



NAOMI BEACH

From \$20,938,000
MXN

PRICE

2 – 4

BEDROOMS

2 – 4.5

BATHROOMS

134 – 395 m²
1442 – 4252 ft²

AREA

Playa del Carmen
Quintana Roo

LOCATION

DESCRIPTION

Naomi Beach in Xcalacoco, Playa del Carmen is an intimate beachfront residential collection created for buyers who want something fundamentally different from a conventional condominium. With only 19 residences, the project centers on privacy, generous living spaces, architecture and a direct relationship with the Caribbean, positioning the property as a refined second-home environment on the Riviera Maya. The location is one of its strongest defining features.

Naomi Beach sits directly on Xcalacoco Beach, north of downtown Playa del Carmen, combining a natural coastal setting with convenient access to Federal Highway 307. Downtown Playa del Carmen is approximately 8 minutes away, the Maya Train station around 15 minutes and Cancun International Airport approximately 40 minutes from the property. The project occupies a 2,102 m² site with 4,749 m² of construction and is organized across four residential towers. Towers A, B and C each include five residences, while Tower D has four, creating an unusually low-density beachfront environment....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$20,938,000 MXN
BEDROOMS	2 – 4
BATHROOMS	2 – 4.5
AREA	134 – 395 m ² / 1442 – 4252 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Xcalacoco, Playa del Carmen
COORDINATES	20.6610, -87.0340

FULL DESCRIPTION

...Architecture is by Picharchitects, the Barcelona-based studio led by Felipe Pich-Aguilera Baurier. The concept prioritizes ocean views, natural light, privacy and materials that respond to the tropical setting. Curved balconies, generous terraces and softer architectural lines help connect the residences visually with the Caribbean landscape.

The collection offers several residential formats. Villas range from approximately 134 m² to 347 m², while penthouses extend from 215 m² to 395 m². Documented configurations include 2 and 3-bedroom villas together with 3 and 4-bedroom penthouses.

Selected residences are particularly distinctive. One 3-bedroom villa offers 228 m² and a private pool, while the 3-bedroom Garden Beach residence reaches 347 m², including 106 m² of outdoor space.

The penthouse collection takes outdoor living further with private rooftops and pools. Depending on the layout, these spaces include social

Technical sheet

areas, bathrooms, barbecue areas, sun decks and pergolas, creating full private environments above the residence.

Shared amenities remain intentionally understated and focused on the beachfront lifestyle: beachfront sun deck, Zen area, fire pit, swimming pool, solarium, lounge area, controlled access and covered parking.

How many residences are in Naomi Beach? Only 19.

Is the development truly beachfront? Yes. It is positioned directly on Xcalacoco Beach with an immediate relationship to the Caribbean.

For buyers seeking true beachfront ownership with privacy, substantial living spaces and very limited inventory, Naomi Beach offers a particularly distinctive opportunity in Playa del Carmen.

Contact L'Agence for current availability and purchasing conditions.

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Gallery 2/4



Gallery 3/4

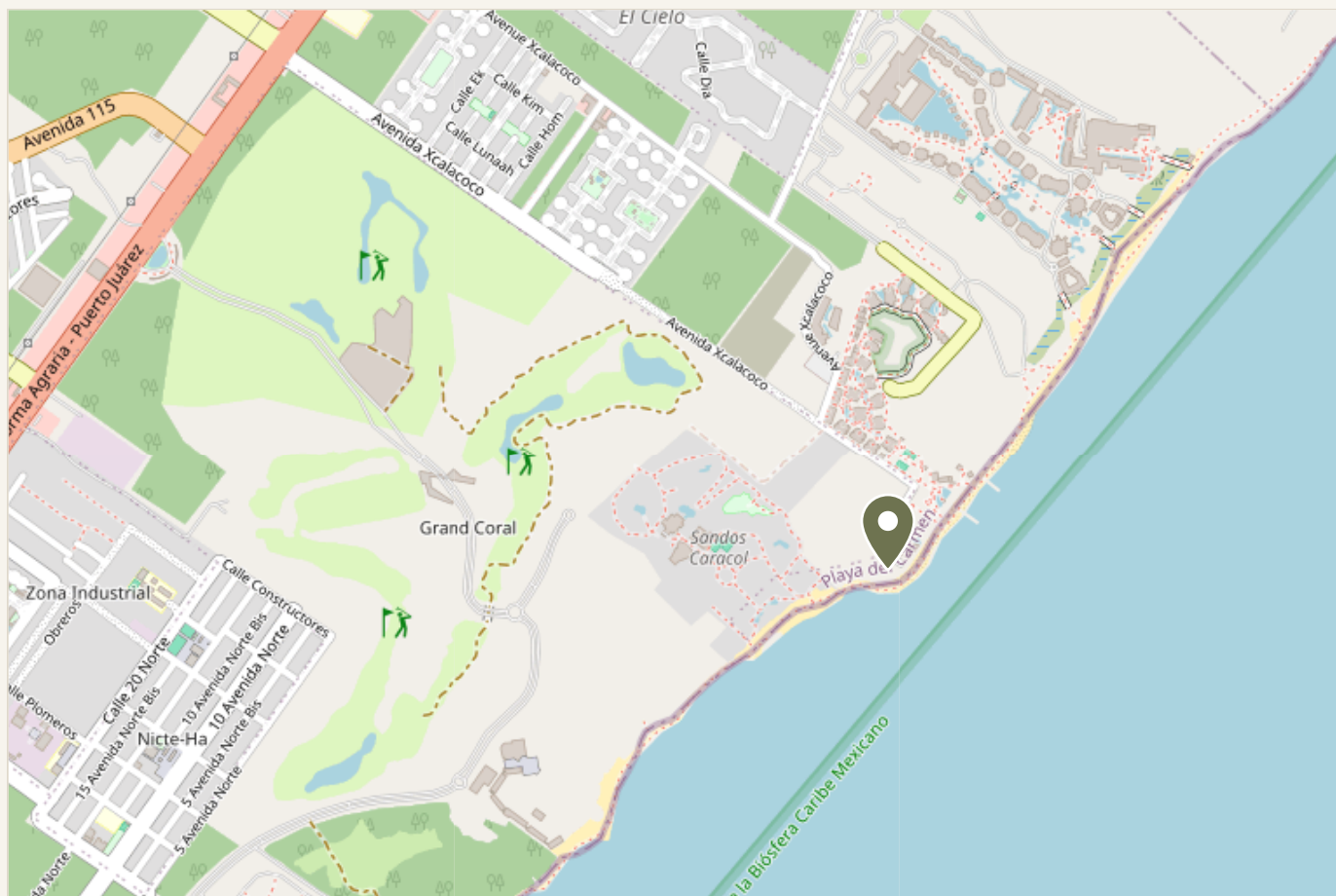


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Playa del Carmen, Quintana Roo

Xcalacoco, Playa del Carmen

Coordinates: 20.6610, -87.0340

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