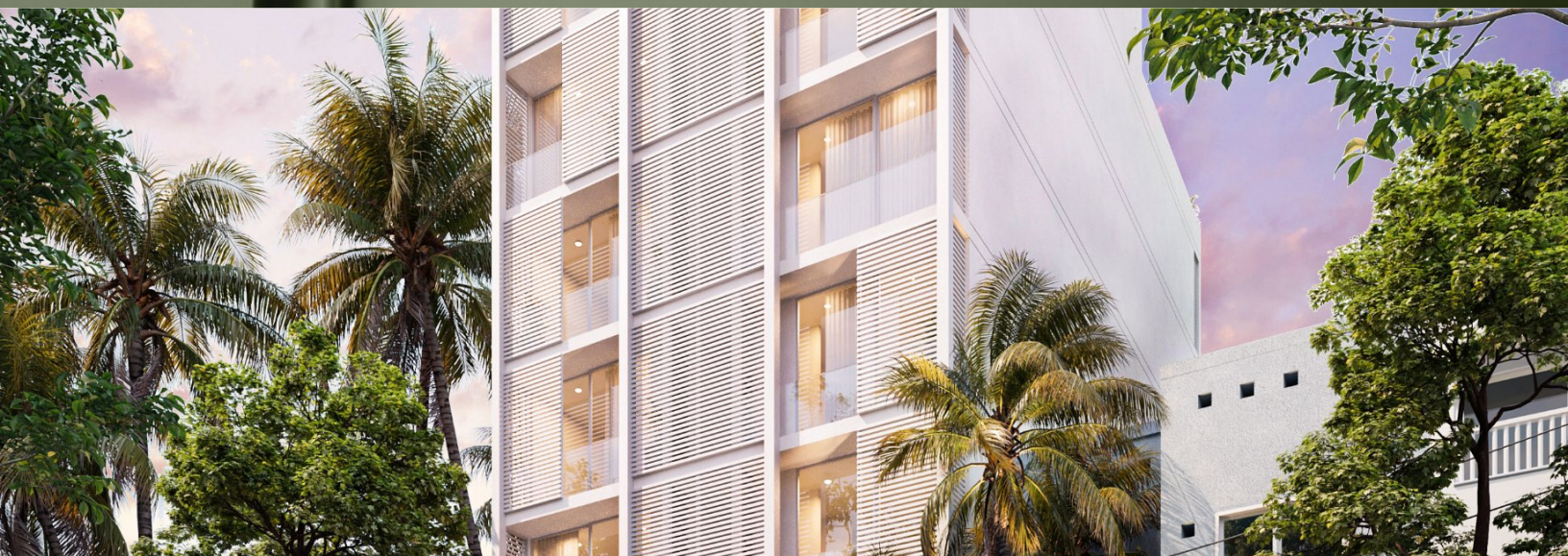




PORTHA - CONDOS NEAR FIFTH AVENUE WITH OCEAN-VIEW ROOFTOP

From \$3,320,000
MXN

PRICE

1 – 2

BEDROOMS

1 – 2

BATHROOMS

40.28 – 83.52 m²
434 – 899 ft²

AREA

Playa del Carmen
Quintana Roo

LOCATION

DESCRIPTION

These condos near Fifth Avenue in Playa del Carmen were designed around a simple but compelling concept: combine a genuinely walkable downtown location with residences that work equally well for personal stays and professionally managed vacation-rental use. Location is one of the strongest advantages. The property sits on 20th Street between 10th and 15th Avenues, just steps from Fifth Avenue and approximately five minutes on foot from the beach. Restaurants, cafés, supermarkets, nightlife, shopping and the Caribbean coastline are all within easy walking distance.

The development is intentionally compact, with only 26 residences, creating a more boutique-scale environment than many larger condo communities. Available formats include studios, one-bedroom residences and two-bedroom condos, providing options for couples, occasional users and buyers who want additional guest capacity. Documented compact layouts measure 41.76 m² total, including 36.85 m² of interior space and a 4.91 m² exterior area, with one bedroom, full bathroom, kitchenette, living area and terrace....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Pre-sale
PRICE	From \$3,320,000 MXN
BEDROOMS	1 – 2
BATHROOMS	1 – 2
AREA	40.28 – 83.52 m ² / 434 – 899 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Centro, Playa Del Carmen
COORDINATES	20.6315, -87.0709

AMENITIES

- ◆ PORTHA: departamentos en venta en Playa del Carmen con diseño boutique
- ◆ Un proyecto boutique con diseño de autor
- ◆ Una opción ideal para propietarios prácticos
- ◆ Ubicación privilegiada en el corazón de Playa
- ◆ Amenidades que suman valor sin complicaciones
- ◆ -> PRECIOS EN PESOS (sujeto a tasa de cambio)

Technical sheet

FULL DESCRIPTION

...Two-bedroom residences measure 83.62 m² total, including 73.77 m² indoors and 9.85 m² outdoors, with two full bathrooms, kitchen, dining area, living room and terraces.

The interior concept draws from Mediterranean architecture, using white surfaces, stone, natural textures and blue accents to create a coastal aesthetic adapted to the Mexican Caribbean. The residences are conceived with designer interiors and turnkey delivery, reducing the additional time and effort usually required to furnish a new investment property.

