

EVENUS RESIDENCIAL

From $5,295,000 MXN	4	3.5 – 4.5	196 m²	Playa del Carmen
PRICE	BEDROOMS	BATHROOMS	BUILT (2110 ft²)	LOCATION (Quintana Roo)

DESCRIPTION

4-Bedroom Homes with Private Rooftops for Sale in Playa del Carmen

Discover an exclusive new residential community in Playa del Carmen, thoughtfully designed for buyers seeking space, privacy, comfort and convenient access to everything the Riviera Maya has to offer. This boutique development features only 32 residences, offering contemporary four-bedroom homes with 165.27 to 167 m² of interior space, distributed across three levels and complemented by a private 27 m² rooftop terrace.

With modern architecture, functional floor plans and family-friendly amenities, these properties are ideal for full-time living, a second home or a real estate investment in the Mexican Caribbean. A strategic location close to everyday conveniences One of the development's greatest advantages is its location on Avenida Sian Kaan, approximately 250 meters from Federal Highway 307, with convenient connections to Avenida Chemuyil and Playa del Carmen's main roads. Residents can enjoy the privacy of a gated residential community while remaining close to schools, hospitals, supermarkets, restaurants, shopping centers and essential services....

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Technical sheet

TYPE	House
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From $5,295,000 MXN
BEDROOMS	4
BATHROOMS	3.5 – 4.5
BUILT AREA	196 m^2 / 2110 ft^2
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	carretera federal, Playa del Carmen
COORDINATES	20.6655, -87.0571

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AMENITIES

- Swimming Pool with Travertine Marble Finishes
- Jacuzzi-Style Pool Seating
- Balinese Daybeds
- Covered BBQ Area with Counter
- Outdoor Children's Playground
- Pet-Washing Station
- Landscaped Gardens and Green Areas
- Controlled Access
- Children's Pool
- Sun Lounger Area
- Shaded Family Relaxation Pergola
- Gathering Area for up to 18 Guests
- Dog Park
- Restrooms and Showers in Common Areas
- Security Gatehouse
- Visitor Parking

FULL DESCRIPTION

...Nearby conveniences include Walmart Petempich, Soriana Híper Lunamar, Chedraui Velamar, Plaza Petempich, Cinemex movie theaters, Smart Fit, banks, cafés and a wide selection of local businesses.
Families will appreciate access to educational institutions such as Universidad Tecnológica de la Riviera Maya, UQROO and several local schools.
Medical services in the surrounding area include IMSS General Hospital No. 18, the ISSSTE Clinic and the Mexican Red Cross.
For beach lovers, Punta Esmeralda and Xcalacoco are approximately five minutes away by car, according to the developer. The surrounding coastline also offers popular beach clubs such as Mvngata and Petit Lafitte.
Convenient access to Highway 307 makes traveling toward Cancun, Tulum and the Riviera Maya's major attractions straightforward.
Spacious four-bedroom homes designed for modern living
Each residence combines practical interior spaces with inviting private outdoor areas.
The homes feature a living room, dining area, equipped kitchen, four bedrooms, full and half bathrooms depending on the layout, laundry room, service patio, private garden and two covered parking spaces.
The primary bedroom includes a walk-in closet and balcony, while the upper level offers a family television lounge and access to the private rooftop terrace.
Two floor plans are available.
Floor Plan A offers 165.27 m^2 of interior space, four bedrooms, three full bathrooms and two half bathrooms. Three bedrooms are located on the first upper floor, with the fourth bedroom on the top level.
Floor Plan B features 167 m^2 of interior space, four bedrooms, four full bathrooms and two half bathrooms. Its standout feature is a ground-floor bedroom with a full bathroom, making it particularly appealing to multigenerational families or buyers who value flexible

Technical sheet

living arrangements.

Your own private rooftop retreat

Each home includes a private 27 m^2 rooftop garden equipped with a counter and sink.

This outdoor space provides the perfect setting for entertaining, relaxing in the sunshine, enjoying evening gatherings or creating a comfortable outdoor lounge.

Optional upgrades include a six-person jacuzzi, a rooftop pergola and a solar panel system, available at an additional cost.

Family-friendly community amenities

The development offers thoughtfully designed common areas that encourage relaxation, recreation and a sense of community.

Amenities include a swimming pool with travertine marble finishes, a children's pool, jacuzzi-style seating, sun loungers and Balinese daybeds.

Residents will also enjoy shaded relaxation pergolas, a covered barbecue area with a counter and space for family gatherings of up to 18 people, an outdoor children's playground, a dedicated dog park with a pet-washing station, landscaped gardens and green areas.

The community also features a controlled-access security entrance and six visitor parking spaces.

Quality features and practical comfort

Homes are delivered with an equipped kitchen featuring a five-burner stove, oven and extractor hood, built-in closets, tempered-glass bathroom shower screens, mosquito screens and air-conditioning units.

