



BAKABÁ
VIDA EN ARMONÍA

BAAL Protect
KAAB Universe/ Earth
A Your

One of the central elements for a harmonious life is nature. BAKABÁ is a residential destination immersed in seventy thousand square meters of pristine jungle, with over forty thousand of them

dedicated to green areas and amenities, resulting in a unique master plan due to its low density, which allows for providing the environment for a true harmonious life surrounded by nature



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PLAYACAR

- BAKABÁ is located in PLAYACAR, the most privileged area of Playa del Carmen, Riviera Maya.
- PLAYACAR is a residential and tourist complex with exclusive amenities and golf course, with direct access to the famous 5th Avenue and the wonderful beaches of the Mexican Caribbean.



MASTER PLAN

- Master Plan on 69,700 m² with 500m of frontage on the hole 14 Fairway.
- Subdivided into 4 PRIVADAS with a total of 280 residential units of 1, 2, and 3 bedrooms.
- Extensive amenities including pools, sun decks, gardens, jogging tracks, paddle and pickleball courts, and a Community Center with multipurpose hall, cafeteria, gym, SPA.



1. Ave Xaman Ha Access
2. Access Plaza
3. Access Control
4. Security Booth
5. Residential Access Roundabouts
6. Main Interior Avenue
7. Parking Access Ramp
8. Parking
9. BAKABÁ Center Roundabout
10. Jogging/Bicycle Track
11. Service Access
12. Pedestrian Sidewalks

13. Pools/Sun Decks
14. Pool Amenities
15. Residential Buildings
16. BAKABÁ Center
17. Event Garden
18. Children Events Gardens
19. Hammock Garden
20. Water Pergola
21. Jacuzzis
22. Pergolas
23. Sports Zone
24. Children's Pool



PLAZA ACCESS

- Vegetation and watermirrors framing the entrance of BAKABA



PRIVADA 1

- It is spread over 19,700 m² of land.
- It comprises 6 buildings with 112 units of 1, 2, and 3 bedrooms, surrounded by amenities

1. Pedestrian Access and Drop-Off Roundabout
2. Main Avenue
3. Parking Access
4. Jogging/Bicycle Track
5. Pedestrian Sidewalks
6. Main Pool
7. Pergolas
8. Garden/Hammock Garden
9. Hammocks Over Water
10. Jacuzzi
11. Bathrooms
12. Paddle Courts
13. Wet Sun Deck and Children's Pool





RESIDENTIAL BUILDINGS

- Each building has 4 facades.
- Garden House Units - Extensive gardens and private pool.
- Penthouse Units- Solarium with plunge pool.
- All buildings have a common rooftop pool.

