



SPÍRIT CONDOS

— 1904 —

PLAYA DEL CARMEN





**SPĪRIT** CONDOS

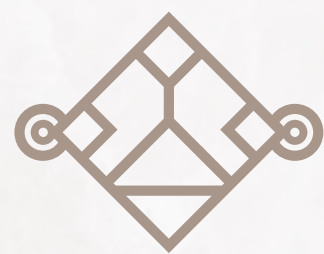
— 1904 —

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**Spirit Condos** takes us back in time; the connection of our ancestors with the spirit. It is a project that seeks the perfect balance of the old with the modern.

**1904** year where the history that we know today as Quintana Roo began.





# PLAYA DEL CARMEN

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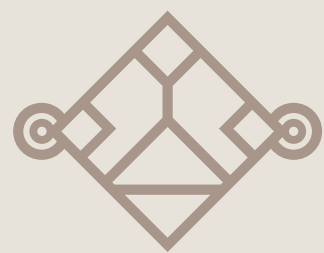
## Life that transforms

Enjoy a life between tropical landscapes of white sand and beaches with turquoise blue water.

Experience the particular lifestyle that this destination offers such as beaches, cenotes, archaeological zones, restaurants and theme parks wrapped in an ideal climate to live in eternal vacations.







# DISTANCES



55 min. - Downtown Cancun

45 min. - Cancun Airport

39 min. - Grand Outlet Mall

30 min. - Puerto Morelos

37 min. - Ruta de los Cenotes

15 min. - Xcaret

30 min. - Cozumel

25 min. - Puerto Aventuras

27 min. - Xpu Ha

33 min. - Akumal

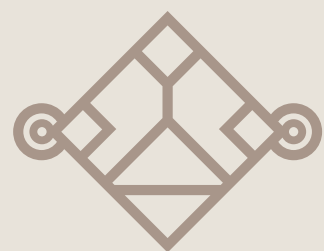
38 min. - Chemuyil

60 min. - Tulum

88 min. - Cobá

97 min. - Sian Ka'an






# SERVICES NEARBY

Located in the **new Esmerald zone** of Playa del Carmen

 5 minutes from 5th avenue and 10 minutes from the beach

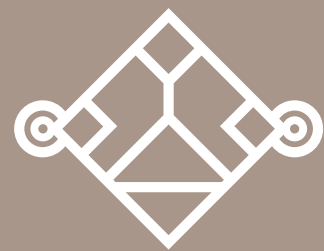
 **5th Avenue**  
Find a wide variety of **restaurants, cafes, bars and boutique shops**

 **38th Street**  
Known as the most famous culinary street in Playa del Carmen.

- |   |   |
|---|---|
|  Hospital    |  Shopping Mall |
|  Supermarket |  Beach Clubs   |
|  Gas Station |   |







# FACTORS OF ADDED VALUE

A smart investment

**SPIRIT CONDOS 1904**, will offer a unique and different concept in the area that will give added value to your investment, since it offers **"Turnkey"** units and with the developer's own designs with European line.



✓ **Pre-sale: Capital gains and guaranteed performance.**

Property value increases as construction progresses.



✓ **Strategic location: Emerald Zone**

Exponential growth and development a few steps from the beach and the famous 5th avenue.



✓ **Accessibility to world-class areas:**

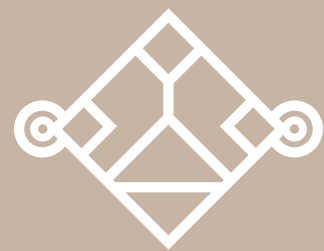
- Pueblos mágicos
- Archaeological zones
- Natural reserves



✓ **Income and history for vacation rentals:**

Access to management and advice on property administration for vacation rentals.





# ABOUT DEVELOPER

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**VANATAN** is a company dedicated to vacation rentals in the Riviera Maya and in synergy with a team of designers and architects they give birth to **Spirit Condos 1904**, the first of a series of projects that will revolutionize the experience of living on the beach.

The experience acquired by VANATAN has refined its vision of a property not only as an investment, but as something much more personal and experiential that should result in a memorable lifestyle for those who live it without forgetting that these same characteristics will be an influence of success for the investment.



## Architecture

Firm of architects with extensive experience building in the area, we know the type of soil very well and we know how to address the challenges that arise during construction.

The architecture is a “modern ethno” concept, a mix between eco chick and a modern European touch.



## Design

We harmonize each space to create a more comfortable stay for you and your future guests.

Captivate the exquisiteness in every corner. We integrate premium quality natural elements in the equipment and finishes, pieces from northern Mexico and others imported from Indonesia and Europe.



## Experience

We add our experience in vacation rentals to cover all the needs of a property that operates in this business model.

We take care of every detail in the equipment, administration and solving since the construction the main problems that usually arise in maintenance.





