



3 BED PH AWA PLAYACAR RESIDENCE

\$765,000 USD

PRICE

3

BEDROOMS

3

BATHROOMS

305 m²
3283 ft²

AREA

Playa del Carmen
Quintana Roo

LOCATION

DESCRIPTION

Located within AWA Playacar Residences, one of Playacar's most complete residential developments, this spectacular two-level penthouse combines generous living spaces, contemporary design, privacy and an exceptional private outdoor area. Offering 305.24 m² / 3,285.57 ft², 3 bedrooms and 3.5 bathrooms, the residence immediately stands out for its size. Its open-concept layout connects the main living areas while keeping the bedrooms separated for additional privacy. The property is sold fully furnished, featuring a carefully selected combination of designer furniture and custom pieces by DUHO.

Interiors feature polished marble flooring, chukum accent walls, built-in cabinetry and a sophisticated contemporary Caribbean aesthetic. The open kitchen features quartz countertops and a farmhouse-style sink, seamlessly connecting with the dining and living areas. One of AWA's Largest Private Rooftops
One of the most remarkable features of this property is its exceptional outdoor space. The residence includes a large double balcony, as well as one of the largest private rooftop terraces within AWA Playacar....

Technical sheet

TYPE	Penthouse
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	\$765,000 USD
BEDROOMS	3
BATHROOMS	3
AREA	305 m ² / 3283 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Playacar Fase 2, Playa del carmen
COORDINATES	20.6189, -87.0872

FULL DESCRIPTION

...The rooftop features shaded areas, four hammocks and generous spaces that can be enjoyed as an outdoor lounge, dining area or private relaxation space, surrounded by views of AWA's tropical gardens.

The combination of expansive interiors, double balcony and private rooftop creates a living experience that feels much closer to a private home than a conventional condo.

Fully Equipped and Ready to Enjoy

Beyond its design, this penthouse includes an extensive selection of upgrades and equipment.

The residence is equipped with 16 solar panels, helping improve energy efficiency in a property of this size.

Additional features include water filtration and softening systems, reverse osmosis, tankless water heater, ceiling fans throughout, built-in wardrobes and an in-unit washer and dryer.

A Mesh Wi-Fi network has been installed throughout the property for improved internet performance, along with two televisions, two safes and dedicated electronic storage.

The residence is fully equipped and ready for immediate personal use or rental operation.

Technical sheet

Life at AWA Playacar

AWA is one of the most complete residential communities within Playacar, Playa del Carmen's renowned gated neighborhood.

The development is built around extensive green areas and an impressive collection of amenities, combining residential privacy with wellness, sports, dining and convenient services.

Amenities include:

163 m Main Pool · 2 Adults-Only Pools · 2 Jacuzzis · Fitness Center · Yoga & Pilates Area · Spin Studio · Sauna · Steam Room · Restaurant · Fire Pits · Reception · 24/7 Security · Secured Parking

AWA also features an on-site commercial area with a French pâtisserie, restaurants, OXXO Market, gelato shop and laundry service, adding exceptional convenience to everyday living.

Residents also benefit from golf-cart service to Playacar's main gates and access to a private beach club.

An Exceptional Property in Playacar

What makes this residence particularly special is the combination of over 305 m² of space, only three bedrooms, two levels, an oversized private rooftop and included designer furnishings.

This is much more than a conventional three-bedroom condo. Its dimensions and extensive outdoor areas provide the feeling of a private home, while AWA's amenities deliver a resort-style residential experience.

The property's additional upgrades including 16 solar panels, comprehensive water treatment systems, Mesh connectivity and customized finishes further distinguish it from other residences within the development.

An excellent opportunity for buyers seeking a spacious primary residence in Playa del Carmen, a fully equipped Caribbean second home or a premium property within the exclusive Playacar community.

