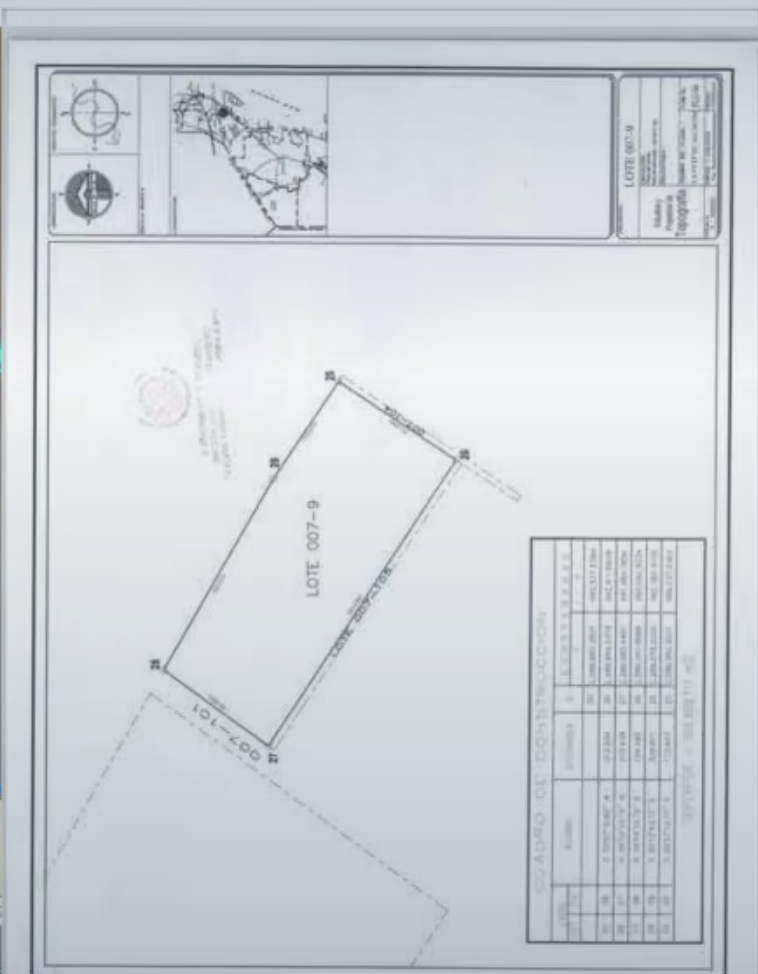
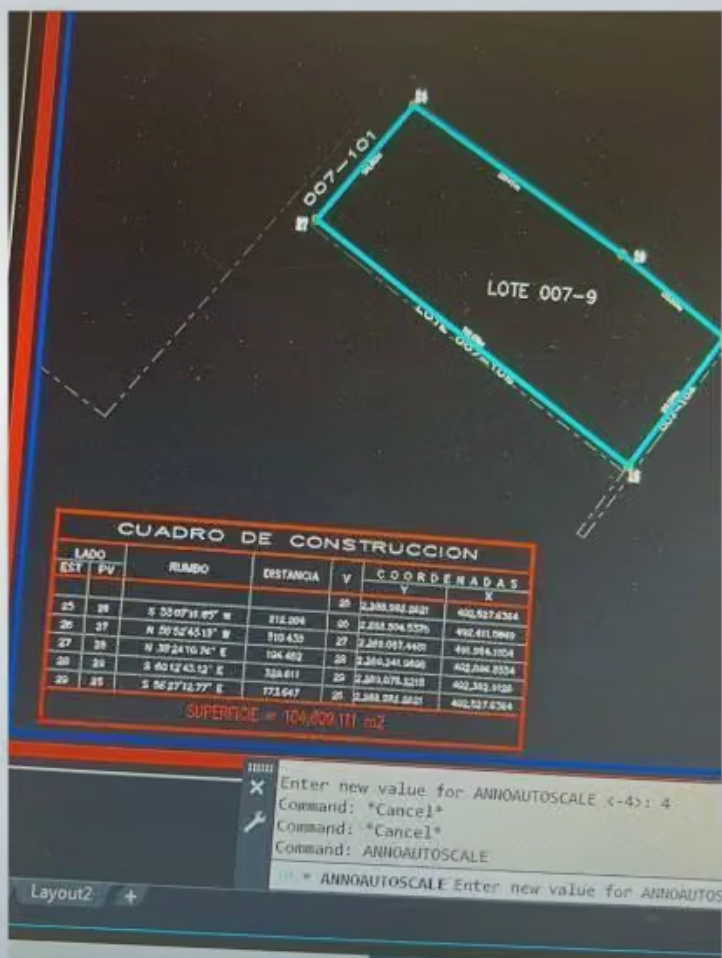


