

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

Turnkey 4-Bedroom Luxury Apartment at Mara Residences, Playacar Phase II

USD 1,495,000

**4**

BEDROOMS

**4**

BATHROOMS

**413.19 m²**

BUILT AREA

**2**

PARKING

DESCRIPTION

A turnkey four-bedroom apartment at Mara Residences one of only 24 inside the gated community of Playacar Phase II — with private beach access and ocean views from Mara's 750 m² (≈ 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 m² (≈ 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 | ✓ Balcony |
| ✓ Covered parking | ✓ Street parking |
| ✓ Garage | ✓ Roof Garden |
| ✓ Terrace | ✓ Water View |
| ✓ Accessible for seniors | ✓ Handicap accessible |
| ✓ Air conditioning | ✓ Furnished |
| ✓ Storage Unit | ✓ Kitchen |
| ✓ Equipped Kitchen | ✓ Service Room |
| ✓ Elevator | ✓ Private housing development |
| ✓ Pets allowed | ✓ Backup generator |
| ✓ 24 Hour Security | ✓ Single story |
| ✓ Pool | ✓ Gym |
| ✓ Hot tub | ✓ Guest parking |
| ✓ BBQ grill | ✓ Oceanview |
| ✓ Closet | ✓ Study |
| ✓ Dressing Room | ✓ Sauna |

A boutique condominium of modern, minimalist architecture set against the jungle that surrounds Playacar. Fifth Avenue, the 18-hole Hard Rock Golf Course and Playa del Carmen's five-star hotels are all within reach.

The apartment spans 450.12 m² (≈ 4,845 sq ft), of which 317.74 m² (≈ 3,420 sq ft) are covered interior with 3-meter ceilings and fan-and-coil air conditioning:

- Four bedrooms, each with private bathroom and walk-in closet, plus a guest half bathroom
- Living, dining and family rooms
- Gourmet kitchen fully equipped with grill, oven, hood and dedicated pantry, alongside a laundry room
- 100.86 m² (≈ 1,086 sq ft) across two terraces overlooking the gardens and the property's aviary
- Two deeded parking spaces and a storage room in the basement...

ESTIMATED FINANCING

Estimated monthly payment

USD 11,941/mo

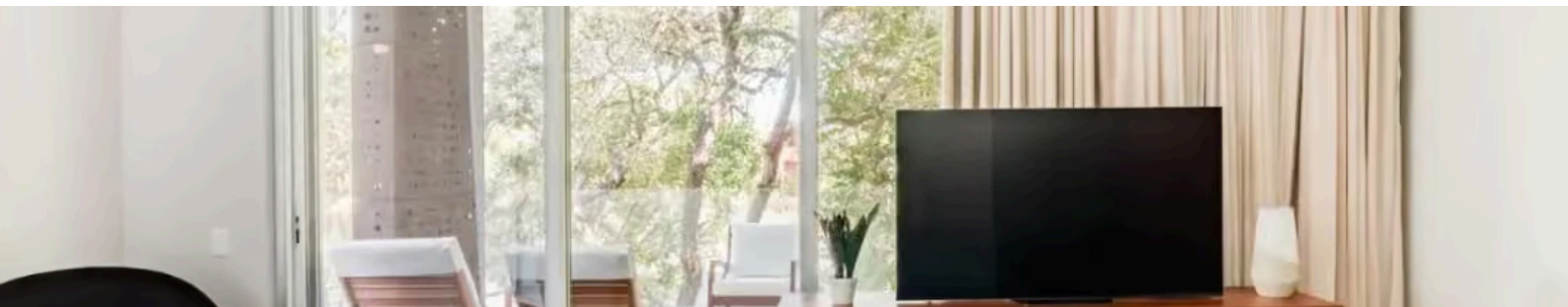
Down payment **20% · USD 299,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **USD 1,196,000**

Estimate only. Check with your bank for actual terms.







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Residences, Playacar Phase II



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