



OCEANNA RESIDENCES

From \$439,593
USD

PRICE

3

BEDROOMS

3

BATHROOMS

148 – 183 m²

1593 – 1970 ft²

AREA

Playa del Carmen

Quintana Roo

LOCATION

DESCRIPTION

These 3-bedroom condos in Xcalacoco, Playa del Carmen are designed for buyers who value generous proportions, privacy and a more residential resort-style environment. Located in the northern area of Playa del Carmen, within the locally marketed Diamond Zone, the development combines proximity to the Caribbean with substantial floor plans and a refined architectural concept. All residences are built around three private bedrooms, each with its own full bathroom. The primary suite includes a walk-in closet, while each condo also features an additional service bedroom or private studio with a full bathroom.

This extra room creates useful flexibility for owners who need a home office, staff accommodation, guest space or a more independent secondary room. Two principal layouts are documented. Type A starts at 157.20 m² total, including 143.20 m² of interior space and a garden or terrace starting from 14 m². Type B starts at 178.35 m², with 151.65 m² indoors and an exterior garden or terrace beginning at 26.70 m². These dimensions create a very different living experience from smaller investment-oriented condos....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$439,593 USD
BEDROOMS	3
BATHROOMS	3
AREA	148 – 183 m ² / 1593 – 1970 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Playa del Carmen
COORDINATES	20.6779, -87.0472

AMENITIES

- ◆ Alberca
- ◆ Kids club
- ◆ Zona de fogatas
- ◆ Gym equipado
- ◆ Zona de asadores
- ◆ Family Lounge
- ◆ Zona de hamacas

Technical sheet

FULL DESCRIPTION

...Living room, dining area and kitchen are designed as substantial social spaces, while the bedrooms remain clearly separated for greater privacy.

The architecture is by Artigas Arquitectos, a firm with more than eight decades of experience. The overall concept emphasizes understated elegance, natural light, warm materials and a close relationship between the interior spaces and the tropical surroundings.

The amenity program is particularly well suited to families and longer residential stays. Residents have access to a swimming pool, Family Lounge, Kids Club, equipped gym, barbecue area, fire-pit spaces, hammock area, children's playground, terrace and elevators.

Location further strengthens the appeal of these 3-bedroom condos in Playa del Carmen. The development sits in the northern part of the city near Xcalacoco Beach, while maintaining convenient access toward Fifth Avenue and Playa del Carmen's main services and lifestyle destinations.

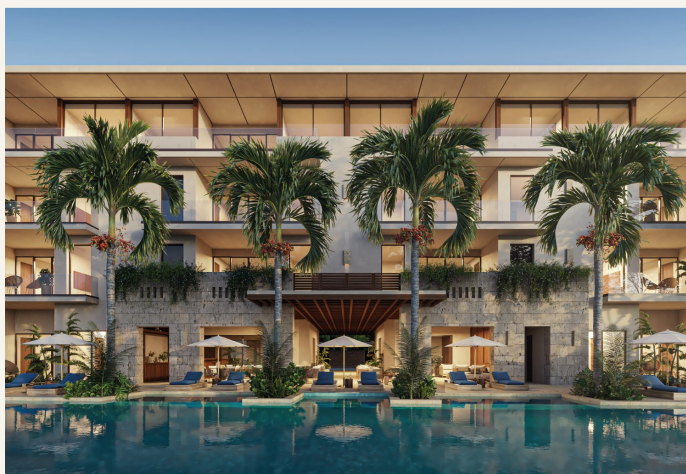
How large are the residences? Documented layouts range from 157.20 m² to 178.35 m².

How many bedrooms do they offer? Each residence includes three bedrooms plus an additional service room or studio with a full bathroom.

For buyers looking for a larger family residence near the Caribbean, with substantial outdoor space and a comprehensive amenity program, this project offers a strong alternative to the compact condo market found closer to downtown.

Contact L'Agence for current availability, pricing and purchasing conditions.