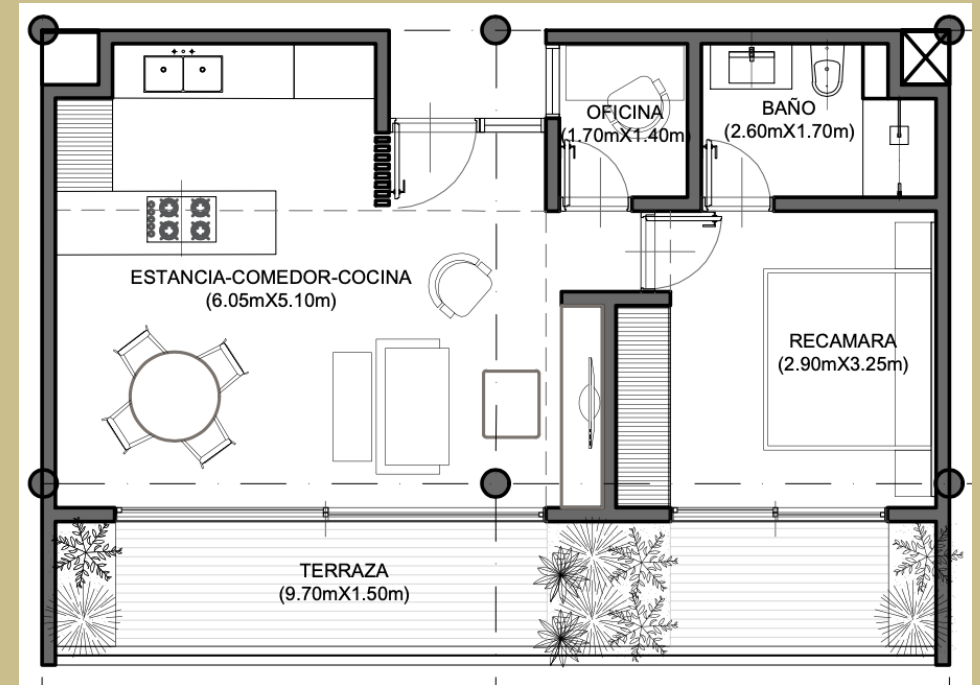






1-BEDROOM UNITS

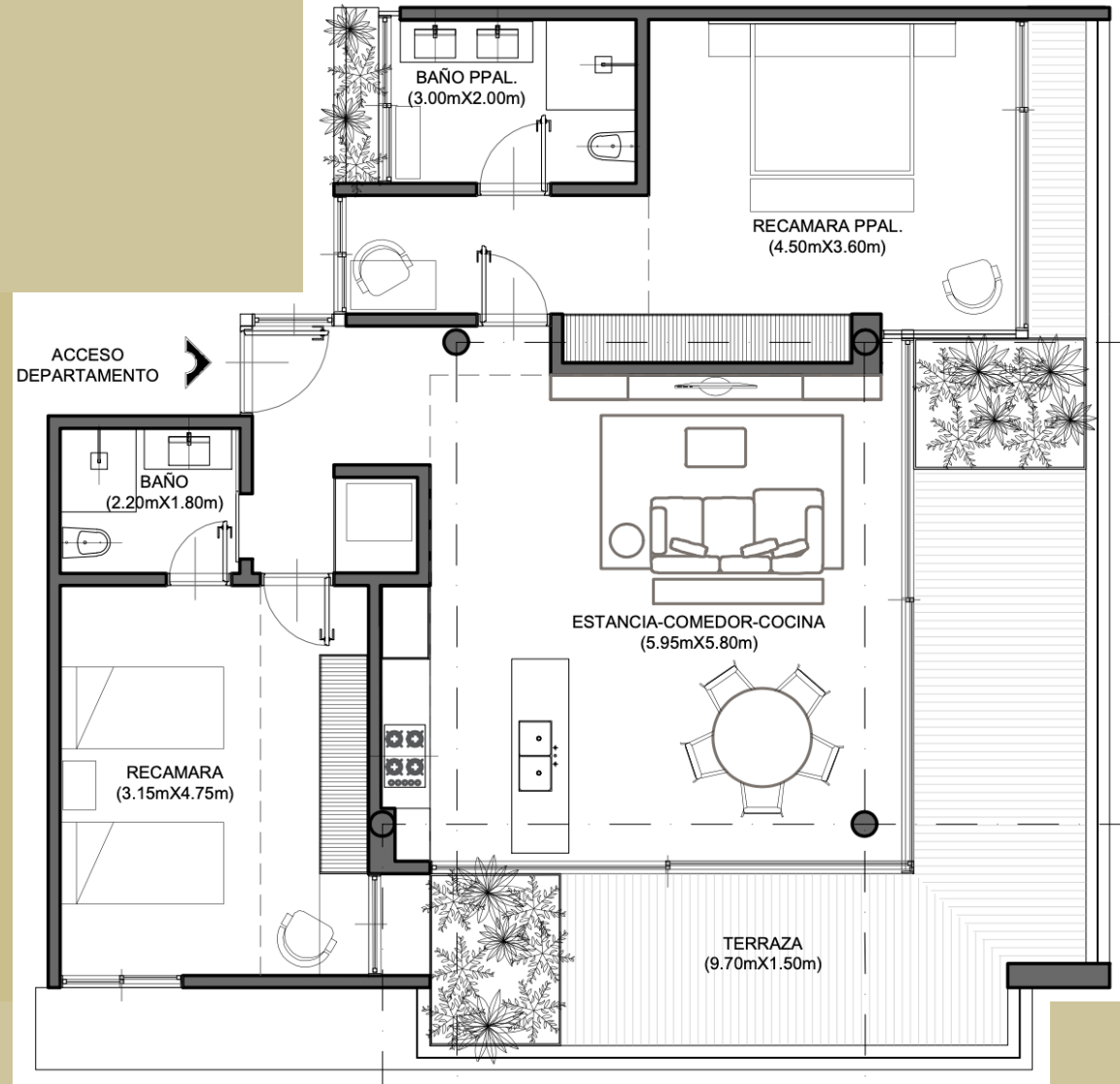
- 1-bedroom units from 65m² to 94m² with bathroom, living room, home office, and kitchen island.
- Living room and bedroom terrace with wooden feel decks
- Ground floor units with private garden from 91m² to 99m² with pool and sun deck.
- Complete closets and fully equipped kitchens with appliances and central island.
- Hurricane-proof floor-to-ceiling windows.
- Two air conditioning zones with fan & coil.
- One parking space and storage unit in the basement.





