



MARILA - 2 AND 3-BEDROOM CONDOS NEAR THE SEA IN PLAYA DEL CARMEN

From \$13,562,000
MXN

PRICE

2 – 3

BEDROOMS

2.5 – 3.5

BATHROOMS

147 – 282 m²
1582 – 3035 ft²

AREA

Playa del Carmen
Quintana Roo

LOCATION

DESCRIPTION

These 2 and 3-bedroom condos near the beach in Playa del Carmen are designed for buyers who value larger residential layouts, proximity to the Caribbean and a strong combination of wellness and entertainment amenities. The community is located at Flamingos and 40th Street North, placing residents close to the coastal area while maintaining convenient access to restaurants, services and key parts of Playa del Carmen. Current availability is focused exclusively on 2 and 3-bedroom residences, plus a limited collection of 3-bedroom penthouses.

This makes the project particularly relevant for families, second-home buyers and owners who want an additional bedroom for guests, remote work or flexible personal use. Two-bedroom layouts are documented with 2 bathrooms, while three-bedroom residences include configurations with 3 bathrooms. A larger three-bedroom prototype offers 4 bathrooms, creating additional privacy and functionality for larger households or guest-oriented use. The architectural concept is organized across two towers, served by two separate lobbies and four elevators....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	From \$13,562,000 MXN
BEDROOMS	2 – 3
BATHROOMS	2.5 – 3.5
AREA	147 – 282 m ² / 1582 – 3035 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Coco beach, Playa del Carmen
COORDINATES	20.6353, -87.0630

FULL DESCRIPTION

...This setup distributes access efficiently throughout the residential community.

At the top of the project, the Sky Bar with infinity pool creates one of the main lifestyle spaces, offering an elevated setting for relaxing, socializing and enjoying the coastal surroundings.

Wellness facilities include a gym and spa, while entertainment spaces include a Sport Bar, Game Room and Media Club. Together, these amenities support a residential experience that extends well beyond the individual condo.

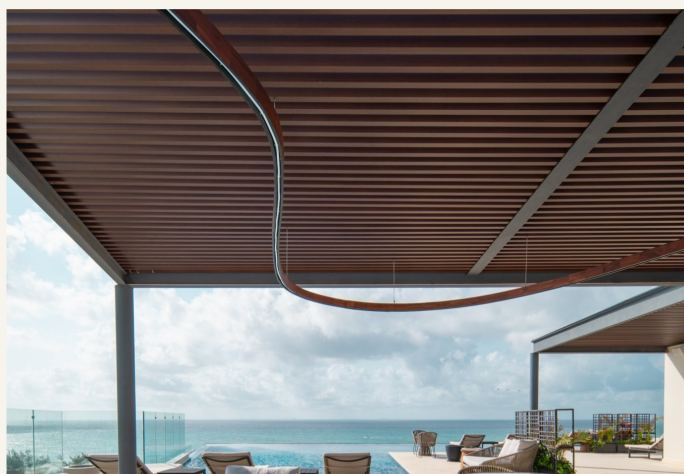
Underground parking adds practical convenience and keeps vehicles separated from the principal social areas.

The location near Flamingos and 40th Street places these 2 and 3-bedroom condos in Playa del Carmen close to the beach corridor and the Mahekal Beach Resort area identified on the location plan.

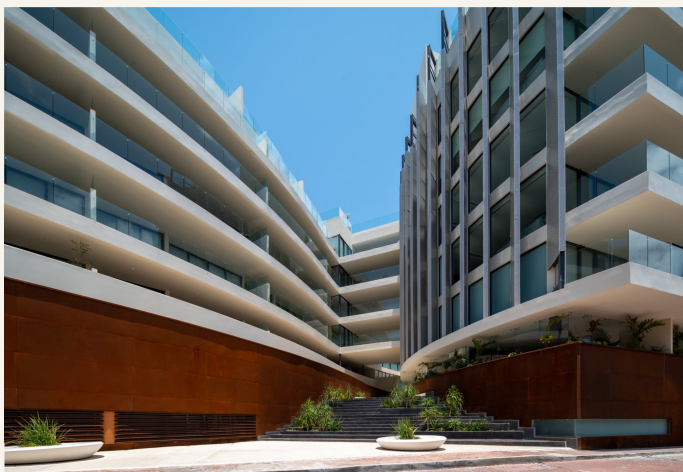
For buyers looking for more space, a coastal setting and a limited selection of larger residences, this community offers a strong alternative to smaller downtown condos.

Contact L'Agence to review current availability, available floor plans and updated purchasing conditions.

