

1-BEDROOM APT + STUDIO IN AWA PLAYACAR RESIDENCE

$6,600,000 MXN	2	1	92 m²	Playa del Carmen
			990 ft²	Quintana Roo
PRICE	BEDROOMS	BATHROOMS	AREA	LOCATION

DESCRIPTION

This 1-bedroom plus studio condo in Playacar offers a flexible layout designed for buyers who want more versatility than a conventional one-bedroom residence. With 91.80 m² of total space, the property combines a private primary bedroom with a separate studio that can adapt to different needs throughout the day or during different periods of ownership. A sliding door allows the studio to function independently from the main living area. It can serve as a home office, TV room or additional lounge, while also converting into a second sleeping space whenever greater accommodation capacity is required.

That adaptable configuration gives the property an interesting advantage for vacation-rental use. Rather than operating strictly as a traditional one-bedroom condo, it can accommodate guests across two separate sleeping areas, broadening its appeal to couples traveling with children, friends or small groups requiring additional privacy. For investors, this flexibility creates an opportunity to position the residence differently depending on demand....



Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	$6,600,000 MXN
BEDROOMS	2
BATHROOMS	1
AREA	92 m^2 / 990 ft^2
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Playacar, Playa del Carmen
COORDINATES	20.6188, -87.0872



Technical sheet

AMENITIES

- Reception
- Coworking Space
- Adults-Only Rooftop with Infinity Pool
- Restaurant
- Fire Pit Area
- Padel Court
- Kids' Club
- 24/7 Security
- Golf Cart Service
- Fitness Center with Sauna and Hammam
- 160-Meter-Long Main Swimming Pool
- Bar
- Lounge Area
- Children's Playground
- Parking

FULL DESCRIPTION

...The studio can remain open to maximize the social area for couples or be enclosed to provide a second bedroom-style space, potentially improving occupancy options and rental versatility without permanently changing the original layout.

The condo offers 76.5 m^2 of interior space plus a generous 15.3 m^2 terrace. This outdoor area significantly expands the usable living environment and creates another place to dine, work or relax while enjoying Playacar's tropical surroundings.

Located on the first level, the property is offered turnkey and ready for immediate use. This makes it suitable for owners looking for a second residence as well as buyers who want to begin operating the property without an extended furnishing or setup period.

Amenities add another layer to the property's rental and lifestyle appeal. The main swimming pool includes bar service, while an adults-only rooftop provides a separate setting with its own pool and bar.

Residents also have access to a gym, spa, 2 jacuzzis, padel courts and coworking facilities. Together, these spaces support a lifestyle that can move easily between fitness, remote work, relaxation and recreation.

For buyers searching for a 1-bedroom plus studio condo in Playacar, this residence stands out through its adaptable floor plan rather than a standard fixed configuration. The convertible studio, substantial terrace and broad amenity offering make it suitable for personal use, extended stays or a more flexible vacation-rental strategy.

Contact L'Agence to receive complete property details and arrange a private showing.

Gallery 1/4













Gallery 2/4













Gallery 3/4











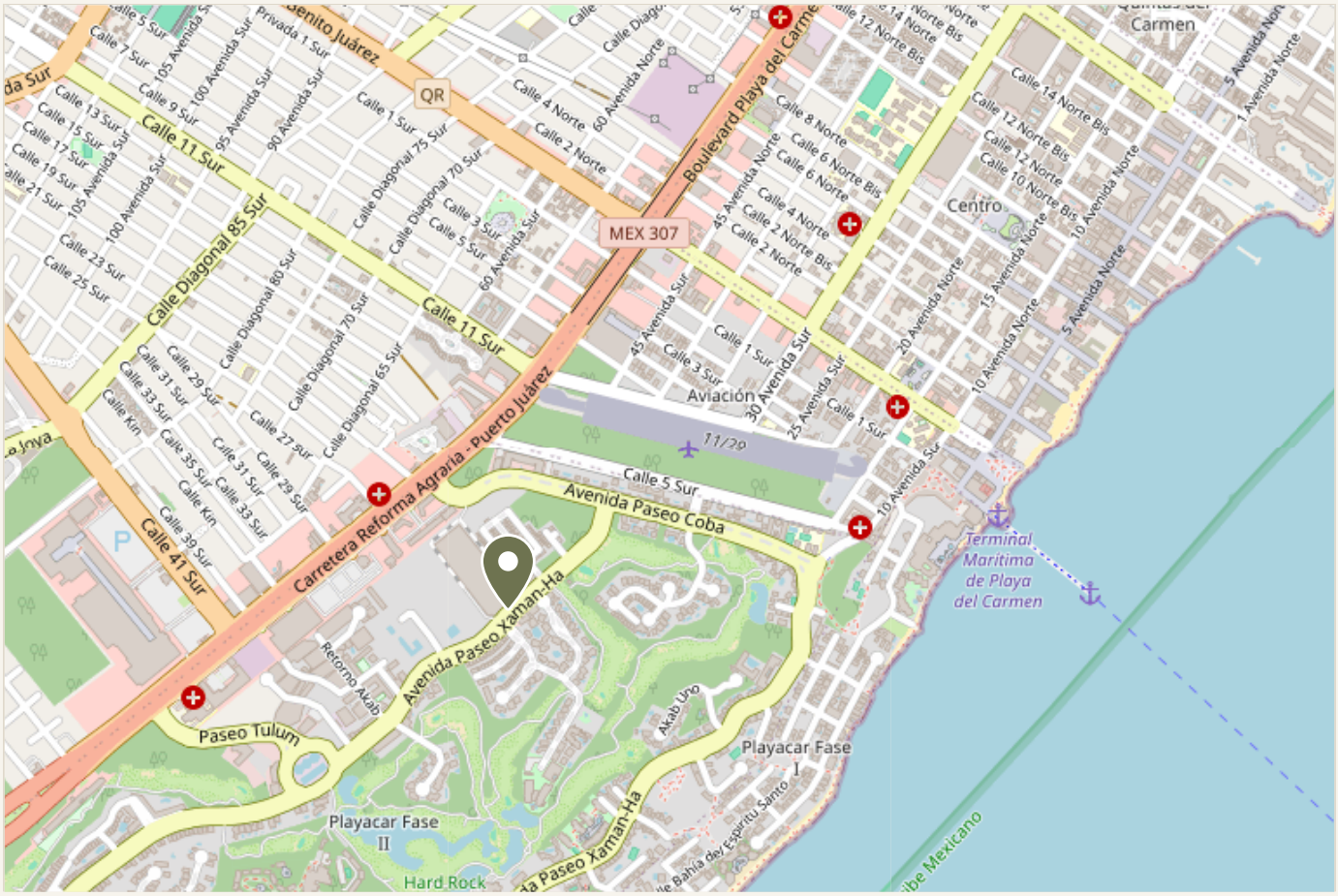


Gallery 4/4





Location



LOCATION

Playa del Carmen, Quintana Roo

Playacar, Playa del Carmen

Coordinates: 20.6188, -87.0872

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Floor plan

