

📍 Gonzalo Guerrero, Playa del Carmen, Quintana Roo

Ocean-View Apartment at Magia Beachside, Steps from Quinta Avenida

USD 700,000

**2**

BEDROOMS

**2**

BATHROOMS

**214 m²**

BUILT AREA

**2**

PARKING

DESCRIPTION

A two-bedroom apartment at Magia Beachside with the Caribbean in view, a few steps from Quinta Avenida and from the beach, in the most consolidated part of Playa del Carmen — delivered fully furnished and equipped.

The terrace is what defines it: it wraps the entire apartment, so the living area, the dining room and both bedrooms open onto one continuous outdoor space and the residence is glazed on every orientation. The sea reads above the tree line of the block that separates Magia from the beach, and it is present from the living and dining area as much as from the terrace itself.

Inside, 214.40 m² (≈ 2,308 sq ft) are resolved as a single open volume: living room, dining room and kitchen on one marble floor plate, with a granite island that doubles as the informal table and no interior corridor to cross. The scale is uncommon for a two-bedroom in downtown Playa del Carmen — the plan reads closer to

a house than to an apartment, and it is what allows the apartment to receive without the living area ever feeling occupied.

The apartment is cooled by a single central air-conditioning system rather than unit by unit.

The primary bedroom works as a private suite: its own bathroom in local marble, a sitting area, and its own access to the terrace. The second bedroom also opens onto the terrace and is served by the second full bathroom, which doubles as the guest bathroom for the social area — so visitors are received entirely on the common side of the plan, and the primary suite stays private throughout the day.

Magia Beachside is a low-rise development organized around a landscaped pool deck Avenida is three blocks away and the beach is a walk, which is what makes the quiet inside the complex worth as much as the location itself.

It makes sense for a buyer who wants downtown Playa del Carmen without the density that usually comes with it: a second home for a family that spends long periods here, or for whoever wants one single level, generous proportions and the terrace as the main room of the house.

Furnished, equipped and ready to be used from the day of signing.

Real Estate With Soul.

AMENITIES

- ✓ Terrace
- ✓ Air conditioning
- ✓ Pool
- ✓ Beach Access
- ✓ Street parking
- ✓ Accessible for seniors
- ✓ Furnished
- ✓ 24 Hour Security
- ✓ Oceanview
- ✓ Elevator
- ✓ Gym
- ✓ Covered parking
- ✓ Beachfront
- ✓ Handicap accessible
- ✓ Equipped Kitchen

ESTIMATED FINANCING

Estimated monthly payment

USD 5,591/mo

Down payment	20% · USD 140,000
Term	20 years
Annual rate	10.5%
Amount financed	USD 560,000

Estimate only. Check with your bank for actual terms.



GALLERY





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Quinta Avenida



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