# ABOUT PROJECT

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25 Condos

7 Levels

6 Typologies

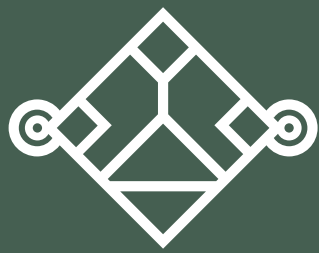
2368 ft<sup>2</sup> of land











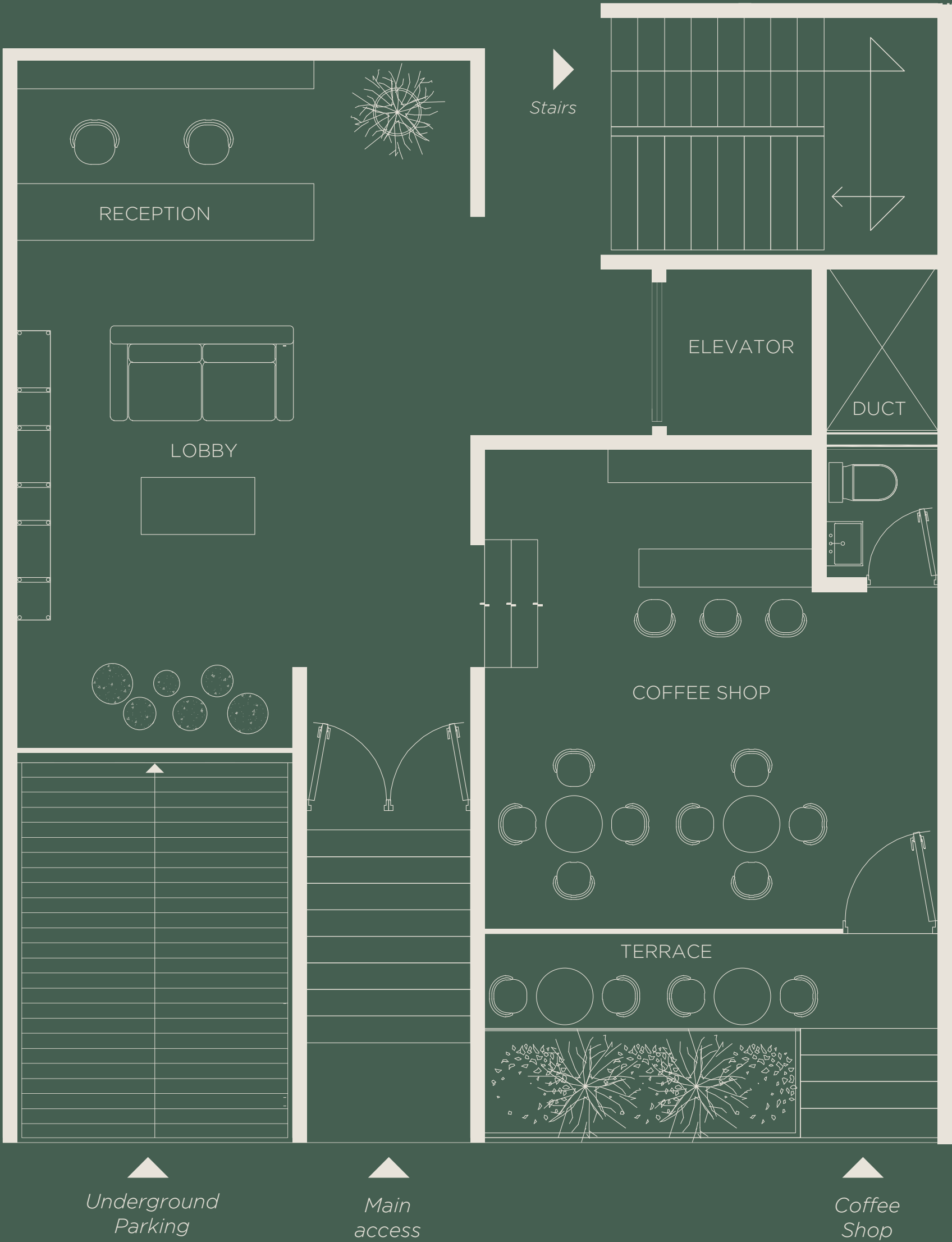






# GROUND FLOOR AMENITIES

-  Lobby
-  Reception
-  Coffee Shop
-  Gym
-  Elevator
-  Underground Parking

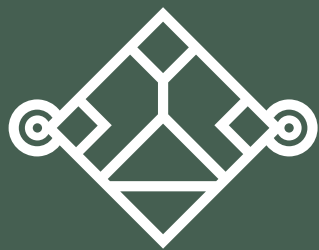


FLOOR LEVEL	
Roof	
L7	
L6	
L5	
L4	
L3	
L2	
L1	
GF	
	








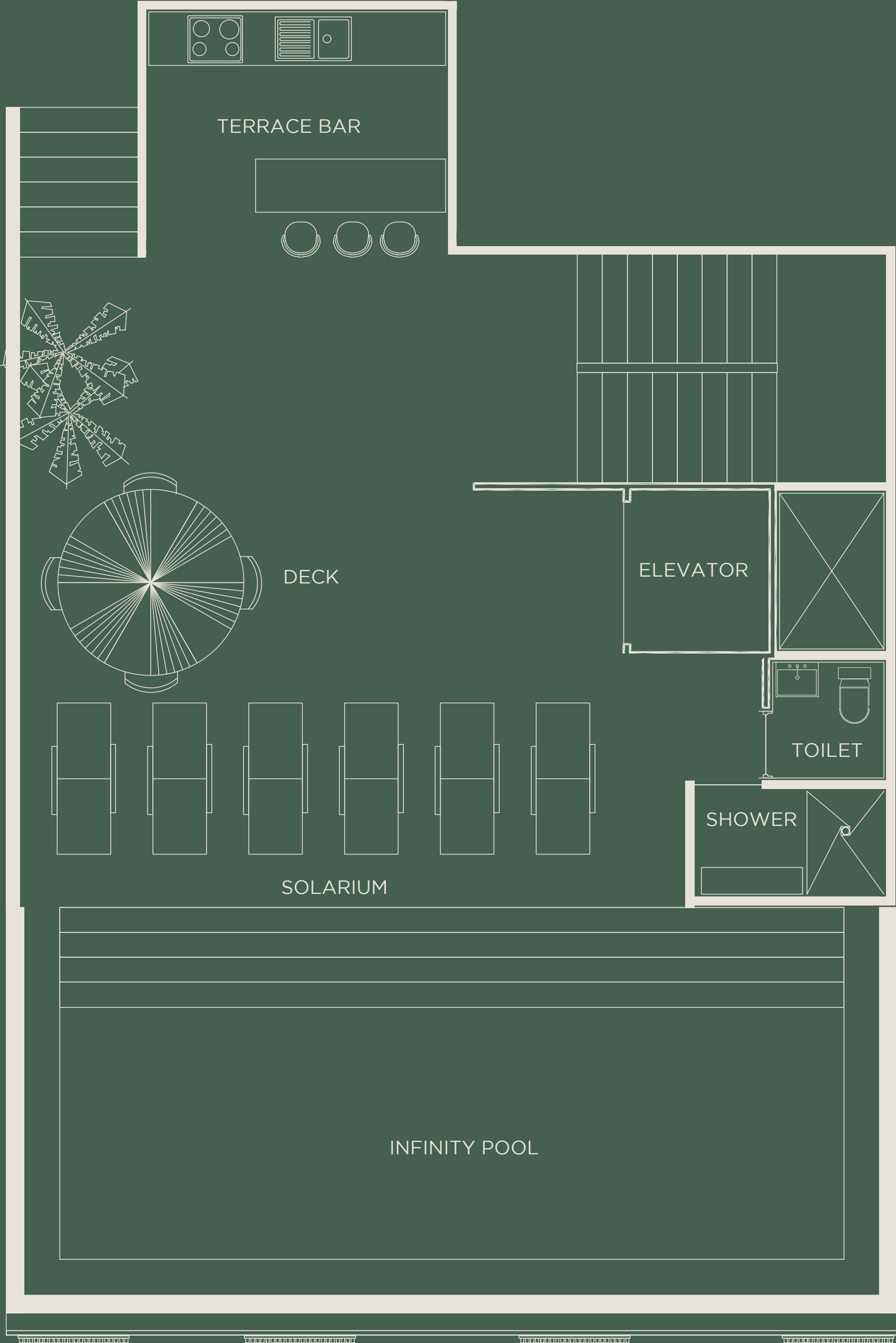








# ROOF TOP AMENITIES

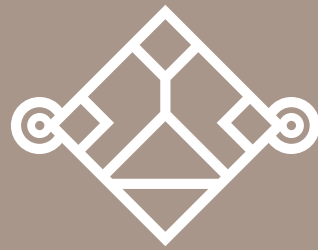
-  Terrace Bar
-  Grills
-  Solarium
-  Infinity Pool
-  Toilet / Shower