PLANOS



B RES PLUS 2.8 – 6 MDP

C+ RESIDENCIAL 1.1 – 2.8 MDP

C MEDIA 0.5 – 1.1 MDP

La Guadalupeana, Playa del Carmen, Quintana Roo

Mixed-Use Land Near Mayakoba

\$111,800,000



0

BEDROOMS



0

BATHROOMS



0 m²

BUILT AREA



0

PARKING

DESCRIPTION

An exceptional 86,000 m² mixed-use land holding with frontage on two avenues and two streets, offered as a single portfolio or available for individual lot acquisition.

Lot 001 MZ 16 = 2,405.60 m²

Lot 001 MZ 17 = 10,653.04 m²

Lot 001 MZ 18 = 47,762.13 m²

Lot 001 MZ 19 = 12,058.41 m²

Lot 001 MZ 20 = 13,806.90 m²

Lot 002 MZ 16 = 2,694.31 m²

Lot 003 MZ 16 = 2,306.82 m²

Separate purchase offers are welcome for those interested in acquiring individual parcels.

EMERGING HIGH-GROWTH CORRIDOR

Surrounded by major developments and strategically positioned near Section 5 of the Tren Maya, this land sits at the heart of one of the Riviera Maya's most dynamic expansion zones.

AMENITIES

✓ Accessible for seniors

✓ Handicap accessible

3.5 km to the beach

900 m from Ciudad Mayakoba

1.5 km from Universidad de Quintana Roo

1 km from Av. Loros, with 900 m connecting to Libramiento

Avenida Libramiento — the future corridor for both the highway and the Tren Maya — borders the property directly. Avenida Bosques traverses the full 10 hectares, intersecting with the Libramiento route. In addition to the rail line, a major new avenue running parallel to the federal highway is planned for the area, further enhancing connectivity and long-term land value.

