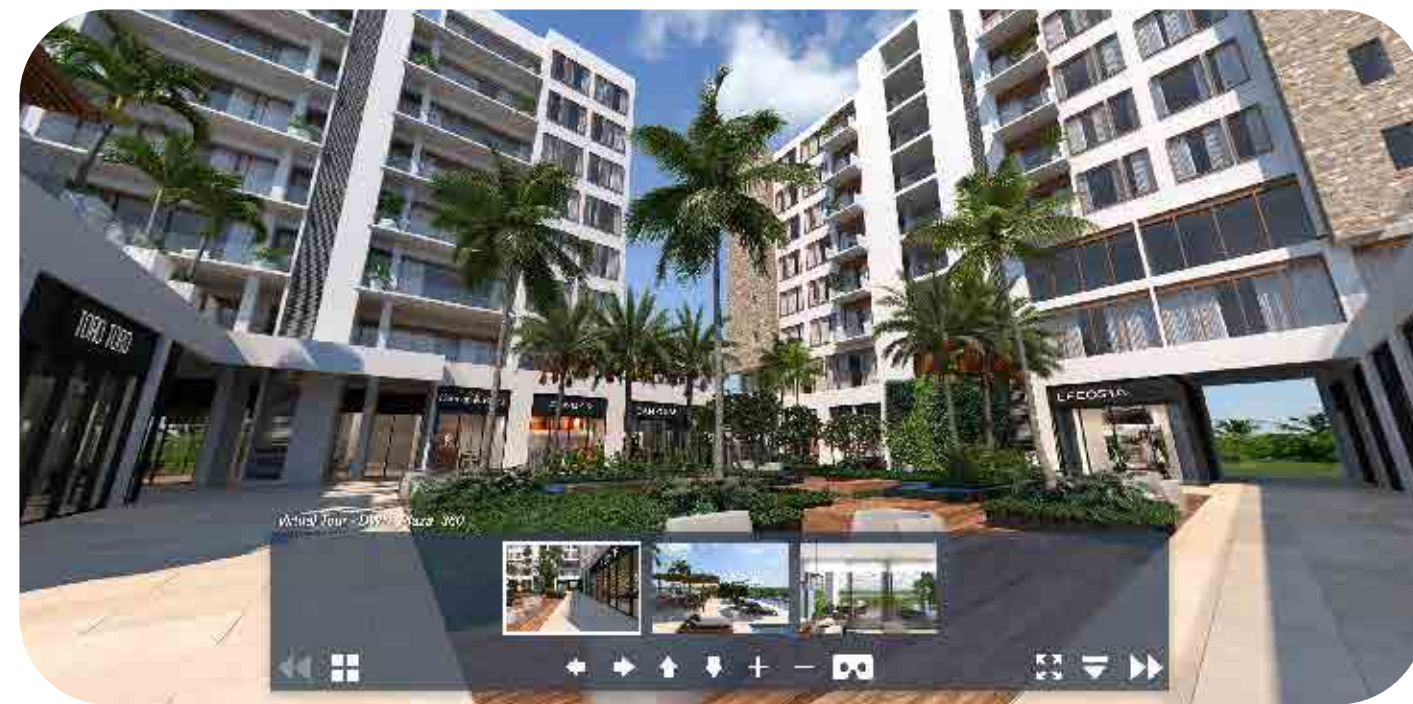
RESTAURANTS - BISTROS - PET SHOP

BEAUTY SALON - PHARMACY - SPA

& MORE.

360° VIEW

**CLICK BELOW TO VIEW 360°
TOURS OF THE PROJECT**
OR CUT & PASTE THE URL IN YOUR BROWSER
<https://www.ar3d.net/downtown/>



downtown
ciudad mayakoba™

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VIVEPLUS

SALES & INFORMATION



Actual views may vary and should not be taken as an accurate reproduction of the final project. Any design or finish could be different. All prices are subject to change without notice.