

📍 Ejidal, Playa del Carmen, Quintana Roo

Commercial Land in Federal Highway Facing Playacar, Playa del Carmen

\$43,600,000



0

BEDROOMS



0

BATHROOMS



0 m²

BUILT AREA



0

PARKING

DESCRIPTION

3,177 m² (≈ 34,197 sq ft) on the Federal Highway in central Playa del Carmen, with 54.44 linear meters of continuous frontage facing Playacar.

This is the urban stretch of the Federal Highway — the one that runs through the city, not the approach to it. Costumed Hospital is immediately adjacent, Centro Maya is a short walk, and Playacar sits directly across the road. It is one of the busiest points in Playa del Carmen, and the 54.44 meters of frontage put the full width of the property in front of that traffic.

The blocks around it already hold hotels, medical services, retail and offices: the zoning here has been tested by what stands next to it, not projected onto an empty corridor.

The plot carries a mature tree canopy across most of its depth — shade and screening a project can build around instead of planting.

Real Estate With Soul.

Zoning is MCR — mixed regional commercial. Hotel and condohotel, apartments, shopping center, offices, hospital and consulting rooms, university, supermarket and restaurants all fall within permitted use. Very few single properties in Playa del Carmen open that many project paths at once, and that breadth lets a buyer define the project around the market rather than around the land.

The property is titled — escriturado — with a topographic survey on file. It reads as a site for a developer or a patrimonial investor working at institutional scale: the depth of the plot allows a project to sit back from the road, while the frontage keeps all of it visible from the highway.

ESTIMATED FINANCING

Estimated monthly payment

\$348,235/mo

Down payment

20% · \$8,720,000

Term

20 years

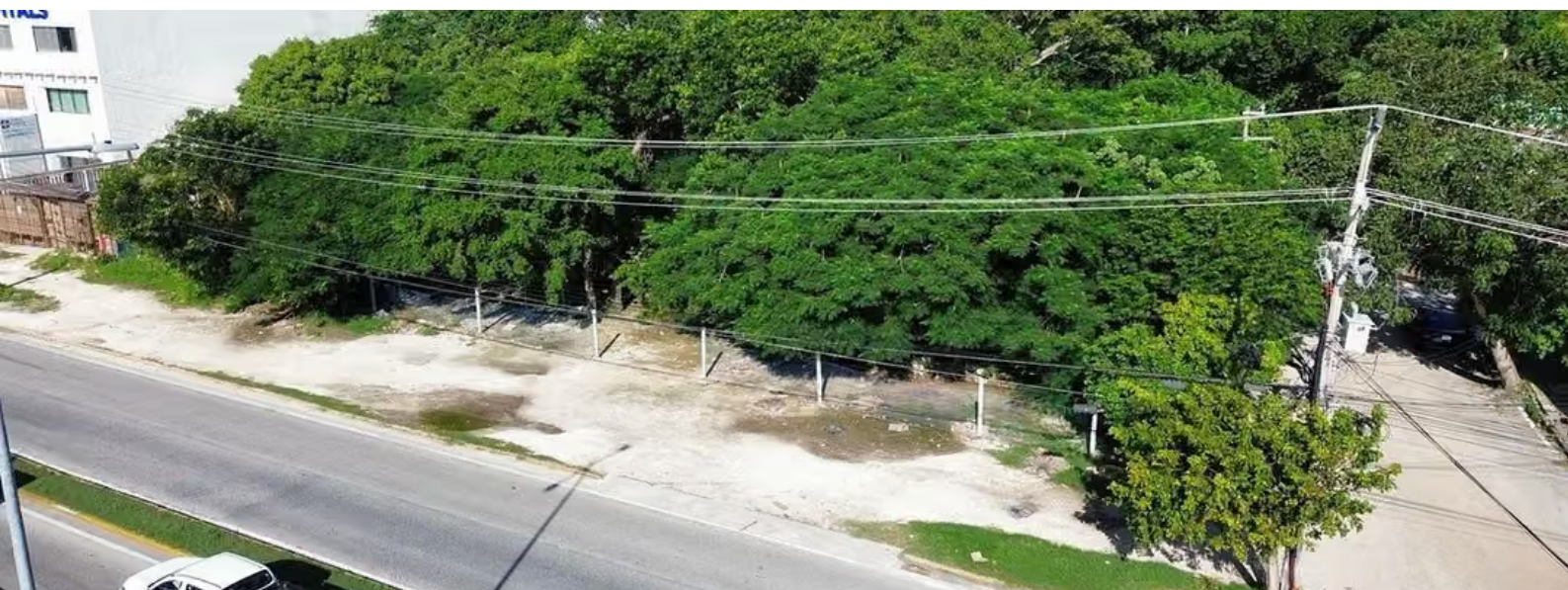
Annual rate

10.5%

Amount financed

\$34,880,000

Estimate only. Check with your bank for actual terms.







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REAL ESTATE WITH SOUL

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Playa del Carmen



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