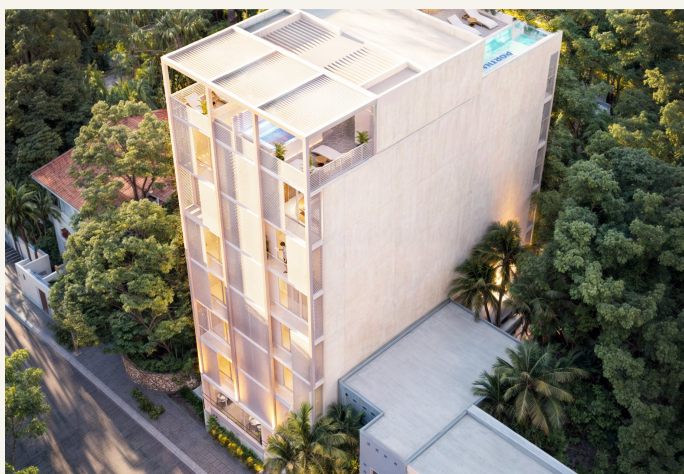
The rooftop is a defining amenity. It features a swimming pool, relaxation areas and views toward the Caribbean Sea, giving owners and guests an elevated outdoor space above downtown Playa del Carmen.

The residences are also positioned for vacation-rental use. A professional operating model is available with reservation management, property-status reporting, monthly performance reports, maintenance coordination and full calendar visibility for owners.

For buyers looking for a condo near Fifth Avenue in Playa del Carmen with true walkability, ocean-view rooftop amenities and a structure designed for easy rental operation, this boutique community offers a highly practical downtown option.

Contact L'Agence for current inventory and available layouts.

Gallery 1/3



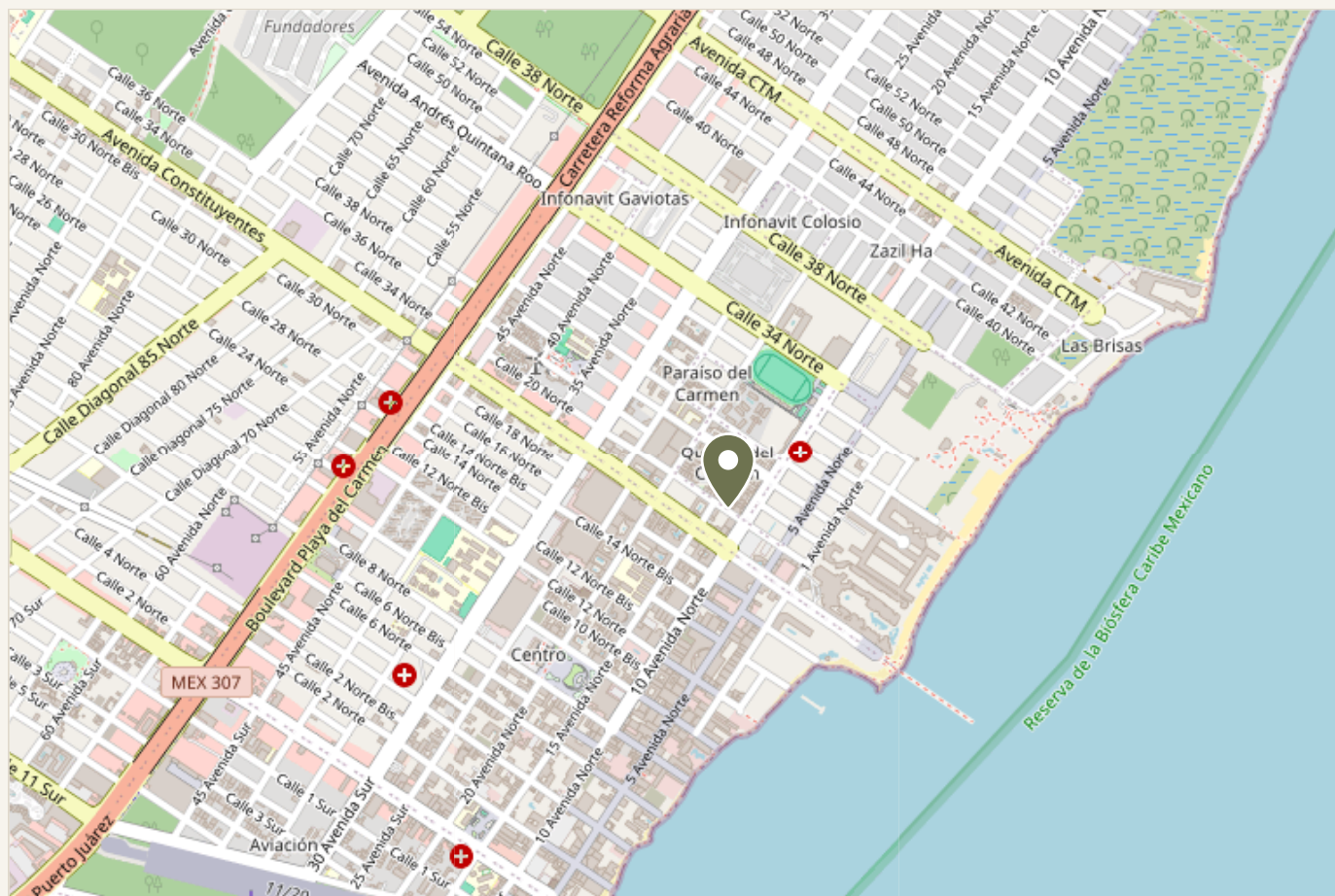
Gallery 2/3



Gallery 3/3



Location



LOCATION

Playa del Carmen, Quintana Roo

Centro, Playa Del Carmen

Coordinates: 20.6315, -87.0709

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