FLOOR LEVEL	
Roof	
L7	
L6	
L5	
L4	
L3	
L2	
L1	
GF	
	





# TYPOLOGIES

**Garden Loft**  
Studio | 453.1 ft<sup>2</sup>

**Condo A**  
1 Bedroom | 554.3 ft<sup>2</sup>

**Condo B**  
1 Bedroom | 581.2 ft<sup>2</sup>

**Condo C**  
1 Bedroom | 463.9 ft<sup>2</sup>

**Condo D**  
Studio | 405.7 ft<sup>2</sup>

**Condo A-Lock Off**  
2 Bedrooms Lock Off | 973 ft<sup>2</sup>

AVAILABLE IN LEVELS:

Roof

L7

L6

L5

L4

L3

L2

L1

GF

50 Street



A - LOCK OFF

AVAILABLE IN LEVELS:

Roof

L7

L6

L5

L4

L3

L2

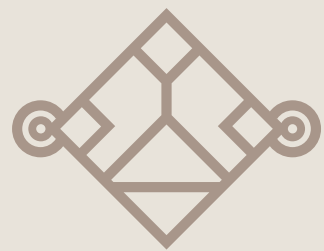
L1

GF

50 Street





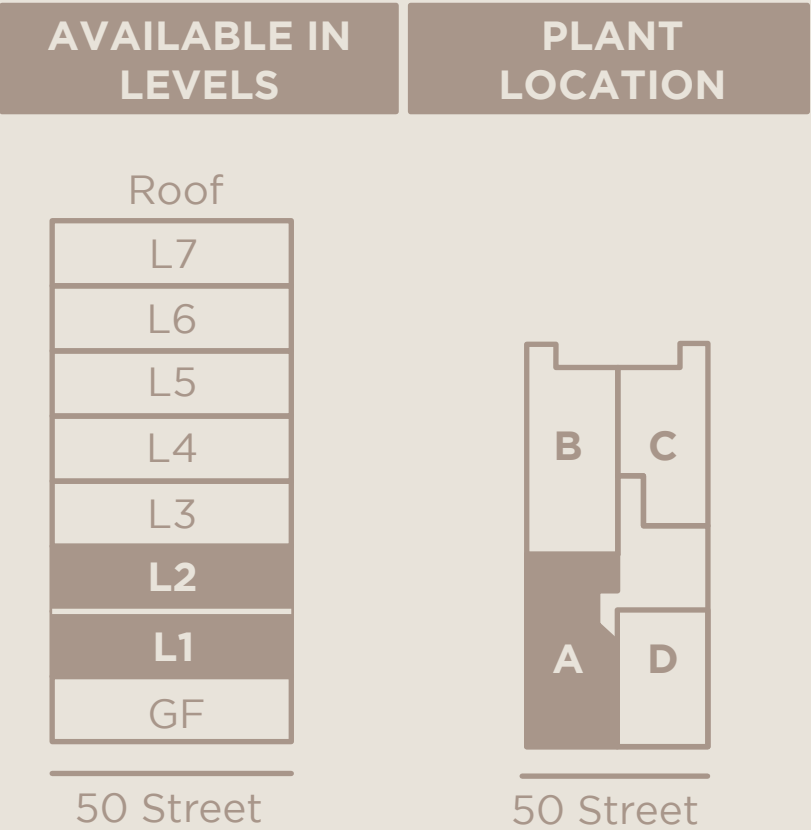


