



# INVEST IN PLAYA DEL CARMEN









## A TRIP TO

### The Mexican Caribean

The average annual temperature is approximately 25.5°C, here, thousands of travelers visit us to enjoy the good weather and the beautiful beaches of white sand with more than 240 days of sun. The International Airport of Cancun occupies the tenth place in the ranking of airports most used in the world and has most of the international traffic from all airports in Latin America.

The real estate market is experiencing a "boom", exceeding historical levels of investment. Having a property in one of the most beautiful and trendy places in the world, either to visit frequently or to rent it while you do not occupy it, means taking advantage of the following:

- Vacation rental
- Added value
- A strategic location with 12 months
- Of good weather and proximity to the sea a dollarized market
- The hundreds of tourist attractions
- Economic growth and quality of life



Playa del carmen receives
3.5 million travelers
during the summer

PLAYA DEL CARMEN

MEXICO CITY PUERTO VALLARTA

Source: AIRDNA, AirBnB Database, (2022)

Source: Secretary of Tourism of Solidaridad, July-August (2022)



# LOCATION







## PLAYA DEL CARMEN

## Mexican Caribean

Playa del Carmen is a coastal resort in Mexico located along the beautiful Caribbean coast of the Yucatan peninsula. It belongs to the state of Quintana Roo and is one of the main tourist destinations in the world. Famous for its white beaches and coral reefs, Playa del Carmen is truly blessed by nature. Activities range from swimming with turtles to walking through underground caves or even exploring archaeological sites; plus, it enjoys an excellent climate all year around.

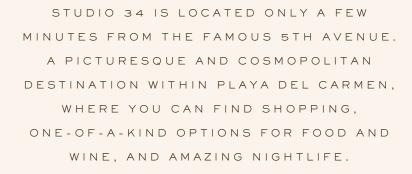
More than 16 million tourists, on average, arrive each year to enjoy the mystical imprint of the ancient Mayans, and the cosmopolitan and contemporary lifestyle that it offers, in addition to the growth of tourism, has made this paradisiacal place an ideal place to live.





















# PROJECT





## **Studio 34 Apartments**

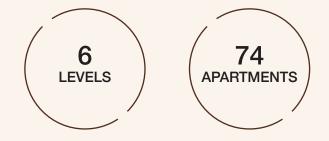
Studio 34 is a six-story development with 74 apartments close to Fifth Avenue and walking distance from the beach. Inspired by comfort and functionalism, its amenities are well thought out and designed with its future residents in mind.

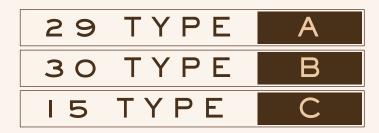
S34 provides housing for those who want quality, functionality, and proximity to the beach.

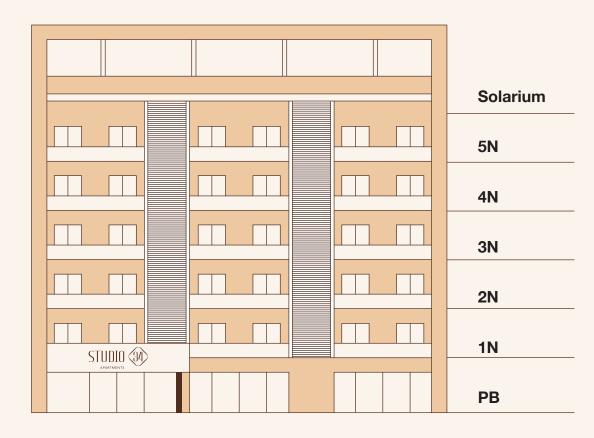
Our focus is to provide a safe, accessible, and comfortable way of living.



