



## Beachside House and Enormous Lot- Last Available- Exclusive PLAYACAR PHASE I Gated Community



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,664,327.54

### Location

Pays:	Mexique
État/Région/Province:	Quintana Roo
Soumis:	06/07/2025

### Description:

Beachside home and huge lot- Last Available- Exclusive PLAYACAR FASE I Gated Community

Beachside lot and last available home of this size in the exclusive gated community of PLAYACACAR PHASE I.

This listing is for Lot 1 of MayanBreeze, the last remaining lot in the Exclusive Phase I Gated Community of Playacar. Playacar is a gated community in downtown Playa del Carmen consisting of two phases: Playacar Phase 1 is the beachfront community and Playacar Phase 2 is the golf community.

Both are exclusive, gated residential areas, within walking distance to 5th Ave. Playa del Carmen and beaches.

What makes Playacar Phase 1 so special?

It's really all about the private beachside neighborhood. Add in some Mayan ruins and it makes it very special. This is what makes Playacar Phase 1 so different from other areas. This is a gated community that is luxurious and has preserved many of the trees. It is tucked away at the southern end of Playa del Carmen between the end of "town" and Playacar Phase 2. Compared to Phase 2, it is smaller and allows residents to live on the beach just a few blocks away. The beachfront of Phase 2 is all dedicated to all-inclusive hotels.



---

## Mayan Ruins in Playacar Phase 1

What is really interesting are the ruins right in the middle of this colony. These are the best preserved and most interesting ruins between the ruins of Cancun and Xel-Ha, which are almost in Tulum. These ruins are open for anyone to walk through.

### Perfect Location Close To Beach And City Services

Bordering the beach this home has 6,339.94 ft<sup>2</sup> of construction on a 15,893.99 ft<sup>2</sup> lot, a beach corridor to the north reaching downtown Playa del Carmen, and over 2 million dollar homes to the south, you can't find a better location to have your dream home or business in Playa del Carmen - Mexico.

Playacar Phase 1 is no more than a 10 minute walk from the well known 5th Avenue and the Cozumel Ferry, 3 minutes from the Paseo del Carmen Shopping Mall, and less than 1 minute from the beautiful turquoise waters of the Mexican Caribbean. This gated community has 24/7 security.

### A Solid Mexico Real Estate Investment with Fantastic Potential

If you are looking for the perfect location to build a successful vacation home or income generating business, this property has great upside with very little risk. Based on the history of neighboring homes, you should enjoy a very good income stream and witness solid appreciation in property value. International investors have turned their eyes to the Mexican Caribbean Sea in Playa del Carmen, especially Playacar Phase One, as opportunities in the north have become much scarcer. You can see the effects of this investment everywhere you look. New businesses are opening, infrastructure is improving and new projects are starting every week.

It is no secret that the Playacar Phase One community has proven to be the best location in Playa del Carmen to build a luxury home. Anyone lucky enough to acquire a lot here will be very blessed. Don't delay, this is the last available lot of this size in this coveted community. The home needs upgrades, but imagine having the best home in Playa del Carmen with beachside ocean views in this exclusive gated community.

There is great potential to add value by restoring this spacious property to create a wonderful coastal home in Playa del Carmen, just minutes from downtown and the beach.

With a comprehensive renovation and restoration project, this Mexican gem awaits to be brought back to glorious life with its surviving original features, the core of its character that makes it so special.

“Welcome to the heart and soul of Playa del Carmen: Its diversity of incredible neighbors and charming people.”

PHO4770782

### Commun

Salle de bains:	4
Pied carré fini:	589 m <sup>2</sup>



---

## Building details

Outdoor Amenities:	Pool
Nombre de pieds carrés:	2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/XFPU-T10055/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/XFPU-T10055/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
-----------------------	---

## Contact information

IMLIX ID:	18686-pho4770782
-----------	------------------