# CONDO A

554.3 ft² | 1 Bedroom

## Distribution

- 1 Bedroom
- 2 Kitchen
- 3 Bathroom
- 4 Living Room
- 5 Terrace







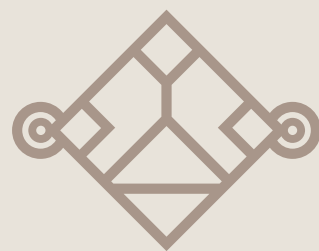
Condo A









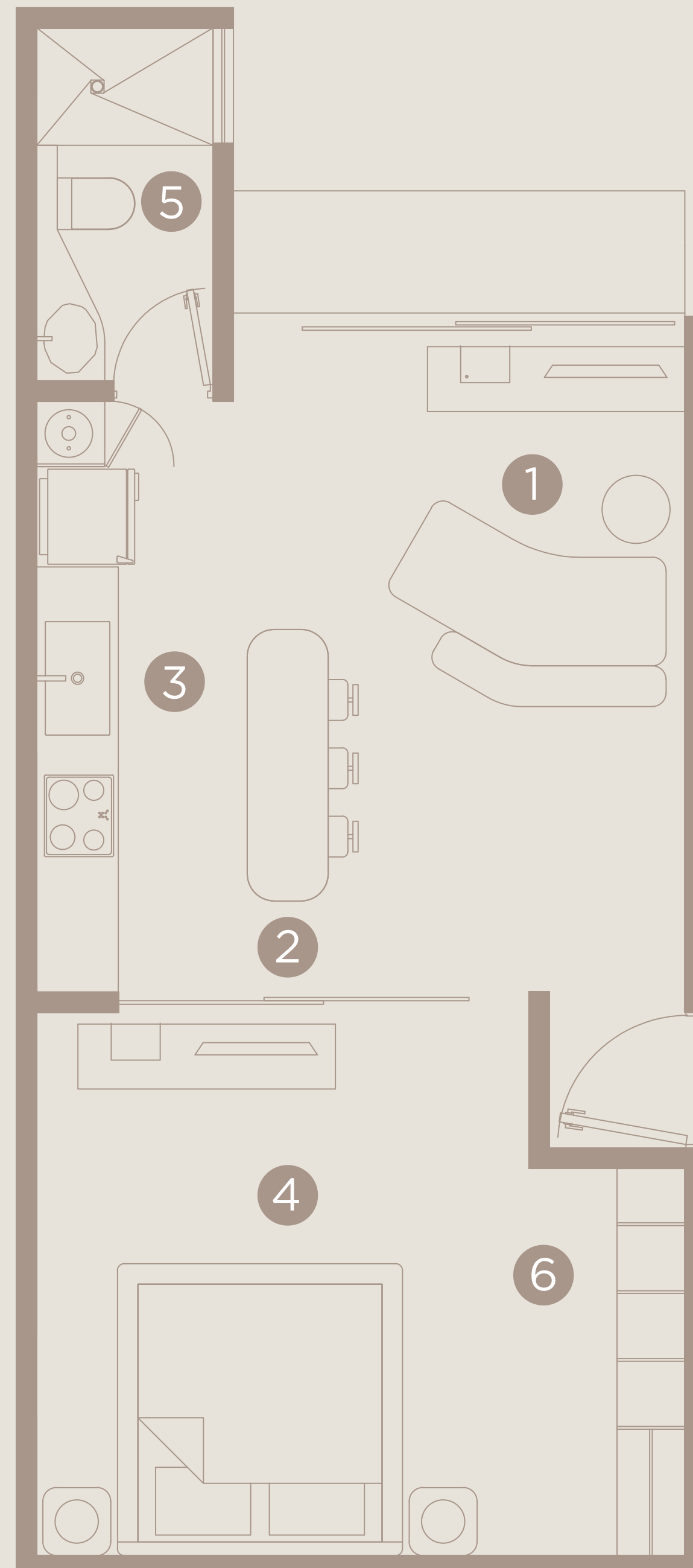


# CONDO B

581.2 ft<sup>2</sup> | 1 Bedroom

## Distribution

- 1 Living Room
- 2 Breakfast Bar
- 3 Equipped Kitchen
- 4 Bedroom
- 5 Full Bathroom
- 6 Closet
- 7 Balcony



Main  
Access

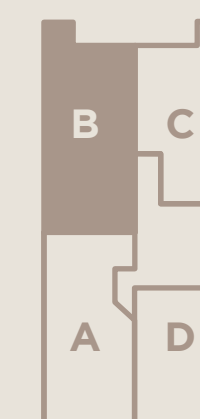


AVAILABLE IN  
LEVELS

PLANT  
LOCATION

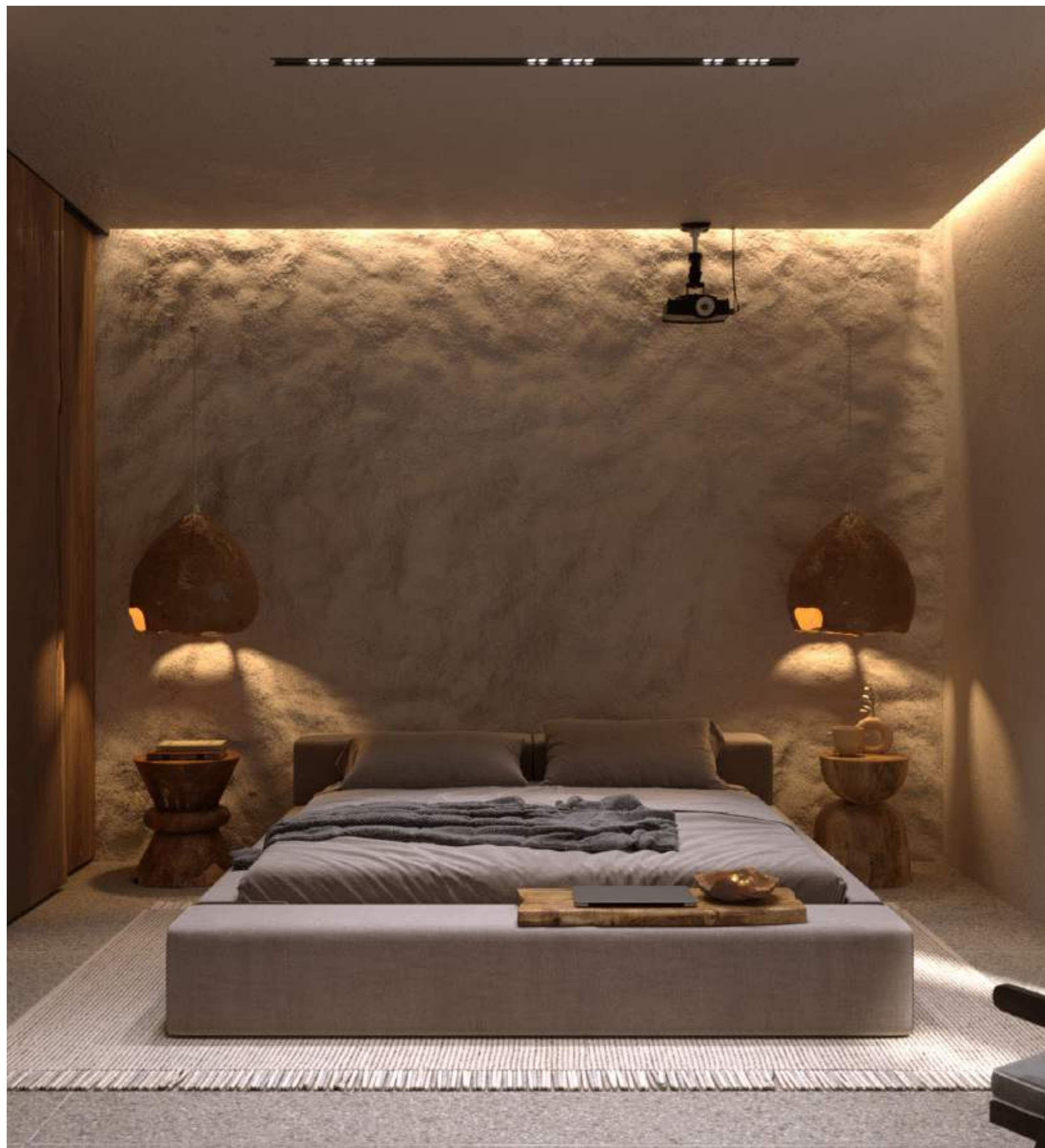
Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street