## MASTER PLAN







Underground parking



# LOBBY











Reception



Security 24/7



E- commerce box



Administrative office



Luggage storage room





# AMENITIES









S A M E N

## AMENITIES

### "Well-thought-out and functional amenities with our future residents close in mind"



**Architectural** accessibility





**Pool With Swimming Lane** 



Massage Room



**Grill Areas** 



Library



Yoga Lounge



Security 24/7



Accessibility



**Parking** 



Dressing Room



Whirlpool tub



Washer/Dryer Room



Luggage Storage Room



Package Delivery Storage Room



Gym



**Sun Terrace** 



Co-Working



WIFI in common areas



Commercial Lots







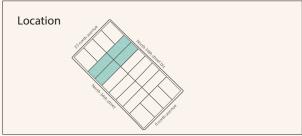




# TYPOLOGIES



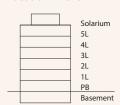








Location - Level



#### Location - Level

Dept. Type A

sqft Dept. inside sqft terrace or balcony sqft Solarium sqft gardens sqft outdoor warehouse total sqft

381.58 ft2 64.36 ft2

-445.94 ft2

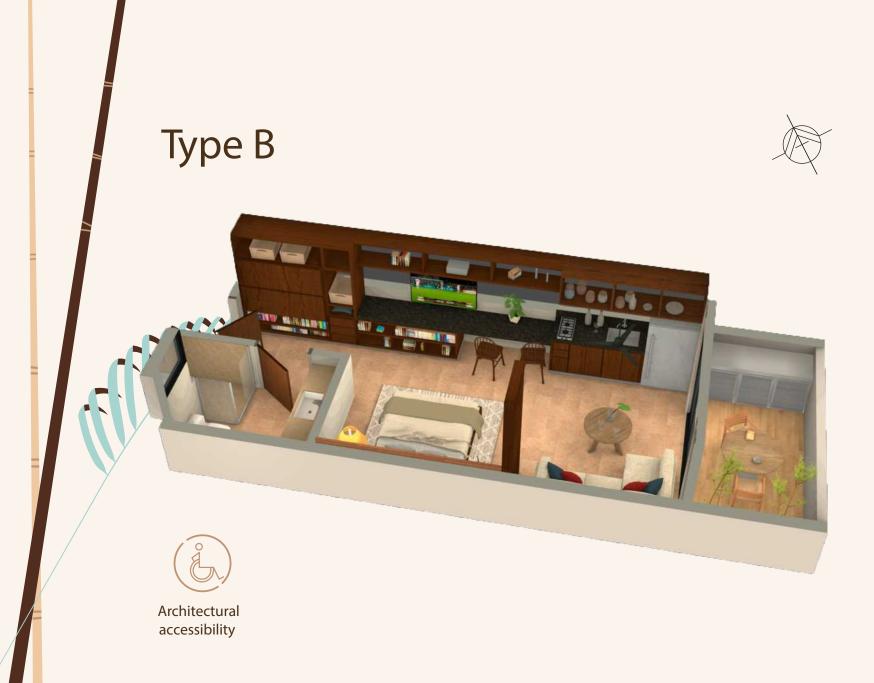
Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.







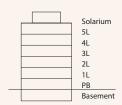




Location - Set



#### Location - Level



#### Location - Level

Dept. Type C

sqft Dept. inside sqft terrace or balcony sqft Solarium sqft gardens sqft outdoor warehouse total sqft

