

📍 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 m<sup>2</sup>**

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

Full description and all photos at [almarmx.com](http://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 m<sup>2</sup> (≈ 4,845 sq ft), of which 317.74 m<sup>2</sup> (≈ 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 m<sup>2</sup> (≈ 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

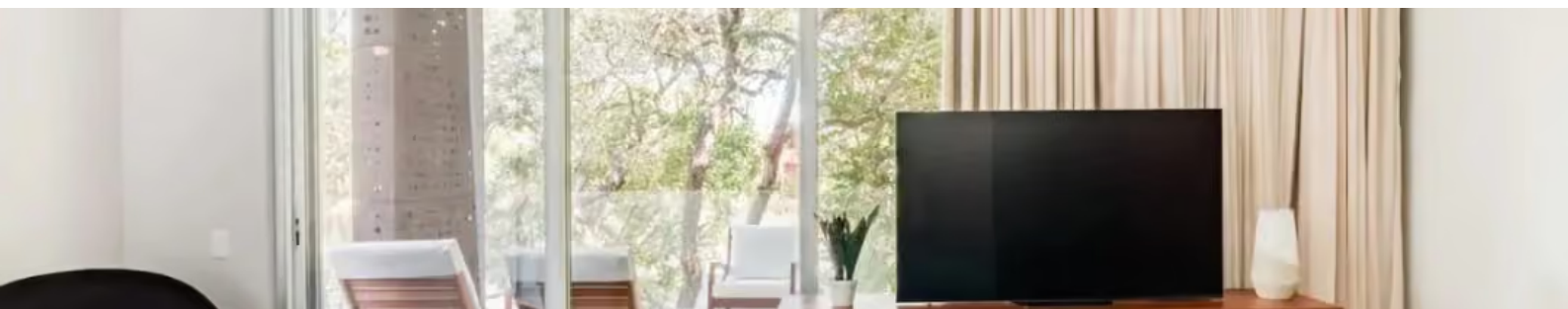
Down payment **20% · USD 299,000**

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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