50 Street





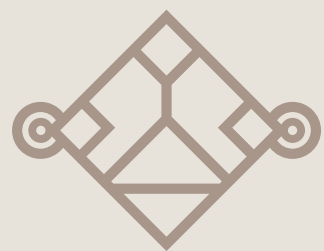
Condo **B**









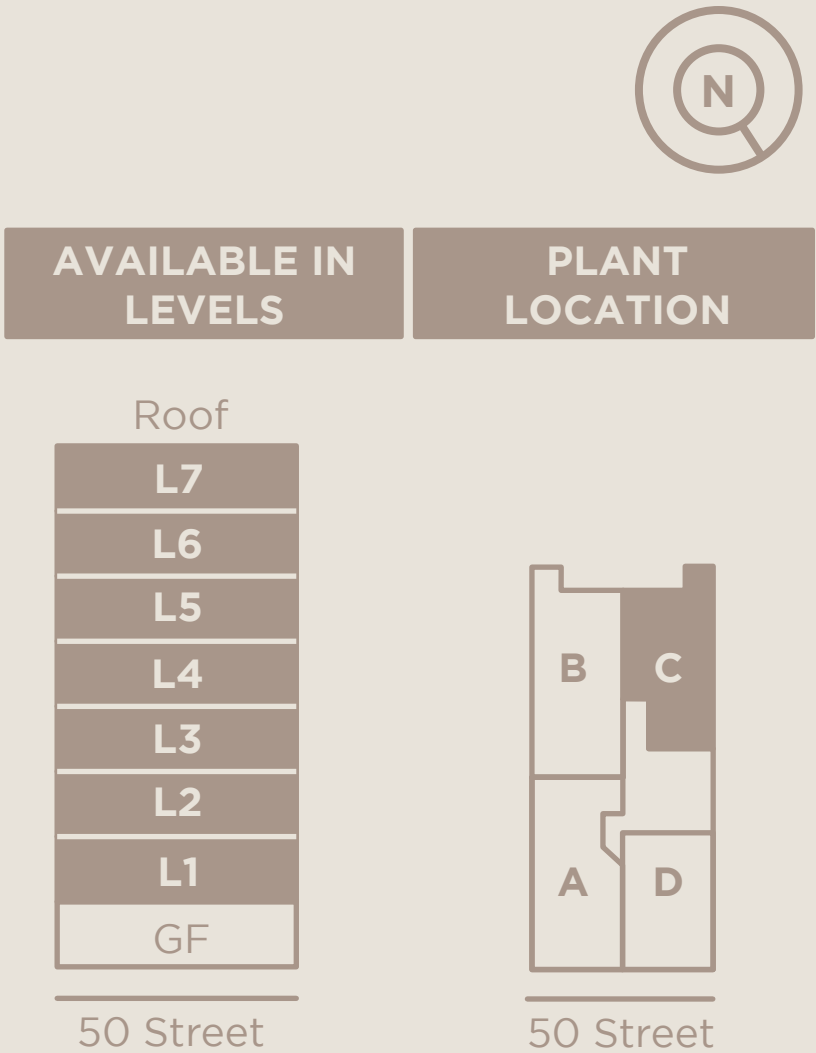
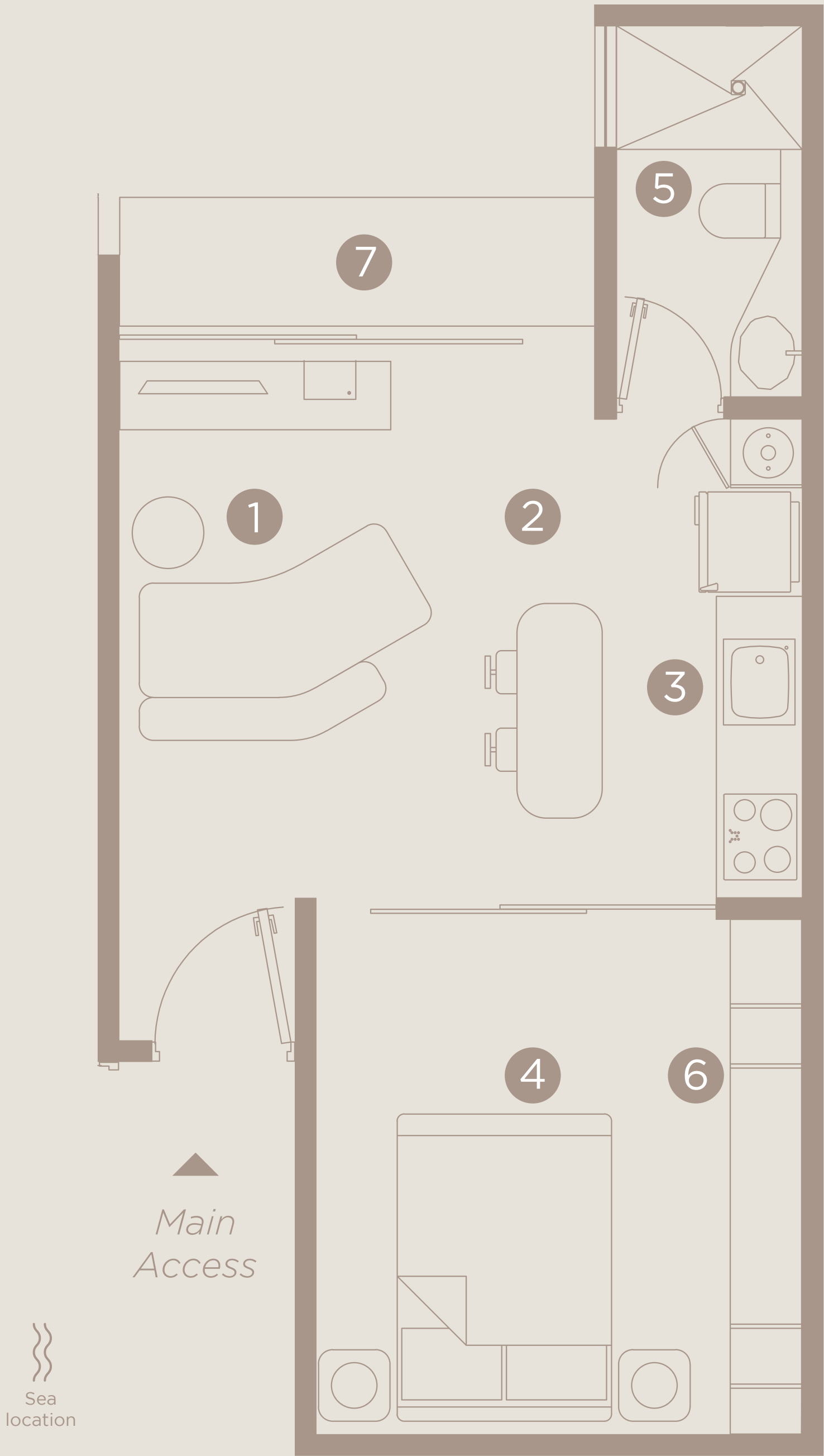


# CONDO C

463.9 ft² | 1 Bedroom

## Distribution

- 1 Living Room
- 2 Breakfast Bar
- 3 Equipped Kitchen
- 4 Bedroom
- 5 Full Bathroom
- 6 Closet
- 7 Balcony







