

📍 Playa Car Fase II, Playa del Carmen, Quintana Roo

# Brand New 3-Bedroom Residence at Mara Residences, Playacar Fase II

USD 985,000

**3**

BEDROOMS

**3**

BATHROOMS

**266.86 m<sup>2</sup>**

BUILT AREA

**1**

PARKING

## DESCRIPTION

Mara Residences is the most exclusive condominium within the gated community of Playacar Fase II. Comprising just 24 residences in the finest location in the city, it features a rooftop with 360-degree views of the sea and the jungle — all just a short walk from the beach and the iconic Fifth Avenue. Surrounded by five-star hotels, the 18-hole Hard Rock Golf Course, restaurants, shopping centers, and much more.

This brand new Turn Key apartment on the second level offers three bedrooms, soaring 3-meter ceilings, and a total area of 266.86 m<sup>2</sup>, including a generous terrace overlooking lush green spaces that flow seamlessly into the living room, dining area, and a fully equipped kitchen complete with grill, oven, and extractor hood.

Each bedroom features a full en-suite bathroom and walk-in closet. The residence also offers a TV lounge or family room, a dedicated laundry area, and a guest bathroom. Climate control is provided by an individual Fan and Coil air conditioning system. The unit includes 2 parking spaces, a private storage unit, and high-resistance anti-hurricane mesh.

Full description and all photos at [almarmx.com](http://almarmx.com)

## AMENITIES

- ✓ Beach Access
- ✓ Cistern
- ✓ Street parking
- ✓ Roof Garden
- ✓ Oceanview
- ✓ Air conditioning
- ✓ Private housing development
- ✓ 24 Hour Security
- ✓ Gym
- ✓ Pets allowed
- ✓ Elevator
- ✓ Kitchen
- ✓ Balcony
- ✓ Covered parking
- ✓ Garden
- ✓ Terrace
- ✓ Accessible for seniors
- ✓ Storage Unit
- ✓ Backup generator
- ✓ Pool
- ✓ Hot tub
- ✓ Handicap accessible
- ✓ Single story
- ✓ Fitted Kitchen

Total Area: 266.86 m<sup>2</sup>

### APARTMENT

248.84 m<sup>2</sup> covered  
211.40 m<sup>2</sup> interior  
37.44 m<sup>2</sup> covered terrace

### BASEMENT

13.50 m<sup>2</sup> covered parking  
(2 spaces | 1 assigned and deeded)  
4.52 m<sup>2</sup> storage unit

Amenities:...

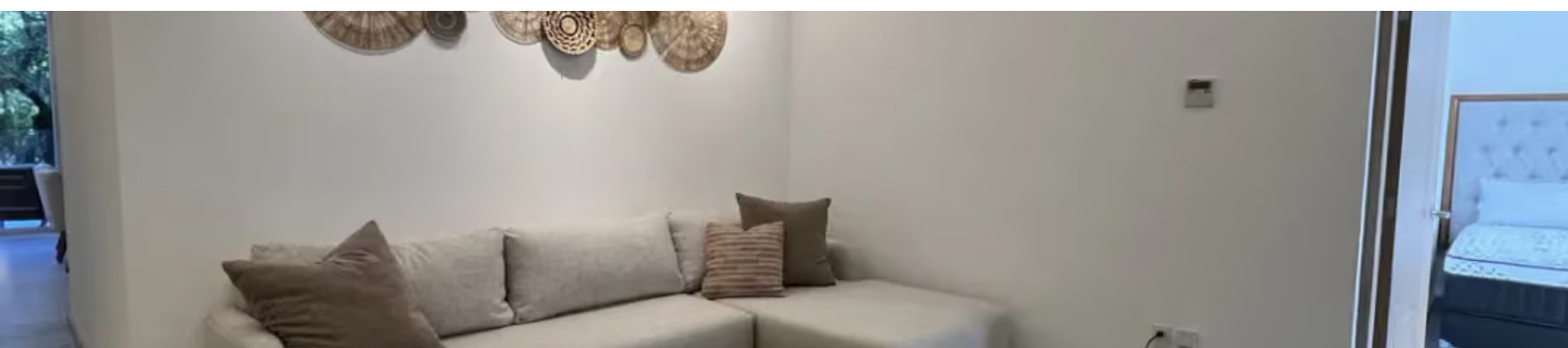
## ESTIMATED FINANCING

Estimated monthly payment

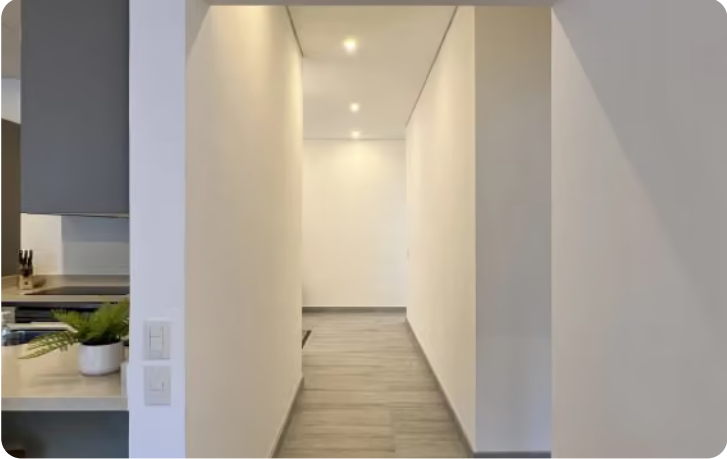
**USD 7,867** /mo

|                 |                   |
|-----------------|-------------------|
| Down payment    | 20% · USD 197,000 |
| Term            | 20 years          |
| Annual rate     | 10.5%             |
| Amount financed | USD 788,000       |

Estimate only. Check with your bank for actual terms.



GALLERY





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REAL ESTATE WITH SOUL

Brand New 3-Bedroom Residence at Mara Residences,  
Playacar Fase II



[View online](#)