



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

## Turnkey 3-Bedroom Apartment with Beach Access at Mara, Playacar Phase II

\$17,500,000

**3**

BEDROOMS

**3**

BATHROOMS

**286.11 m<sup>2</sup>**

BUILT AREA

**2**

PARKING

## DESCRIPTION

One of only 24 residences at Mara, this three-bedroom apartment sits inside the private, gated residential community of Playacar Phase II — with private access to the beach and ocean views from Mara's 750 m<sup>2</sup> (≈ 8,073 sq ft) roof deck.

- Rooftop 25-meter semi-Olympic pool with swimming lane, jacuzzi and children's pool
- Poolside lounge and bar area
- Gym, sauna and massage room
- Guest suite for visitors
- 2,000 m<sup>2</sup> (≈ 21,528 sq ft) of gardens planted with native flora
- One elevator for every eight units
- 24-hour security and video surveillance

Mara is 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.

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

## AMENITIES

- ✓ Beach Access
- ✓ Cistern
- ✓ Street parking
- ✓ Terrace
- ✓ Furnished
- ✓ Equipped Kitchen
- ✓ Elevator
- ✓ Pets allowed
- ✓ Door man
- ✓ Single story
- ✓ Gym
- ✓ Balcony
- ✓ Covered parking
- ✓ BBQ grill
- ✓ Air conditioning
- ✓ Storage Unit
- ✓ Service Room
- ✓ Private housing development
- ✓ Backup generator
- ✓ 24 Hour Security
- ✓ Pool

The apartment spans 286.11 m<sup>2</sup> (≈ 3,080 sq ft) in total, of which 216.40 m<sup>2</sup> (≈ 2,329 sq ft) are interior:

- Three bedrooms, each with private bathroom, plus a guest half bathroom
- Living, dining and family rooms, with linen closet and dedicated pantry
- Kitchen and separate laundry room
- A covered terrace of 37.44 m<sup>2</sup> (≈ 403 sq ft)
- Two assigned and deeded parking spaces and a 4.52 m<sup>2</sup> (≈ 49 sq ft) storage room in the basement

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

Delivered turnkey — fully furnished, decorated and equipped, ready for immediate use. We evaluated this apartment against both returns: financial performance and Return on Wellness™ (ROW) — what a property builds in quality of life, not only in capital. At ALMAR Real Estate we accompany the purchase end to end, from fideicomiso (Mexican bank trust) structuring to closing costs and beyond....

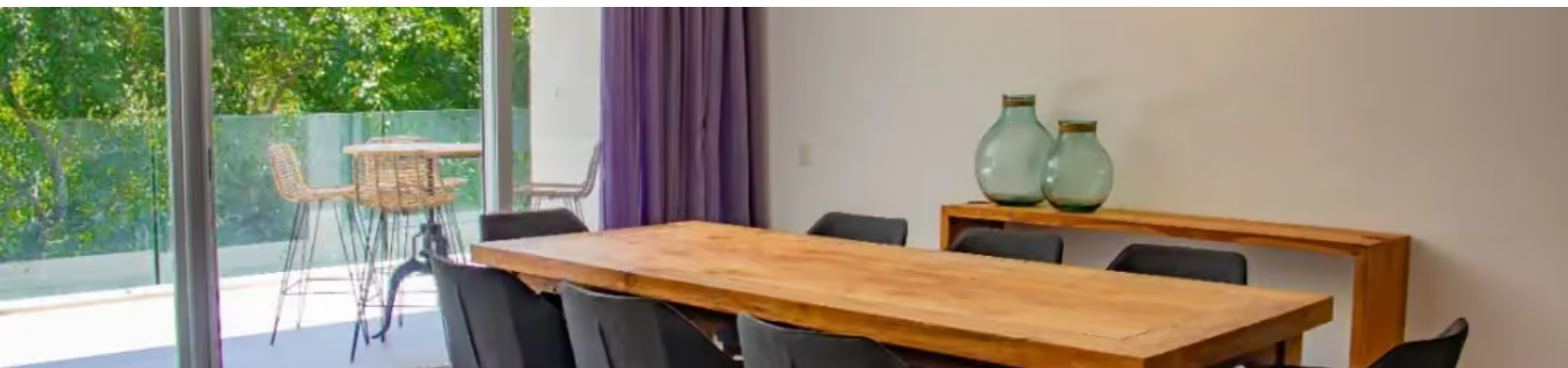
## ESTIMATED FINANCING

Estimated monthly payment

**\$139,773** /mo

|                 |                          |
|-----------------|--------------------------|
| Down payment    | <b>20% · \$3,500,000</b> |
| Term            | <b>20 years</b>          |
| Annual rate     | <b>10.5%</b>             |
| Amount financed | <b>\$14,000,000</b>      |

Estimate only. Check with your bank for actual terms.



GALLERY





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YOUR ADVISOR

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