Additional equipment includes a gas water heater, water pressure system, 1,100-liter water tank, cistern, water pump, stationary gas tank and pre-installation for solar panels.

Electricity and water connections are provided, along with preparation for fiber-optic internet.

An attractive opportunity in the Riviera Maya

Playa del Carmen continues to attract families, permanent residents and international buyers seeking a balance between Caribbean living and modern urban conveniences.

The development's boutique concept, spacious four-bedroom layouts, private rooftops and convenient location make it an appealing choice for buyers seeking a functional home in a private residential setting.

The project also allows owners to manage their properties independently or through a professional management company, with vacation and long-term rental options subject to applicable regulations.

Contact L'Agence by Los Socios for current pricing, availability, payment plans and personalized assistance with your Riviera Maya property search.

Gallery 1/4













Gallery 2/4













Gallery 3/4













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Gallery 4/4

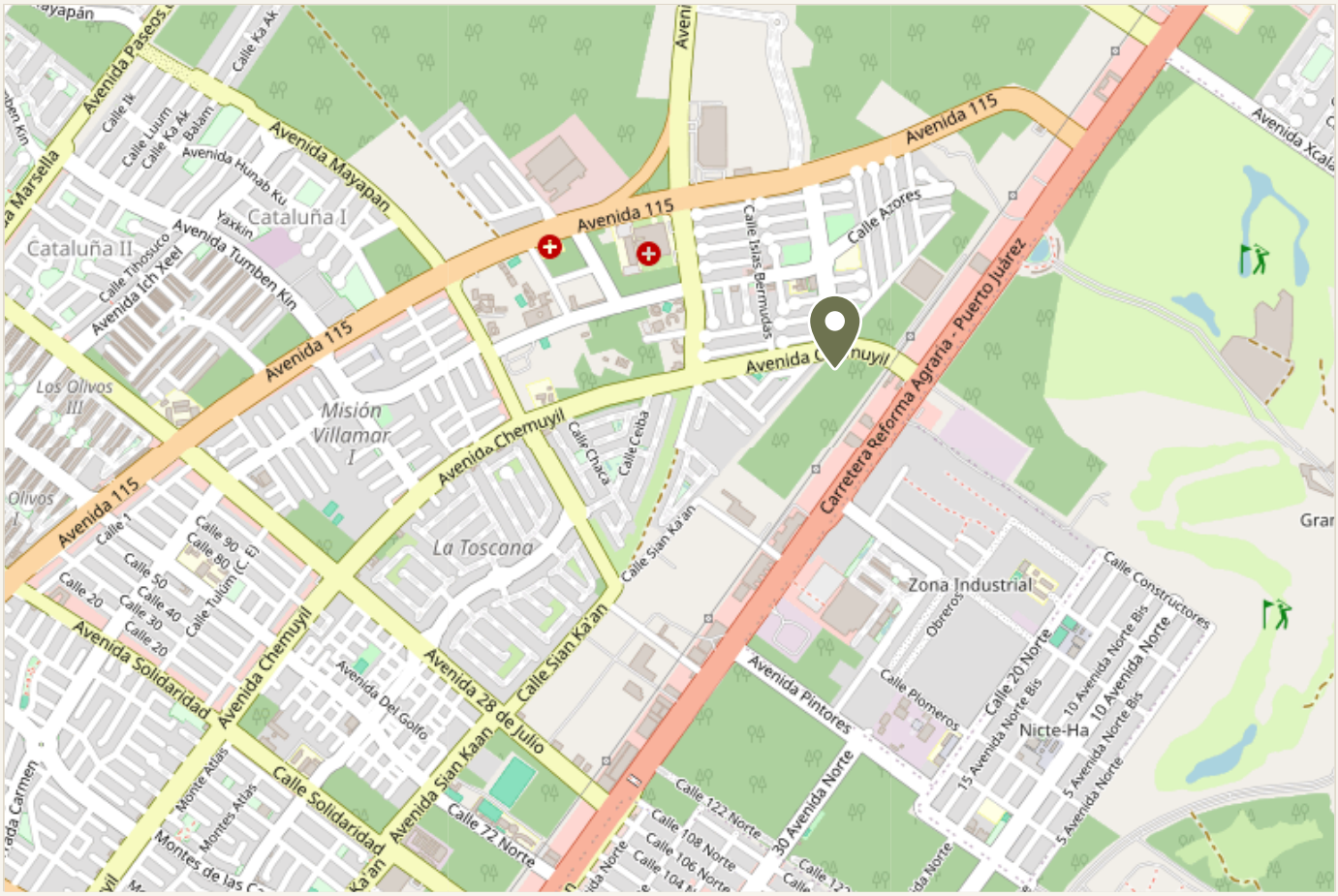




SEE FULL GALLERY

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Location



LOCATION

Playa del Carmen, Quintana Roo

carretera federal, Playa del Carmen

Coordinates: 20.6655, -87.0571

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