

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

Ocean View Penthouse Playacar | Luxury Condos

\$21,975,000

**3**

BEDROOMS

**3**

BATHROOMS

**327 m²**

BUILT AREA

**2**

PARKING

DESCRIPTION

Mara Residences is the most exclusive condominium within the gated community of Playacar Phase II. Composed of 24 luxury residences, with warm and bright spaces, full of comfort and serenity.

Located in the highly exclusive gated community of Playacar, this 3-bedroom ocean view penthouse at Mara Residences represents a safe haven asset for sophisticated investors.

Spanning a generous footprint of 327 m², 271.58 m² covered and 56.02 m² uncovered, this completed property eliminates construction-phase risks and offers immediate operational certainty from day one

From its roof deck with an incredible view of the sea and just a few steps from the beach, walking along trails inside the jungle, with stunning landscapes that will be engraved in your memory.

[Full description and all photos at almarmx.com](#)

Whether you seek a legacy second home or a high-liquidity real estate holding, this property has been carefully evaluated to balance both measurable financial performance and our signature Return on Wellness™, providing a harmonious alignment between wealth preservation and quality of life

The penthouse layout prioritizes natural light, airflow, and spatial generosity, with high-quality finishes that mirror the natural materials of the region. Every space is designed to act as a private sanctuary, offering an exquisite balance of architectural sophistication and deep tranquility.

Mara Residences Playacar stands as a highly secure investment due to its location in a fully consolidated gated community with strict security, high liquidity, and zero land left for future beachfront-adjacent developments in downtown Playa del Carmen....

AMENITIES

- ✓ Beach Access
- ✓ Cistern
- ✓ Street parking
- ✓ Patio
- ✓ Roof Garden
- ✓ Water View
- ✓ Accessible for seniors
- ✓ Air conditioning
- ✓ Storage Unit
- ✓ Equipped Kitchen
- ✓ Elevator
- ✓ Pets allowed
- ✓ Backup generator
- ✓ Pool
- ✓ Hot tub
- ✓ Balcony
- ✓ Covered parking
- ✓ Garden
- ✓ Sprinkler irrigation
- ✓ Terrace
- ✓ Oceanview
- ✓ Handicap accessible
- ✓ Furnished
- ✓ Closed-Circuit Security System
- ✓ Service Room
- ✓ Private housing development
- ✓ Penthouse
- ✓ 24 Hour Security
- ✓ Gym

ESTIMATED FINANCING

Estimated monthly payment

\$175,515 /mo

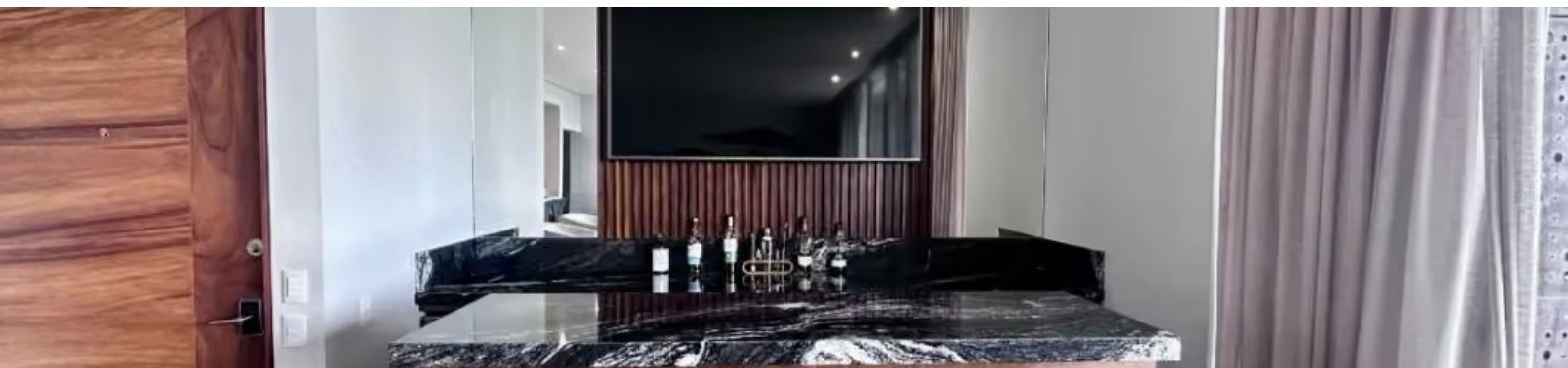
Down payment **20% · \$4,395,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$17,580,000**

Estimate only. Check with your bank for actual terms.







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