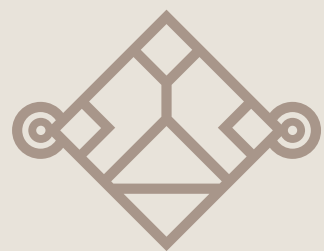
Condo C









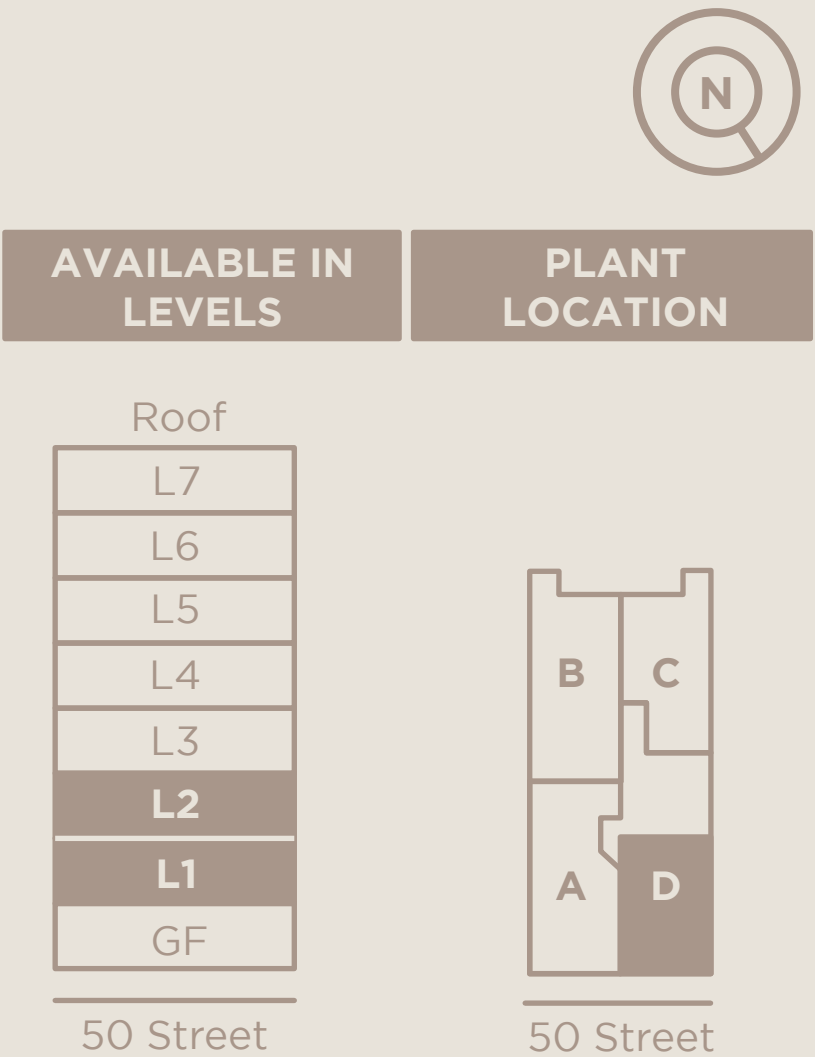
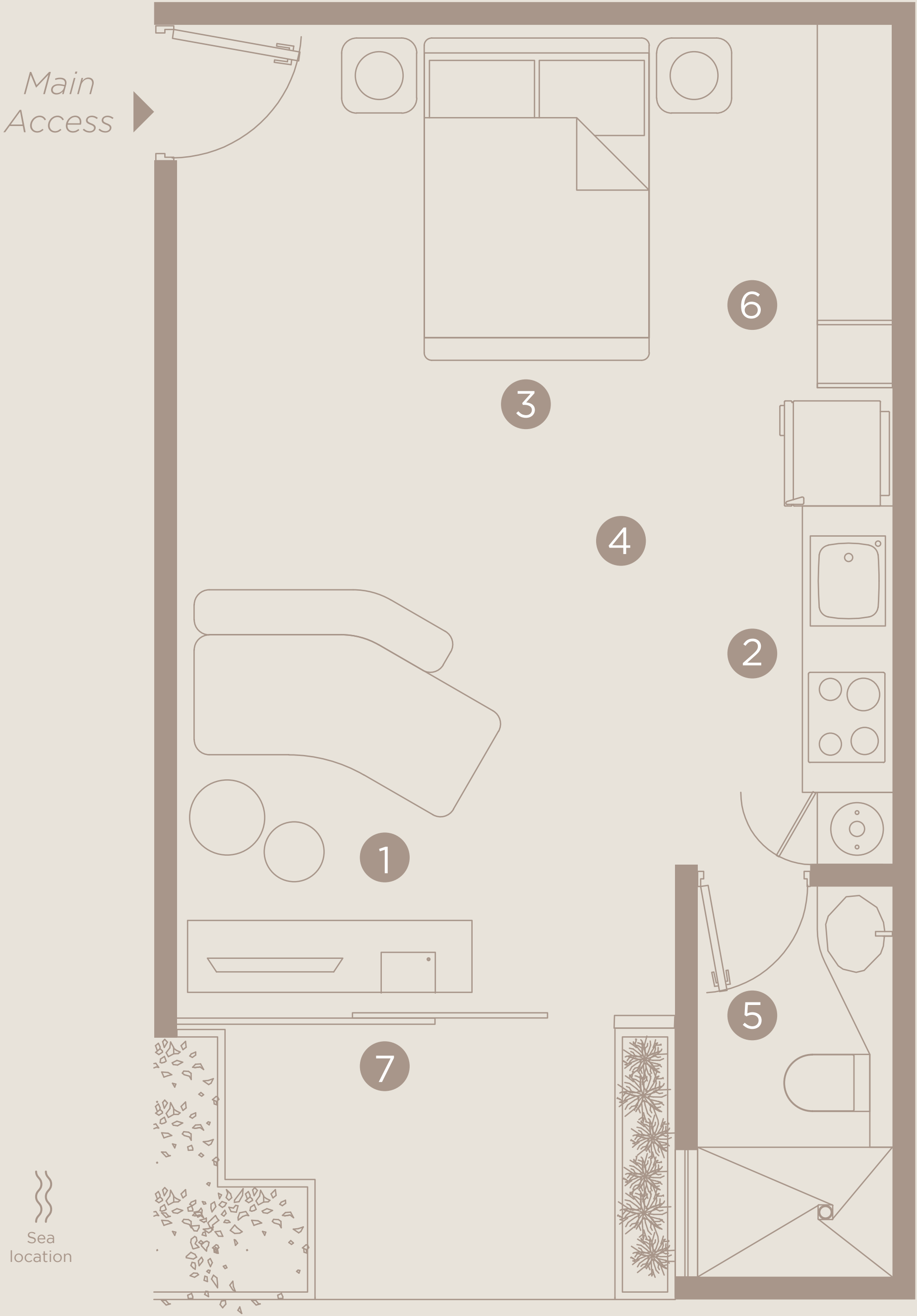


# CONDO D

405.7 ft² | Studio

## Distribución

- 1 Living Room
- 2 Equipped Kitchen
- 3 Bedroom
- 4 Dining Room
- 5 Complete Toilet
- 6 Closet
- 7 Terrace