ESTIMATED FINANCING

Estimated monthly payment

\$892,951 /mo

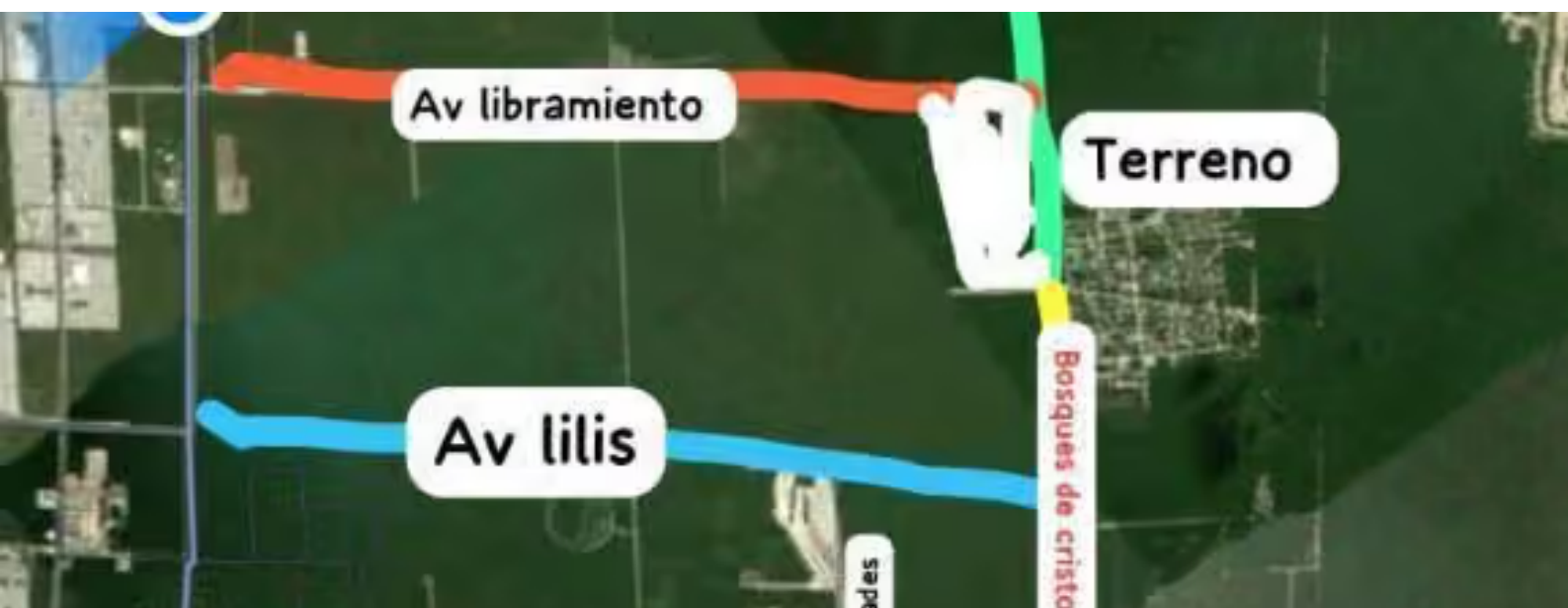
Down payment **20% · \$22,360,000**

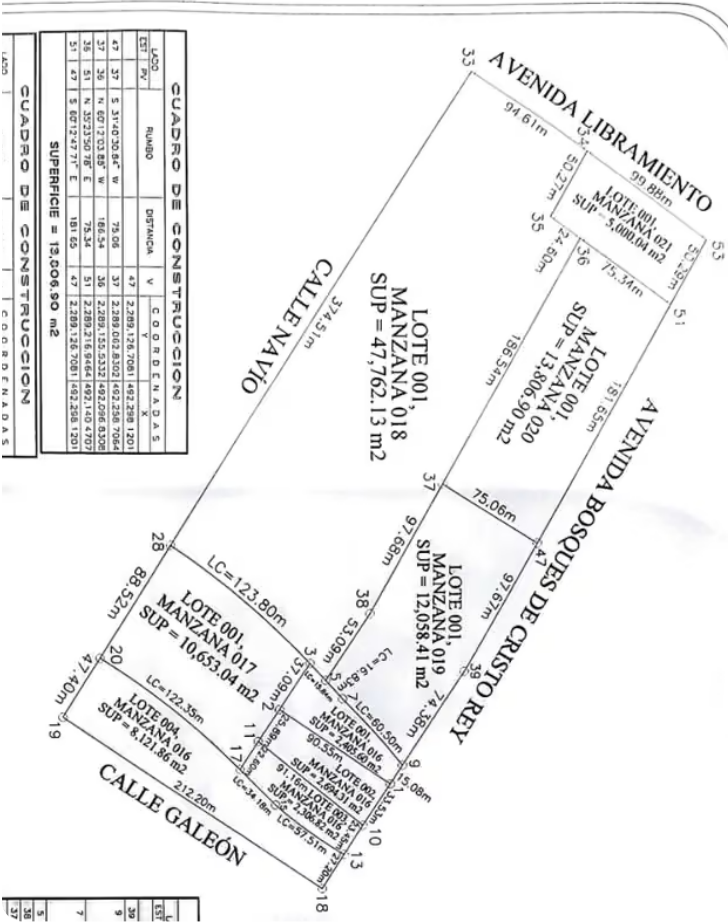
Term **20 years**