2- Bedroom Units

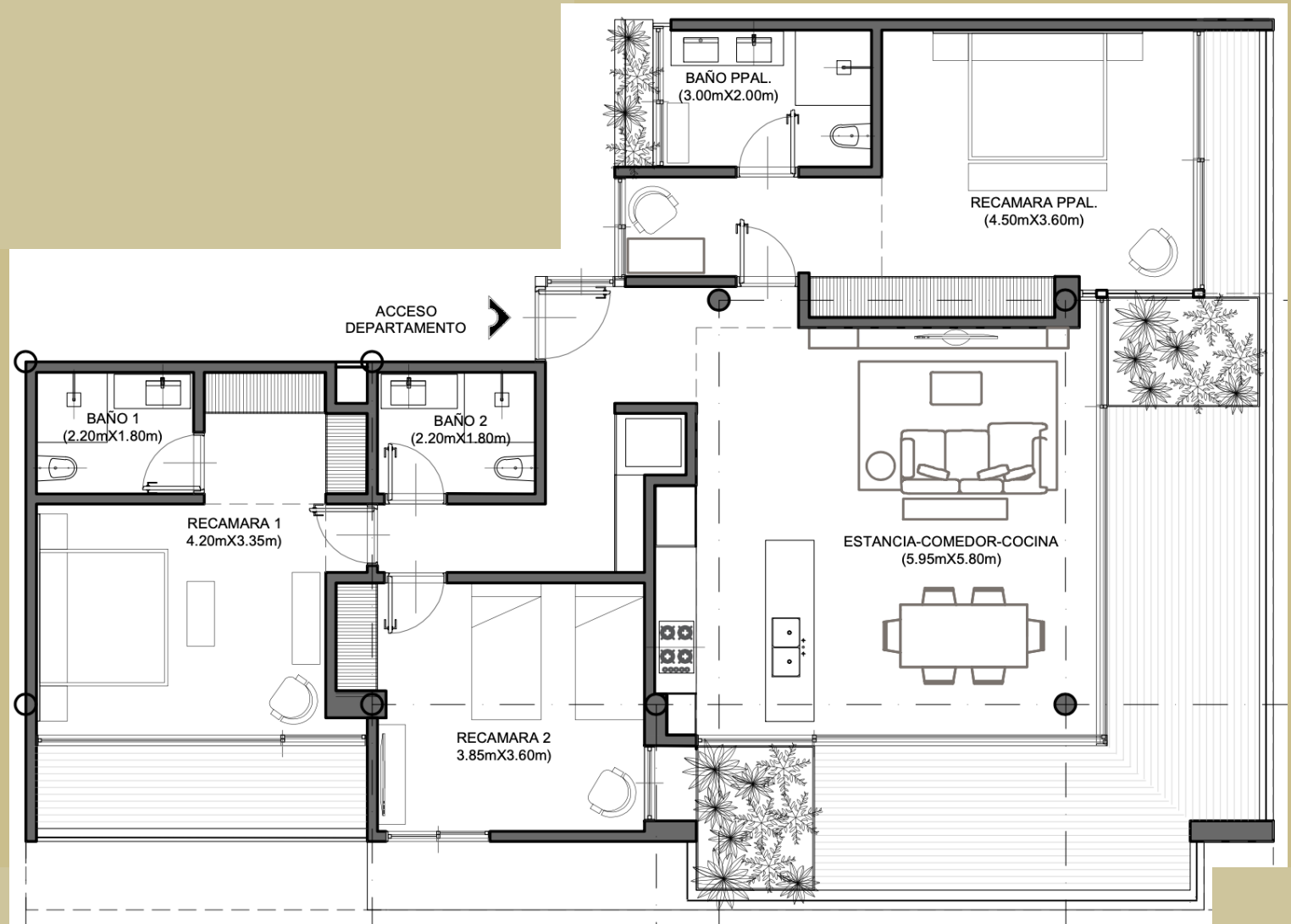
- Units from 124m² to 225m² with 2 bathrooms, living room with corner terrace, home office, and kitchen with island.
- Ground floor units with private garden from 152m² to 178m² with pool and sun deck.
- Penthouse Units with private solarium of 67 m² with plunge pool, sun deck, and grill.
- Complete closets and fully equipped kitchen with appliances and central island.
- Master bedroom with private terrace.
- Hurricane-proof floor-to-ceiling windows.
- Three air conditioning zones with fan & coil.
- Two parking spaces and one storage unit in the basement.





3- Bedroom Units

- Units from 157m² to 261m² 3 bathrooms, living room with corner terrace, home office, and kitchen with island.
- Ground Floor units with private garden from 178m² to 201m² with pool and sun deck.
- Penthouse units with private solarium of 67m² with plunge pool, sun deck, and grill.
- Complete closets and fully equipped kitchen with appliances and central island.
- Master bedroom and third bedroom with private terrace.
- Hurricane-proof floor-to-ceiling windows.
- Three air conditioning zones with fan & coil.
- Two parking spaces and one storage unit in the basement.