334.43 Ft2 73.625 Ft2

-408.059 Ft2

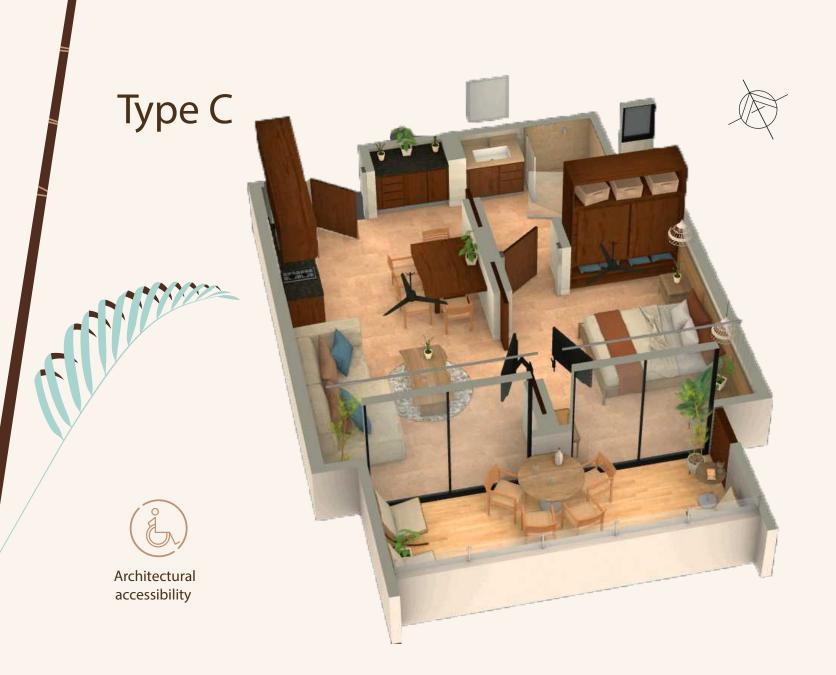
Graphic scale

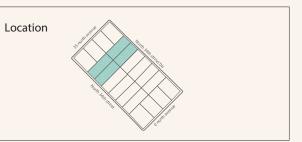


Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.





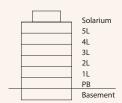




#### Location - Set



#### Location - Level



#### Location - Level

Dept. Type C

Sqft Dept. inside Sqft terrace or balcony Sqft Solarium Sqft gardens Sqft outdoor warehouse total sqft

463.171 Ft2 110.868 Ft2

\_ 574.039 Ft2

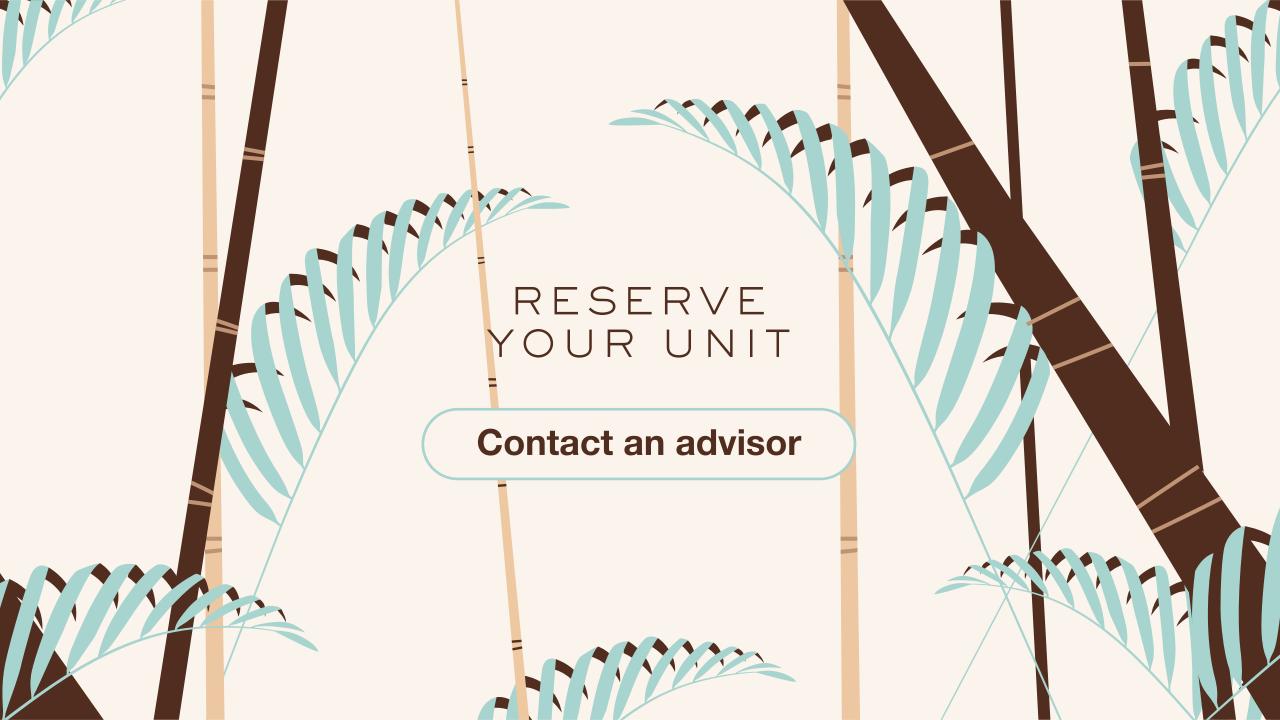
Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.









# DESUR AÑOS



