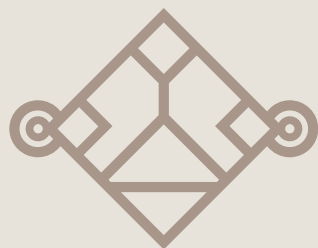
Condo **D**









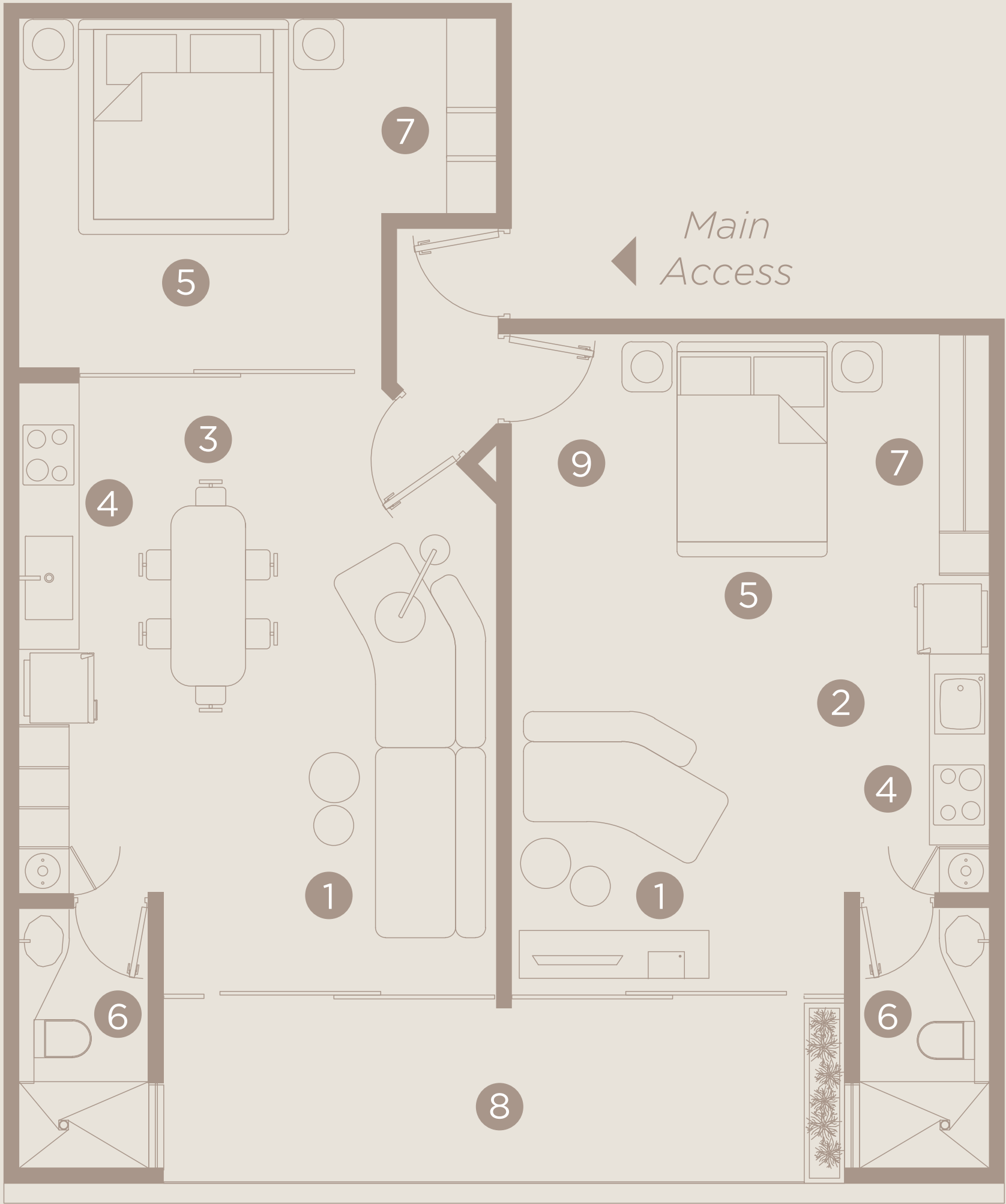


# CONDO A-LOCK OFF

973 ft<sup>2</sup> | 2 Bedrooms Lock Off

## Distribution

- 1 2 Living Room
- 2 Breakfast Bar
- 3 Dining Room
- 4 2 Equipped Kitchens
- 5 2 Bedrooms
- 6 2 Full Bathrooms
- 7 Closets
- 8 2 Terraces
- 9 Lock Off