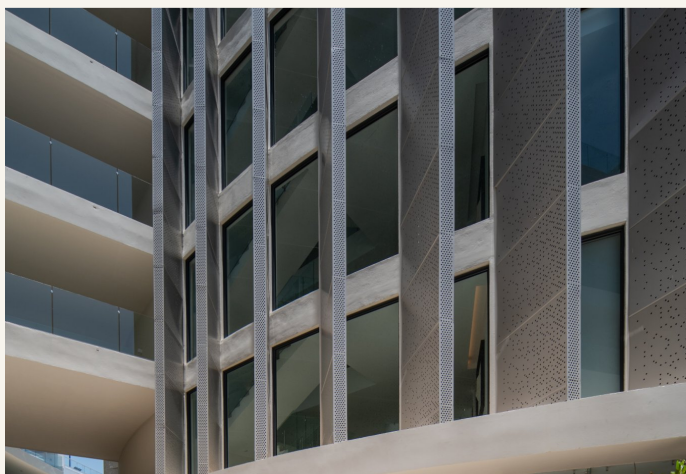
Gallery 1/4



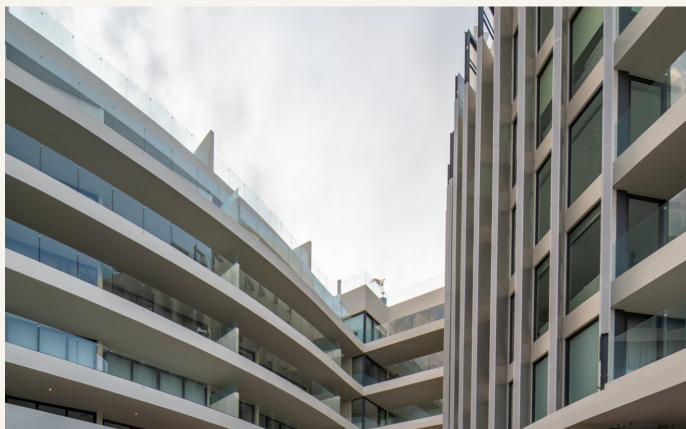
Gallery 2/4



Gallery 3/4

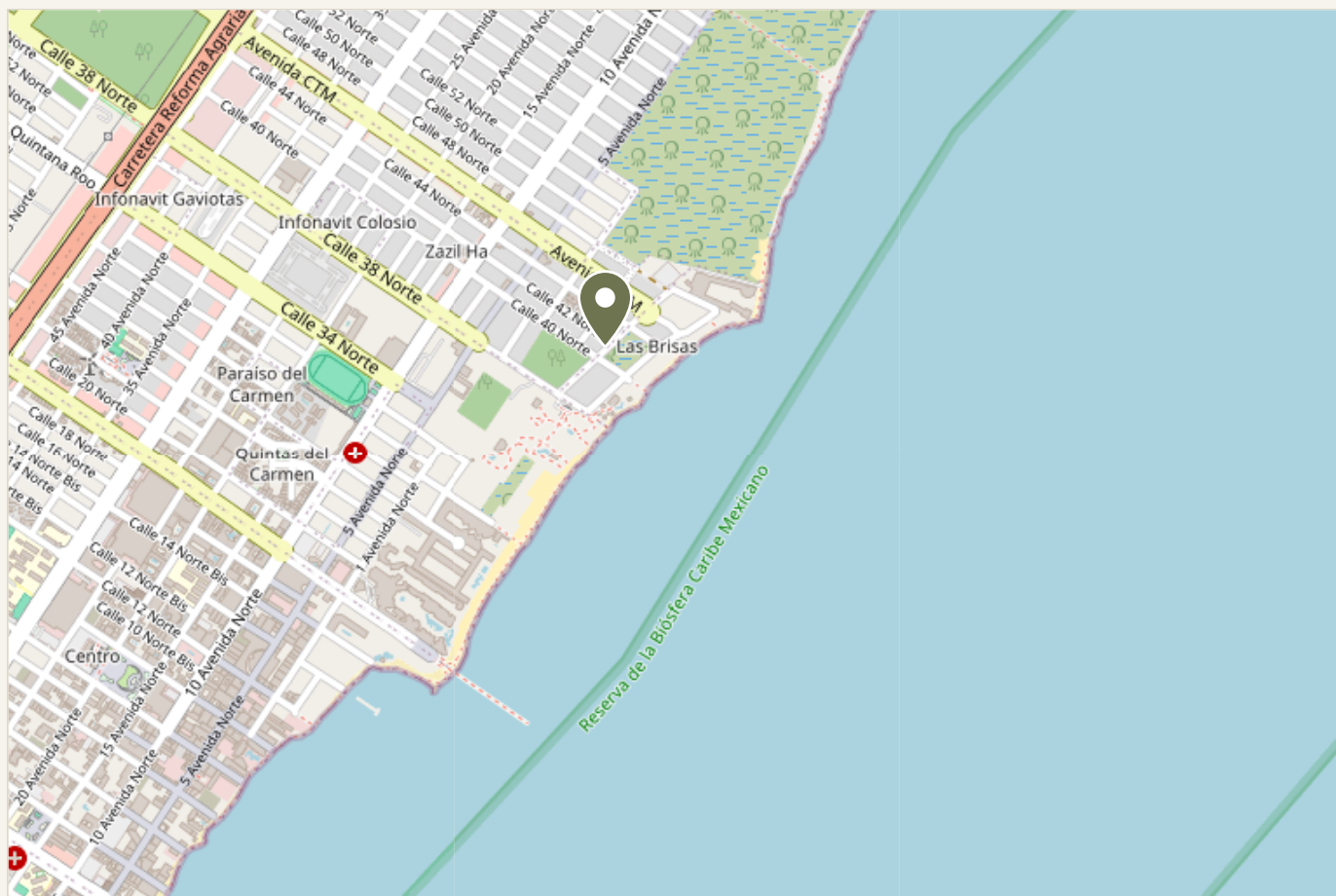


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Playa del Carmen, Quintana Roo

Coco beach, Playa del Carmen

Coordinates: 20.6353, -87.0630

© OpenStreetMap contributors