LIVING AREA

- All 2 and 3-bedroom units feature a corner living room with wrap-around terrace.
- Kitchen equipped with island and appliances including stove with hood, oven, microwave, and integrated refrigerator/freezer.

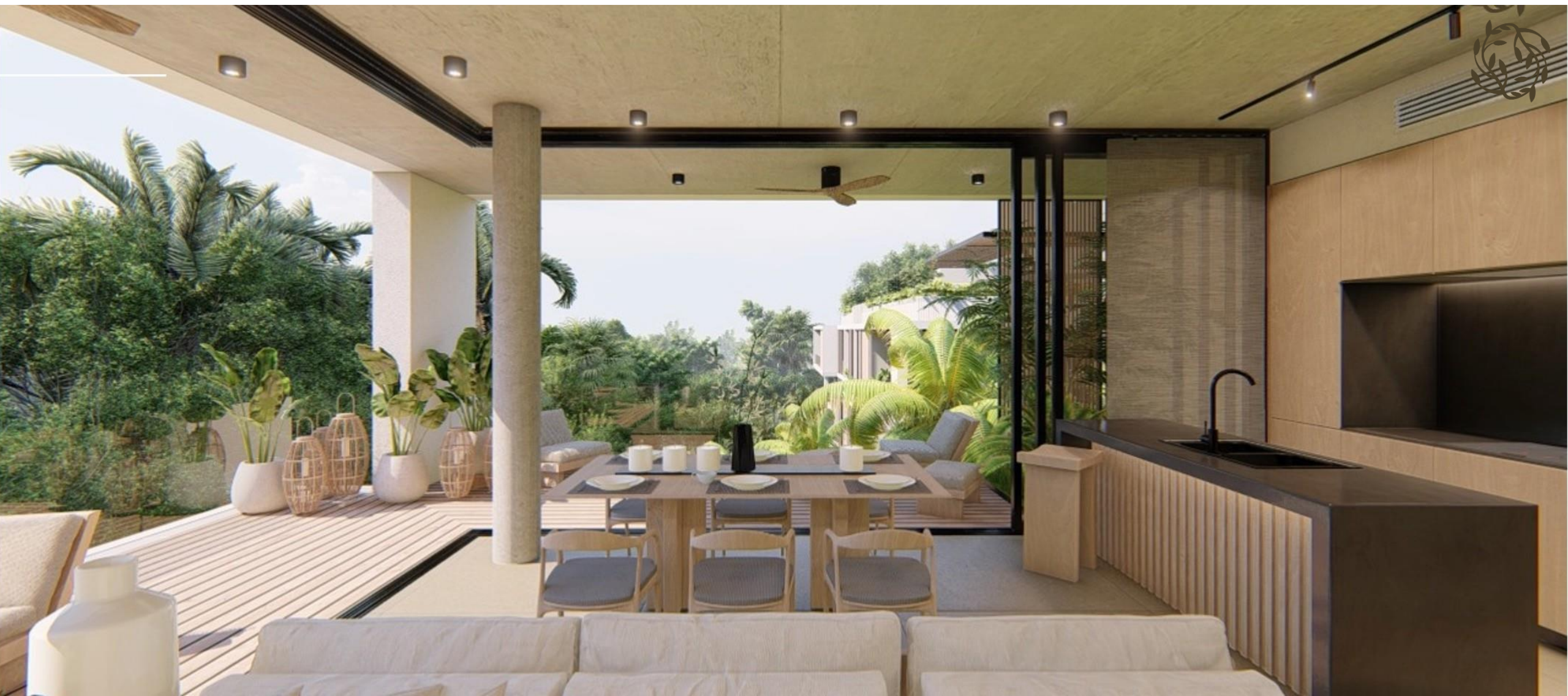




LIVING AREA

- Interior and terrace lighting
- Fans on terraces
- Fan & coil air conditioning





BEDROOMS

- Master bedroom with private terrace
- Complete closets and bathroom furniture
- Semi blackout curtains on all windows



BEDROOMS

- Secondary bedroom with floor-to-ceiling windows
- Complete closets and bathroom furniture
- Semi blackout curtains on all windows



Roof Top

- Penthouses Units with private solariums of 68m² with plunge pool, terrace with covered and uncovered areas, grill, and bathroom.
- Common solariums in each building with infinity pool, covered and uncovered sun decks, grill, and bathrooms.







BAKABA CENTER

- Located in the heart of Bakabá
- Building with unique amenities such as GYM, events areas, for the use of residents of the 4 privadas
- It has its own parking for events, intended for non-resident guest