Annual rate **10.5%**

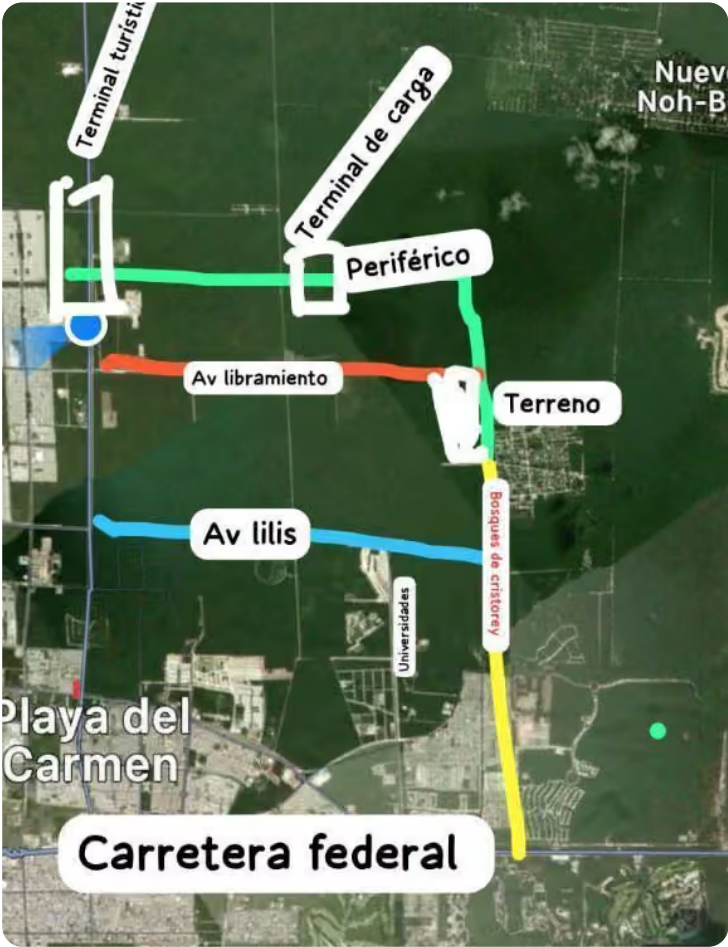
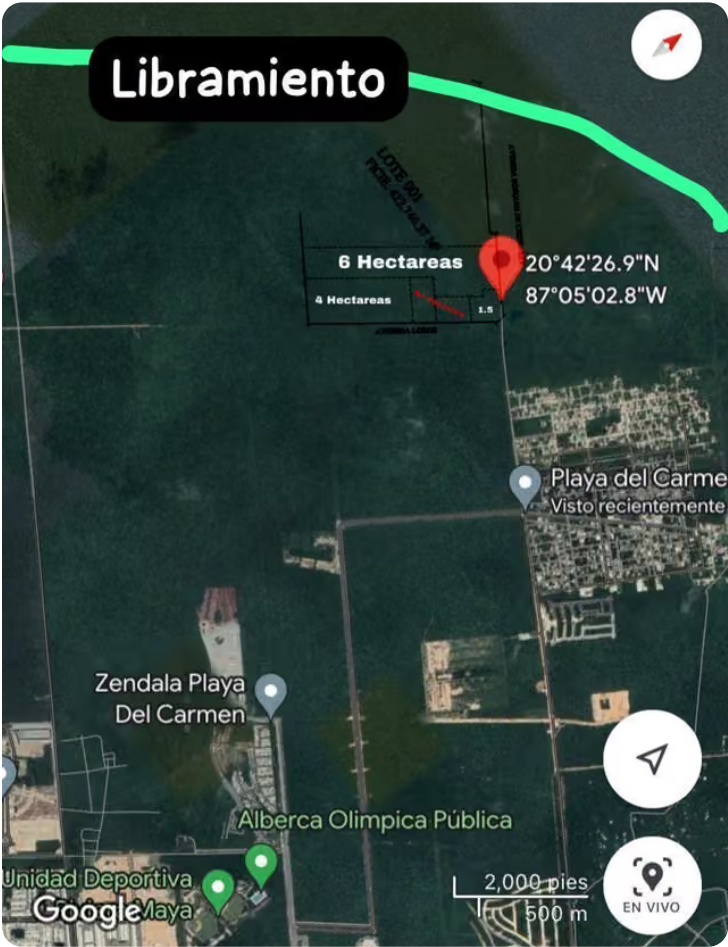
Amount financed **\$89,440,000**

Estimate only. Check with your bank for actual terms.

