



📍 El Pedregal, Playa del Carmen, Quintana Roo

Building of 9 Suites (1 & 2 Bedrooms) **— El Pedregal, Playa del Carmen,** **Quintana Roo**

\$20,000,000

**0**

BEDROOMS

**0**

BATHROOMS

**475.58 m²**

BUILT AREA

**0**

PARKING

DESCRIPTION

A condo-hotel building nestled in El Pedregal, one of Playa del Carmen's established residential neighborhoods — a calm, convenient enclave set apart from the bustle of the tourist corridor.

Well-suited for families, the area offers a peaceful, secure atmosphere without sacrificing accessibility. Positioned between Avenidas 65 and 70, the location allows easy movement throughout the city and provides straightforward access to the main arteries leading to the centro and the beaches.

The surrounding neighborhood is well served by everyday essentials — supermarkets, schools, and medical clinics — making daily life genuinely effortless. El Pedregal has seen steady, sustained growth, with new construction and development continuing to drive property values upward, creating compelling opportunities for both end-users and investors.

Property highlights:

- Total built area: 475.58 m² (completed July 2019)
- Total land area: 314.35 m²
- Total units: 9 (3 levels + shared rooftop)

Full description and all photos at almarmx.com

AMENITIES

- ✓ Balcony
- ✓ Garden
- ✓ Terrace
- ✓ Furnished
- ✓ Equipped Kitchen
- ✓ Pool
- ✓ Cistern
- ✓ Patio
- ✓ Air conditioning
- ✓ Closed-Circuit Security System
- ✓ Service Room
- ✓ Multipurpose room

Layout:

Ground floor: 3 suites — two studios of 34 m² each and one one-bedroom unit of 57 m².

First floor: 3 suites — two studios of 34 m² each and one two-bedroom unit of 68 m².

Second floor: 3 suites — two studios of 34 m² each and one one-bedroom unit of 57 m².

Property features:

- Fully furnished and equipped throughout.
- On-site water treatment plant.
- Smoke detectors installed in each suite, kitchen, and laundry area, complemented by fire extinguishers positioned in all areas required by local regulations....

ESTIMATED FINANCING

Estimated monthly payment

\$159,741 /mo

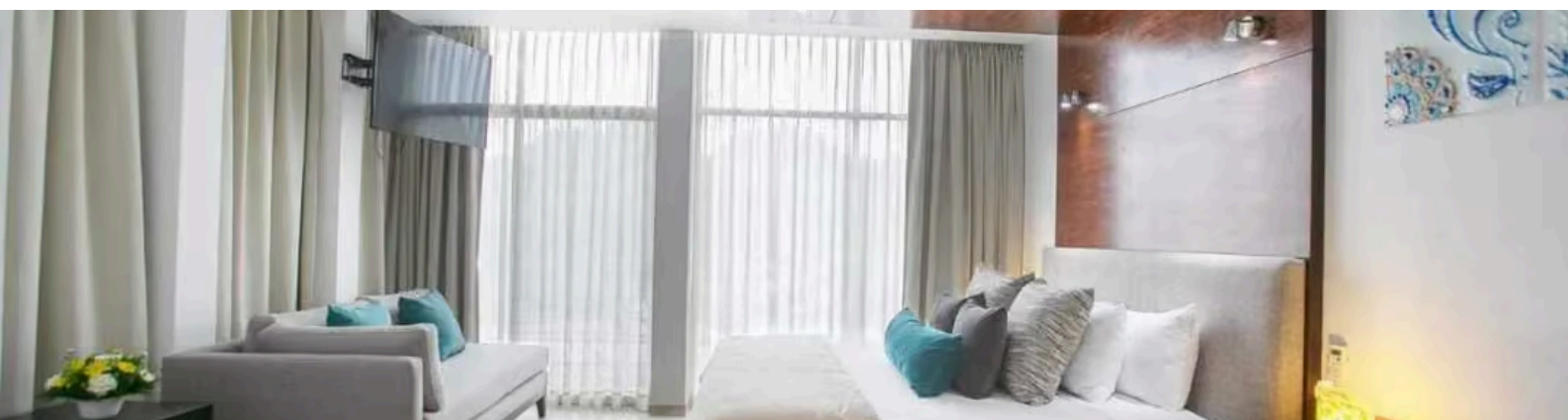
Down payment **20% · \$4,000,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$16,000,000**

Estimate only. Check with your bank for actual terms.







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