AVAILABLE IN  
LEVELS

PLANT  
LOCATION

Roof

L7

L6

L5

L4

L3

L2

L1

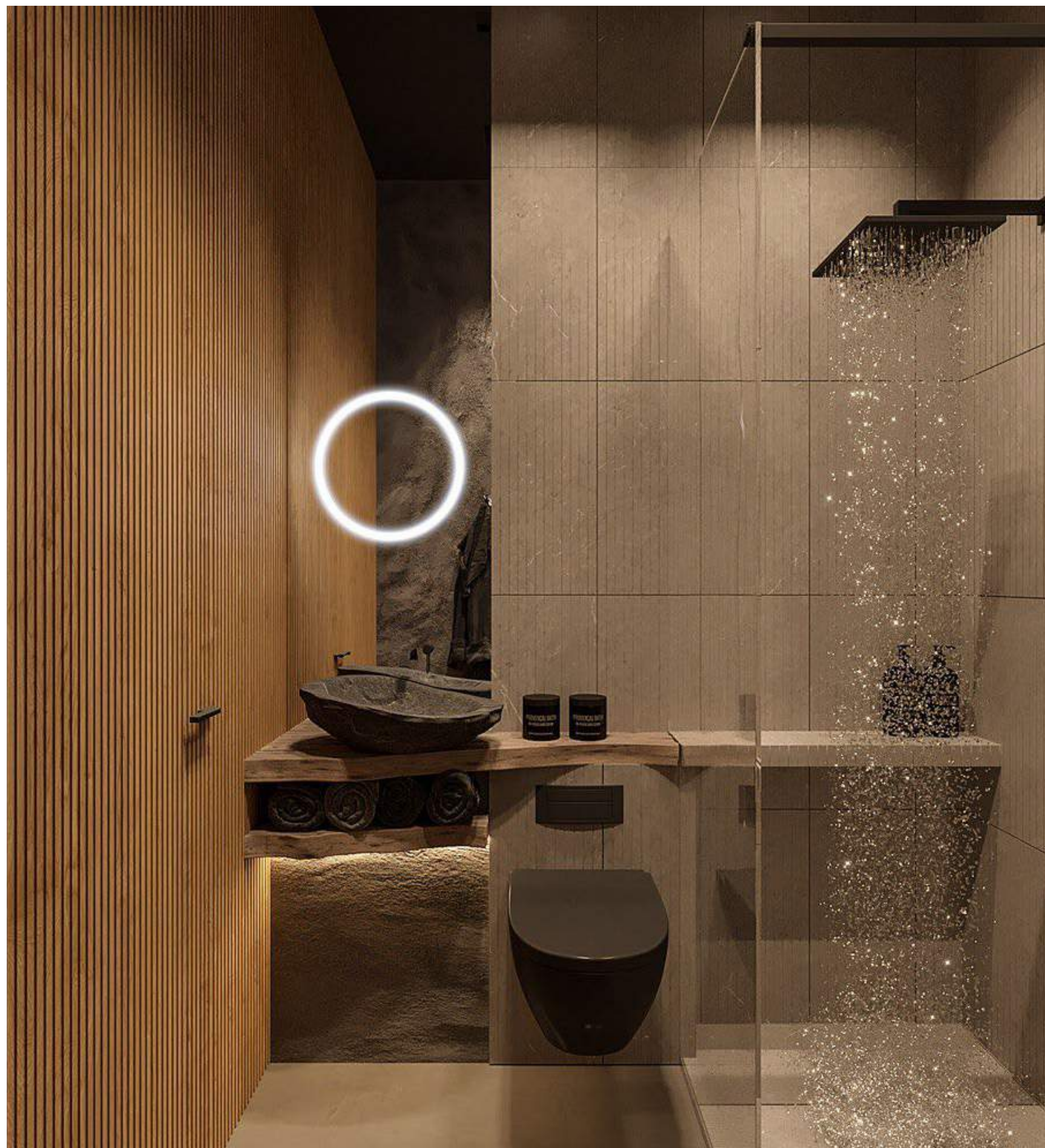
GF

50 Street



50 Street





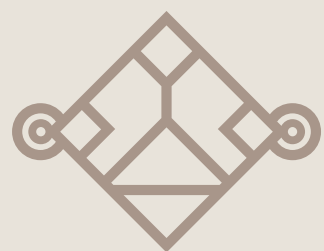
Condo A-Lock Off









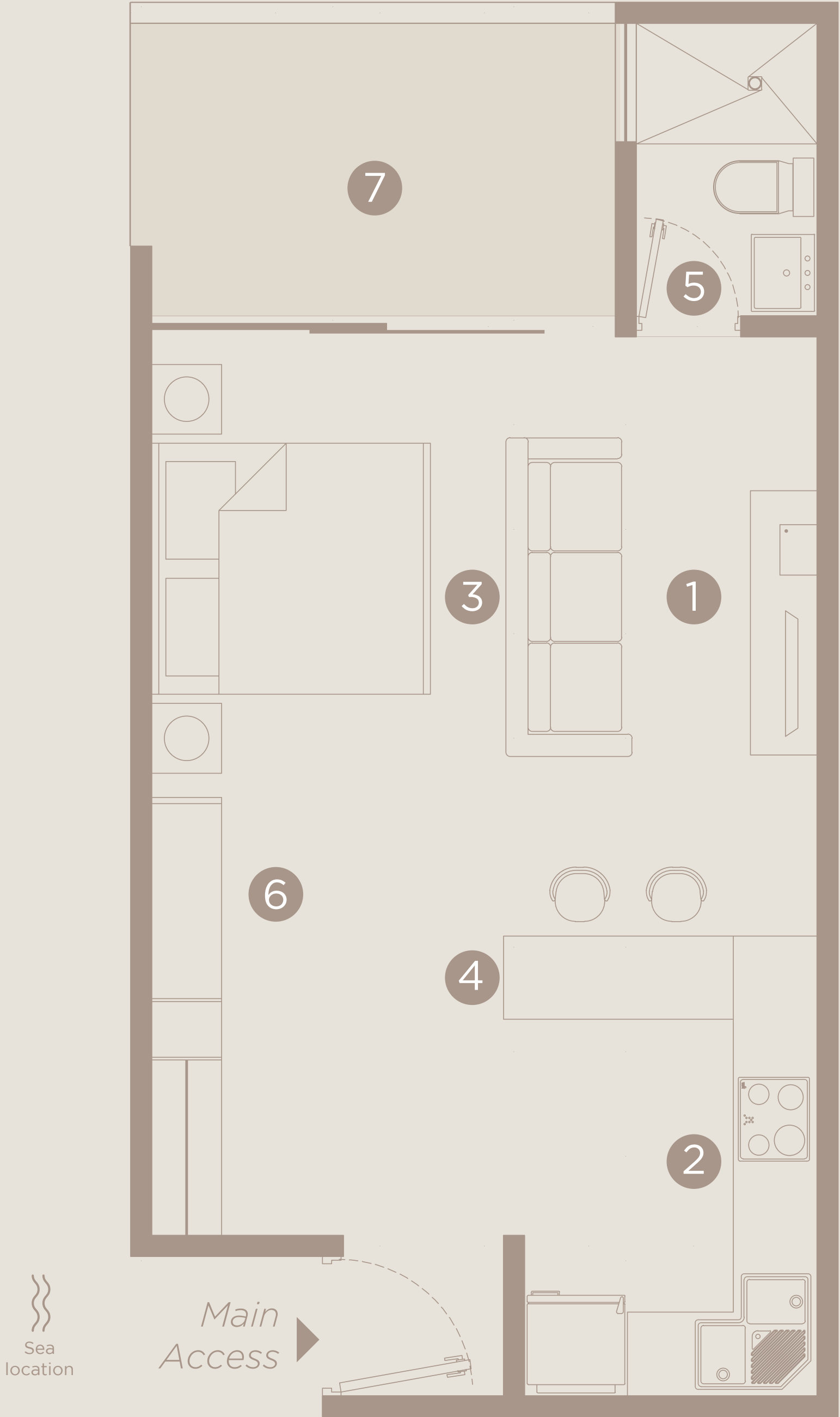


# GARDEN LOFT

453.1 ft<sup>2</sup> | Studio

## Distribution

- 1 Living Room
- 2 Equipped Kitchen
- 3 Bedroom
- 4 Breakfast Bar
- 5 Complete Toilet
- 6 Closet
- 7 Garden



AVAILABLE IN LEVELS

Roof

L7

L6

L5

L4

L3

L2

L1

GF

50 Street

PLANT LOCATION

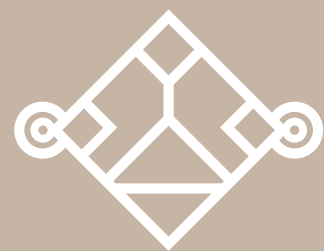
GL

50 Street









# FURNISHED AND EQUIPPED\*

## Ready to enjoy

The units are delivered fully furnished and equipped with everything you need to make your stay a comfortable experience.

All the furniture is exclusively designed by VANATAN, creating a unique atmosphere that you will not find in any other development.

*\*Turnkey*

Start living or renting your apartment from the moment of delivery. All units are delivered with:



FURNITURE



HOME APPLIANCES



EQUIPMENT



BLANKETS AND UTENSILS

*Furniture and equipment are subject to availability.*





**SPĪRIT** CONDOS

— 1 9 0 4 —

*\*Images for illustrative purposes*