

# LUA 3030

| From $2,814,000 MXN | 1 – 2 | 1 – 2 | 38 – 82 m² | Playa del Carmen |
|---|---|---|---|---|
| | | | 409 – 883 ft² | Quintana Roo |
| PRICE | BEDROOMS | BATHROOMS | AREA | LOCATION |

## DESCRIPTION

Condos for Sale in Downtown Playa del Carmen, Near Fifth Avenue and the Beach

Discover an exceptional opportunity to live and invest in the heart of Playa del Carmen, in a highly convenient location along 30th Avenue, surrounded by restaurants, cafés, shops and everyday services. LUA 3030 is an exclusive boutique residential development featuring only 24 private residences, thoughtfully designed for buyers seeking contemporary comfort, privacy and a walkable lifestyle close to the Caribbean Sea.

With elegant architecture, carefully selected finishes, flexible floor plans and amenities designed for modern living, this project offers an appealing combination of location, functionality and long-term residential value. Prime downtown location on 30th Avenue

One of the property's greatest advantages is its central location along Avenida 30, in the area of Calle 30, within one of Playa del Carmen's most connected urban neighborhoods. This area offers a distinctive blend of authentic local life, international influences and everyday convenience....

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# Technical sheet

| | |
|---|---|
| TYPE | Apartment |
| OPERATION | Sale |
| DELIVERY | Pre-sale |
| PRICE | From $2,814,000 MXN |
| BEDROOMS | 1 – 2 |
| BATHROOMS | 1 – 2 |
| AREA | 38 – 82 $m^2$ / 409 – 883 $ft^2$ |
| LOCATION | Playa del Carmen, Quintana Roo |
| ADDRESS | Centro, Playa del Carmen |
| COORDINATES | 20.6360, -87.0728 |

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# Technical sheet

## AMENITIES

- Rooftop Swimming Pool
- BBQ Area
- Coworking Space
- Coffee Bar
- High-Speed Wi-Fi
- Package Room
- Elevator
- 24/7 Security
- Sun Loungers
- Outdoor Movie Deck
- Lounge Area
- Outdoor Showers
- Solar Panels
- Front Desk
- Guest Parking
- CCTV Monitoring

## FULL DESCRIPTION

...Residents can enjoy easy access to coffee shops, bakeries, restaurants, supermarkets, pharmacies, wellness studios and a wide range of essential services.
Unlike developments located farther from downtown, LUA 3030 offers the possibility of enjoying much of Playa del Carmen on foot.
30th Avenue is an important commercial corridor, providing convenient connections to other parts of the city.
Nearby Constituyentes Avenue, Calle 38 and Fifth Avenue further enhance the appeal of this central location.
Walk to Fifth Avenue, Calle 38 and the Caribbean beach
Location plays a central role in the lifestyle offered by LUA 3030.
According to the developer's approximate walking estimates, Fifth Avenue is just five minutes away, while the beach can be reached in approximately eight minutes.
Playa del Carmen's famous Fifth Avenue is known for its vibrant atmosphere, international restaurants, boutiques, cafés and entertainment.
The surrounding area also provides convenient access to Calle 38, widely appreciated for its tropical greenery, attractive restaurants and relaxed ambiance.
Living here means enjoying the convenience of downtown while remaining close to the beautiful beaches of the Mexican Caribbean.
Whether starting the morning with coffee at a neighborhood café, working remotely, meeting friends for dinner or enjoying a sunset walk by the sea, this location makes everyday life particularly convenient.
An exclusive boutique community of just 24 residences
LUA 3030 was designed to offer a more intimate residential experience than large condominium developments.
With only 24 private residences, the project emphasizes comfort, privacy and a welcoming atmosphere.
Its contemporary architecture combines clean lines, natural textures and timeless materials.

# Technical sheet

Developed by RM Studio, a company presenting more than ten years of experience in residential construction, LUA 3030 reflects an approach centered on thoughtful design and functional living spaces.

Flexible residences for different lifestyles

The development offers a selection of thoughtfully designed layouts.

Options include studios starting at 38.2 $m^2$, one-bedroom suites, one-bedroom residences with a flexible additional space, two-bedroom apartments and two-level penthouses.

Depending on the floor plan, residences feature an integrated kitchen, living and dining areas, a balcony and a laundry area.

The one-bedroom + Flex configuration is particularly attractive for remote professionals who want a dedicated workspace or a multifunctional living area.

Two-bedroom residences offer additional flexibility for couples, families or owners who regularly welcome guests.

The two-level penthouses provide a distinctive layout with greater separation between living and sleeping spaces.

Refined interiors and natural finishes

LUA 3030 combines contemporary design with warm materials inspired by the Riviera Maya.

The advertised finishes include marble flooring, parota and tzalam wood, granite kitchen countertops, marble bathroom countertops and accent walls finished in chukum.

The result is a sophisticated yet welcoming architectural style, designed to remain attractive beyond passing design trends.

Rooftop amenities, coworking and modern conveniences

The project's rooftop is designed as a social and relaxation space where residents can enjoy Playa del Carmen's tropical climate.

Amenities include a rooftop swimming pool, sun loungers, barbecue area, outdoor movie deck and lounge spaces.

For residents who work remotely or maintain a flexible lifestyle, the development also offers a coworking area, coffee bar and high-speed Wi-Fi.