Gallery 1/4



Gallery 2/4



Gallery 3/4

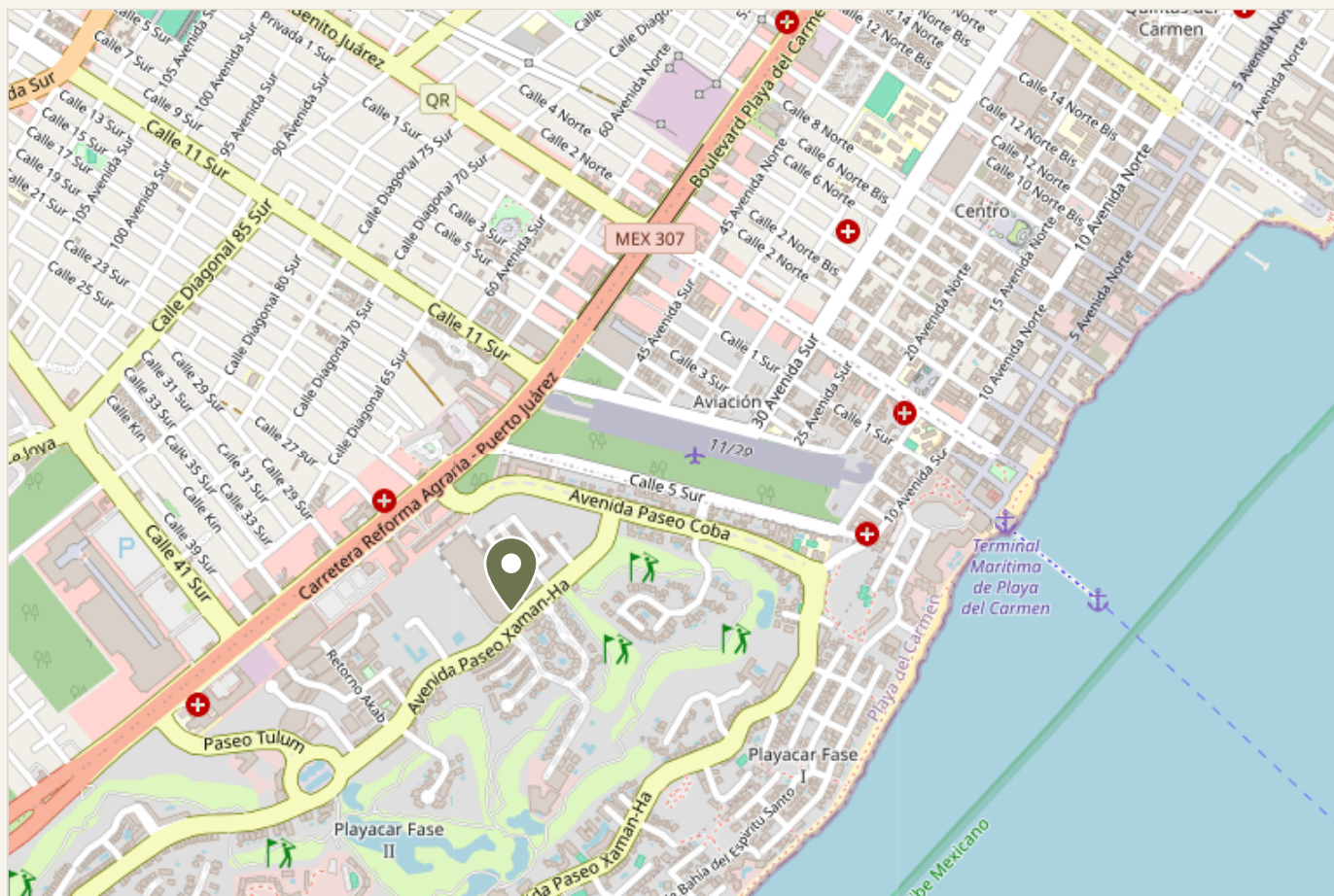


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Playa del Carmen, Quintana Roo

Playacar Fase 2, Playa del Carmen

Coordinates: 20.6189, -87.0872

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Floor plan