Gallery 1/4



Gallery 2/4



Gallery 3/4

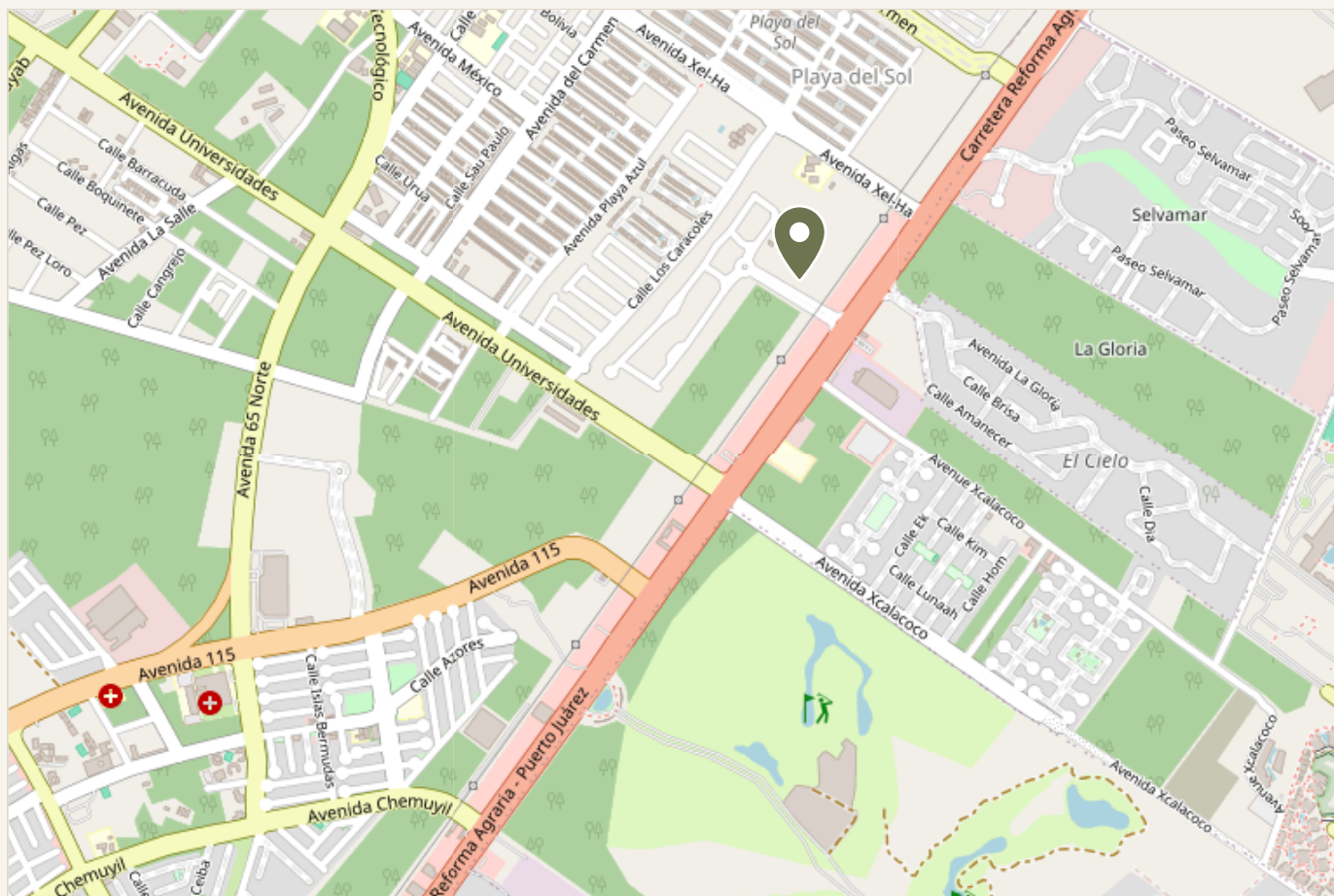


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Playa del Carmen, Quintana Roo

Playa del Carmen

Coordinates: 20.6779, -87.0472

© OpenStreetMap contributors