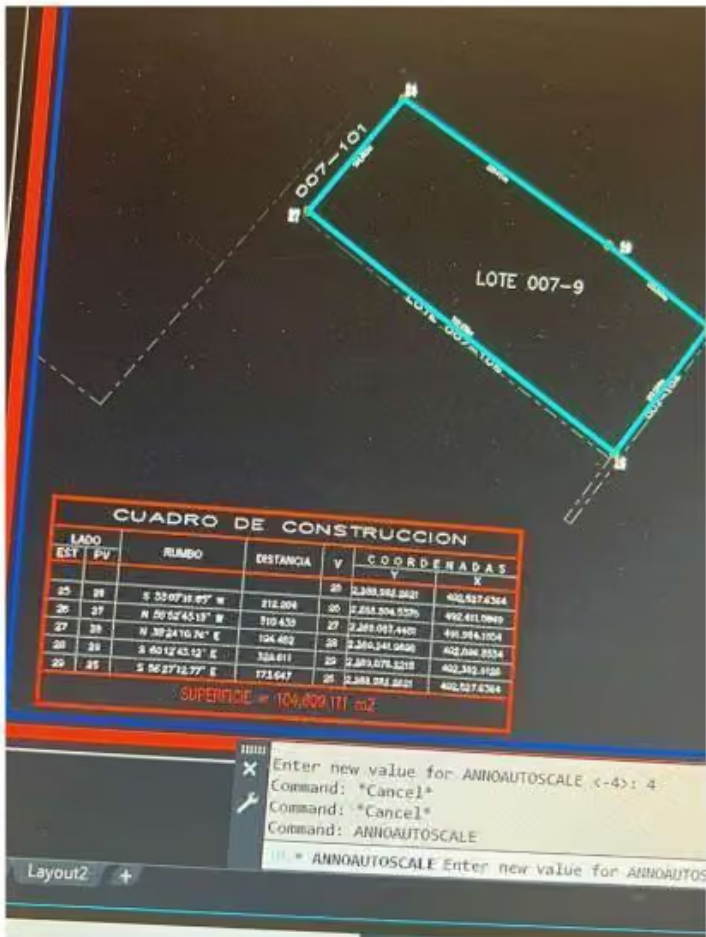




PLANOS



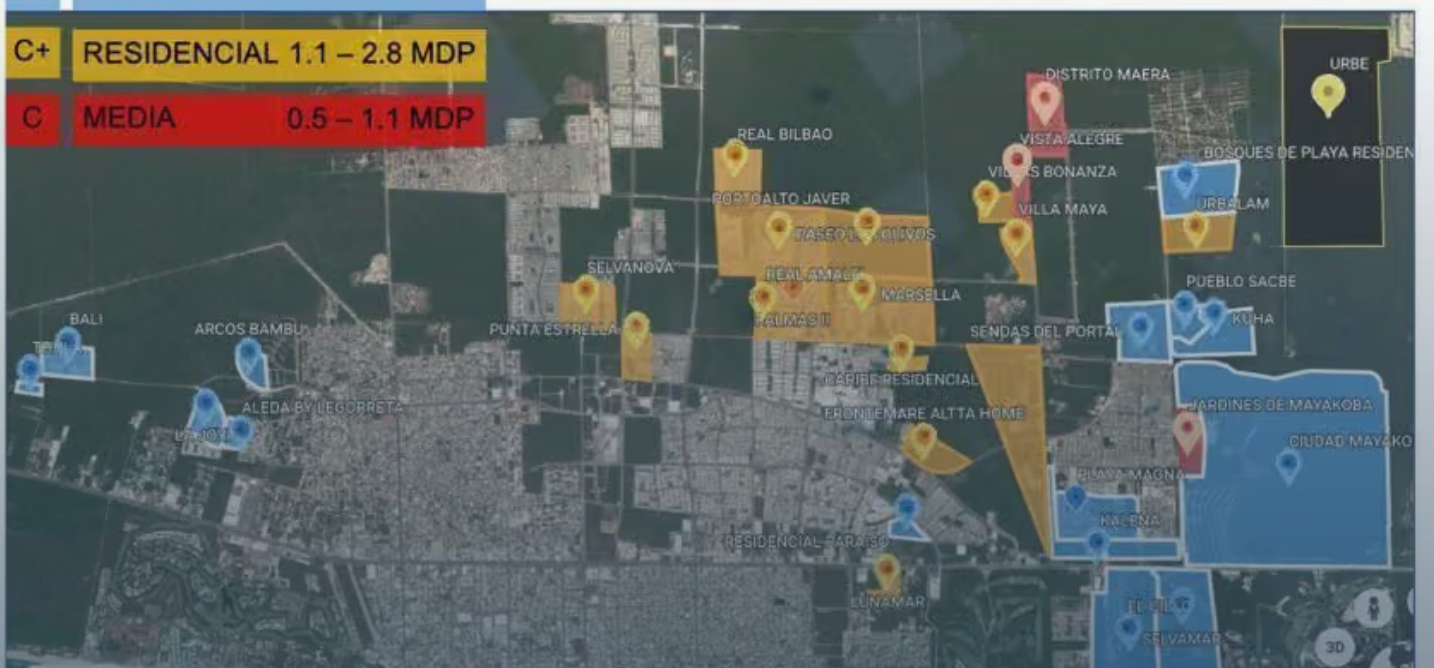
PLANOS



B RES PLUS 2.8 – 6 MDP

C+ RESIDENCIAL 1.1 – 2.8 MDP

C MEDIA 0.5 – 1.1 MDP



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