

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

Turnkey 3-Bedroom Garden House at Mara Residences, Playacar Phase II

USD 899,000

**3**

BEDROOMS

**3**

BATHROOMS

**305.22 m²**

BUILT AREA

**2**

PARKING

DESCRIPTION

One of only 24 residences at Mara, this ground-floor Garden House opens onto the gardens of Playacar Phase II — an 80 m² ($\approx$ 861 sq ft) terrace with its own jacuzzi, private access to the beach, and ocean views from Mara's 750 m² ($\approx$ 8,073 sq ft) roof deck.

- Rooftop 25-meter semi-Olympic pool with swimming lane, jacuzzi and toddlers' pool
- Poolside lounge and bar area
- Gym overlooking the aviary
- Sauna and massage room
- Guest suite for visitors
- 2,000 m² ($\approx$ 21,528 sq ft) of gardens planted with native flora
- One elevator for every eight units
- 24-hour security and video surveillance

Mara is supported by its own emergency electrical substation, water softener and dual water tanks.

Full description and all photos at almarmx.com

AMENITIES

- ✓ Beach Access
- ✓ Cistern
- ✓ Street parking
- ✓ Garden
- ✓ Roof Garden
- ✓ Water View
- ✓ Accessible for seniors
- ✓ Air conditioning
- ✓ Equipped Kitchen
- ✓ Private housing development
- ✓ Ground Floor
- ✓ 12 Hour Security
- ✓ Pool
- ✓ Hot tub
- ✓ Balcony
- ✓ Covered parking
- ✓ Garage
- ✓ Sprinkler irrigation
- ✓ Terrace
- ✓ Oceanview
- ✓ Handicap accessible
- ✓ Furnished
- ✓ Elevator
- ✓ Pets allowed
- ✓ Backup generator
- ✓ Single story
- ✓ Gym

Mara sits in the most exclusive condominium of Playacar Phase II: modern, minimalist architecture set against the jungle, with trails leading to the sand. Fifth Avenue, the 18-hole Hard Rock Golf Course and Playa del Carmen's five-star hotels are minutes away, with Cancún International Airport (CUN) and the new Tulum International Airport (TQO) both serving the corridor.

Inside, 207.24 m² ($\approx$ 2,231 sq ft) of covered interior with 3-meter ceilings and fan-and-coil air conditioning, across a total of 305.22 m² ($\approx$ 3,285 sq ft):

- Three bedrooms, each with private bathroom and walk-in closet, plus a guest half bathroom
- A terrace of 36.77 m² ($\approx$ 396 sq ft) covered and 43.19 m² ($\approx$ 465 sq ft) uncovered, with private jacuzzi, framed by green areas
- Two parking spaces — one of them deeded — and a 4.52 m² storage room...

ESTIMATED FINANCING

Estimated monthly payment

USD 7,180 /mo

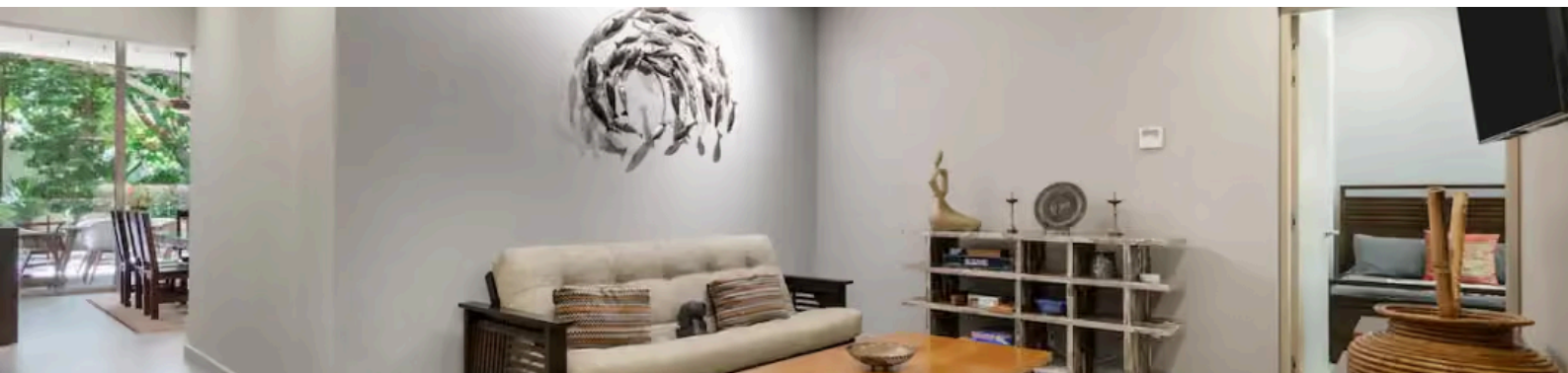
Down payment **20% · USD 179,800**

Term **20 years**

Annual rate **10.5%**

Amount financed **USD 719,200**

Estimate only. Check with your bank for actual terms.



GALLERY





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