Additional features include outdoor showers, a front desk, package room, elevator, visitor parking, 24-hour security and CCTV monitoring.

Solar panels are also included in the building's planned infrastructure.

These facilities create an appealing balance between leisure, productivity and everyday convenience.

An attractive opportunity for living and investing in Playa del Carmen

Playa del Carmen attracts an international community of residents, entrepreneurs and remote professionals who appreciate the combination of Caribbean beaches, urban conveniences and a cosmopolitan lifestyle.

LUA 3030 is designed around this evolving demand for flexible residential spaces.

Its central location, proximity to the beach and variety of unit configurations may appeal to both personal-use buyers and investors considering medium- or long-term residential rentals.

Any investment strategy should be evaluated using verified acquisition costs, condominium regulations, rental assumptions and operating

# Technical sheet

expenses.

Experience Playa del Carmen from the heart of the city

LUA 3030 brings together the qualities that make downtown Playa del Carmen so desirable: walkable streets, access to the beach, excellent dining options, everyday conveniences and a lively international community.

With only 24 residences and amenities designed for contemporary living, it offers a distinctive opportunity to enjoy the Riviera Maya as a place to live, work and invest.

Contact L'Agence by Los Socios for updated availability, floor plans and additional information about this boutique residential development in downtown Playa del Carmen.

# Gallery 1/4













# Gallery 2/4













# Gallery 3/4














# Gallery 4/4

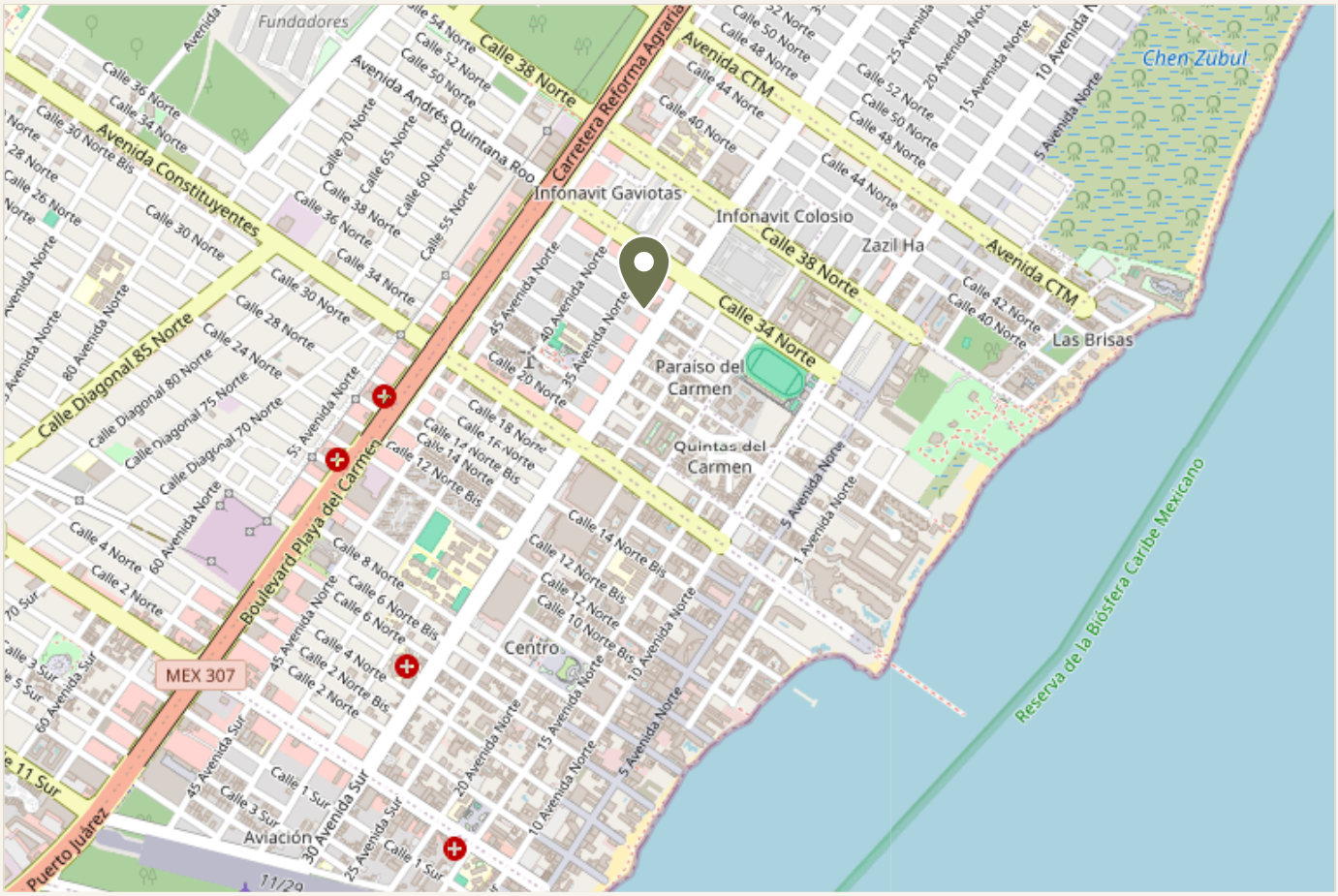




SEE FULL GALLERY

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# Location




LOCATION

## Playa del Carmen, Quintana Roo

Centro, Playa del Carmen

Coordinates: 20.6360, -87.0728

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