

CEREN, 1-BEDROOM CONDO WITH OCEAN VIEW

$6,750,000 MXN	1	2	82 m²	Playa del Carmen
			883 ft²	Quintana Roo
PRICE	BEDROOMS	BATHROOMS	AREA	LOCATION

DESCRIPTION

This 1-bedroom condo in Coco Beach Playa del Carmen offers 82 m² of total space, including a particularly large 27 m² terrace with ocean views, 2 full bathrooms and a top-floor position within the residential portion of the building. Located directly on CTM Avenue, the property sits just a short distance from Fifth Avenue and the Caribbean Sea in the Coco Beach area of Playa del Carmen. Approximately 55 m² of the total area is dedicated to the interior living space, while the 27 m² terrace provides a substantial private outdoor extension.

For a 1-bedroom residence, this terrace is a major differentiator and creates additional space for outdoor dining, relaxing or enjoying the ocean view directly from the condo. The inclusion of 2 full bathrooms also gives the layout added flexibility for both personal use and guests. The architecture and interior concept follow a modern industrial design language, creating a contemporary aesthetic throughout both the residence and the common areas....



Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	$6,750,000 MXN
BEDROOMS	1
BATHROOMS	2
AREA	82 m^2 / 883 ft^2
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Playa centro, Coco Beach
COORDINATES	20.6374, -87.0640

AMENITIES

- Fitness center
- Hot tub
- Elevator
- 24/7 security
- Private plunge pool
- Swimming pool
- Sauna
- 24/7 reception
- Underground parking
- Private terrace



Technical sheet

FULL DESCRIPTION

...The building is well maintained and professionally managed, an important consideration for owners seeking a second home or investment property in a condominium environment.

A particularly convenient feature of this 1-bedroom condo in Coco Beach Playa del Carmen is its position on the highest residential level. The unit is located on the same level that provides access to the shared rooftop. Owners can simply leave the condo and walk down the hallway to reach the rooftop amenities without taking the elevator to another floor.

The rooftop features a swimming pool, jacuzzi, dining area, bar and a suspended net-style lounging area designed for relaxing. The rooftop also offers ocean views. Additional amenities within the building include a gym, sauna, coworking area, reception and lobby with controlled access, as well as elevators serving the residences.

The condo includes one assigned parking space, which adds practical value in this central coastal neighborhood. Its position along CTM Avenue also provides convenient access while remaining only a short distance from Fifth Avenue and the beach.

Does this 1-bedroom condo in Coco Beach Playa del Carmen have an ocean view from the residence itself? Yes. The condo and its private terrace offer an ocean view, in addition to the views available from the rooftop. How large is the terrace? Of the property's 82 m^2 total area, 27 m^2 are dedicated to the private terrace, making outdoor living a significant part of the layout.

For buyers evaluating short-term or medium-term rental potential, several figures still need to be confirmed before calculating an accurate cap rate: asking price, HOA fees, rental regulations, operating expenses and historical rental performance. Its combination of a large terrace, ocean view, assigned parking, rooftop amenities and proximity to Fifth Avenue makes the property relevant for both lifestyle and investment use. Contact L'Agence to request the current asking price, financial details and a private showing.

Gallery 1/4













Gallery 2/4













Gallery 3/4











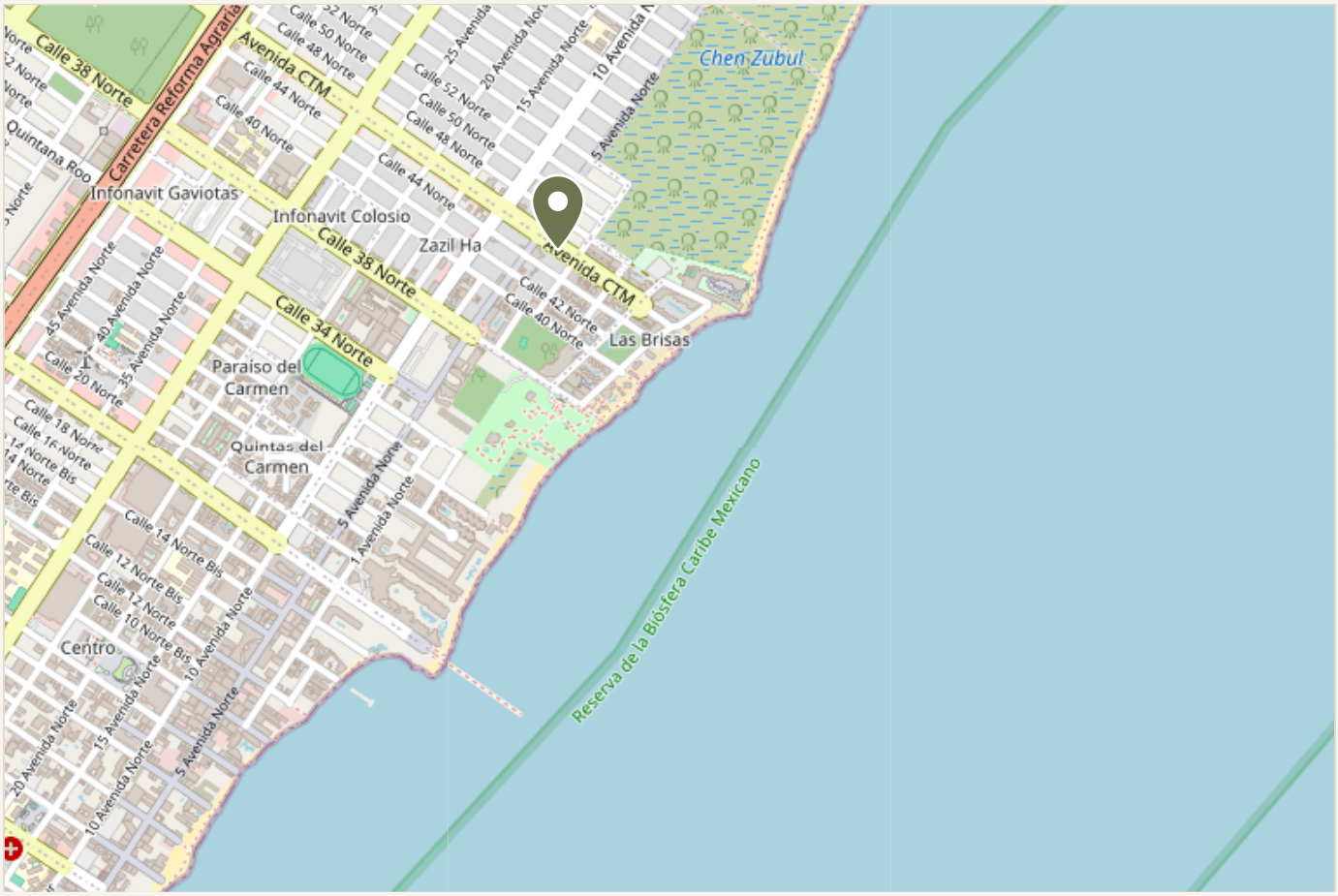


Gallery 4/4





Location



LOCATION

Playa del Carmen, Quintana Roo

Playa centro, Coco Beach

Coordinates: 20.6374, -87.0640

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Floor plan

