
SENSAI
DOWNTOWN

PLAYA DEL CARMEN

The paradise name



900 METERS

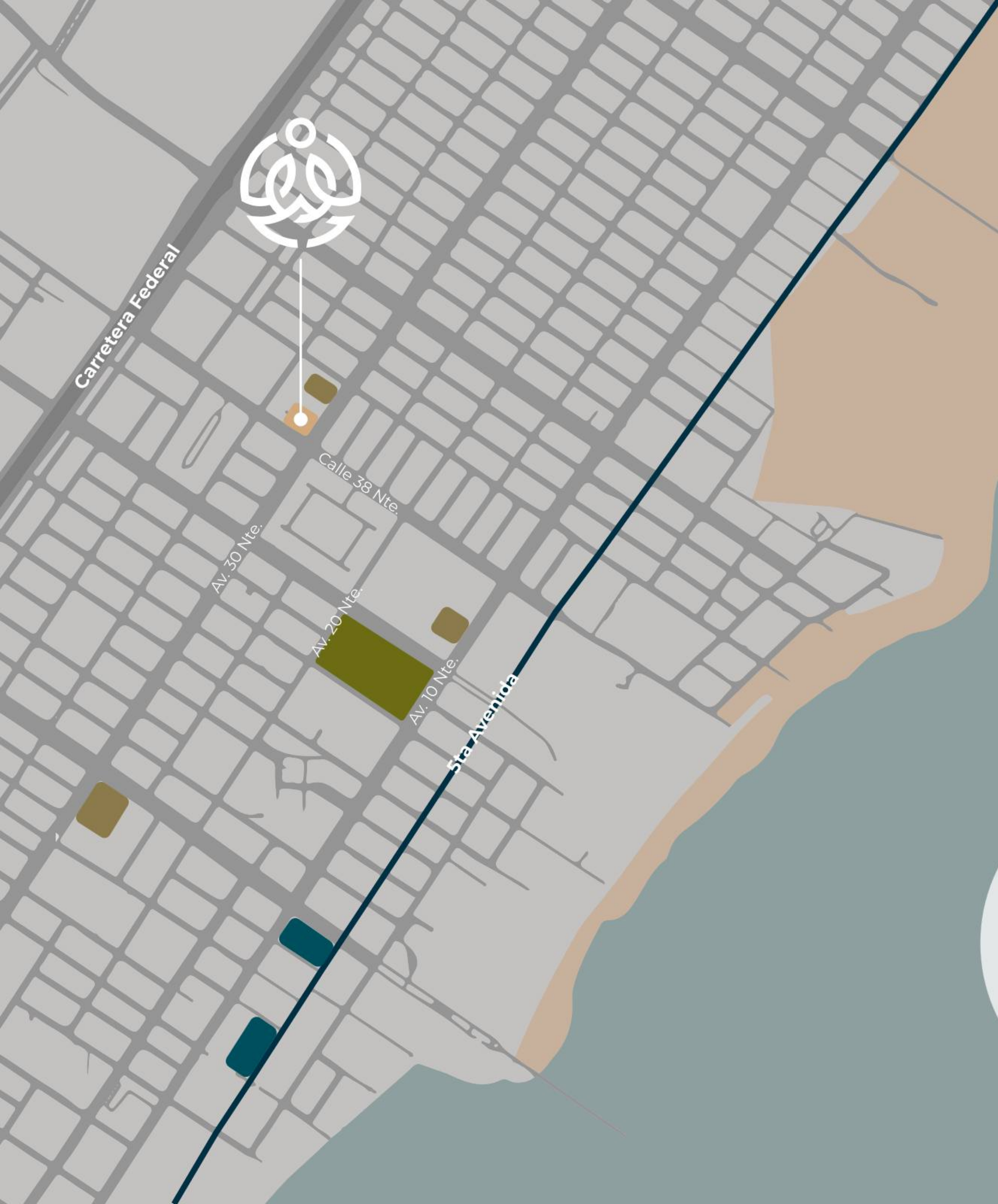
BETWEEN YOU & **THE BEACH**



WELCOME TO
SENSAI DOWNTOWN

Located in the heart of Playa del Carmen, Sensai Downtown is a development consisting of 72 apartments and 9 commercial spaces, designed for those seeking comfort, practicality, and well-being in every stay.

Its architecture prioritizes **natural lighting and the integration of green terraces,** creating fresh and harmonious spaces that invite a more relaxed lifestyle in touch with nature. In addition, its strategic location allows for easy movement around the city and convenient access to the best that Playa del Carmen has to offer.



A GREAT **LOCATION**

5 min. away from the Beach
3 min. away from Quinta Avenida
1 min. away from Federal Road
10 min. away from Xcaret Park
45 min. away from Tulum
45 min. away from Cancun I. Airport

SENSAI
Supermarket
Sport Complex
Mall
Quinta Avenida

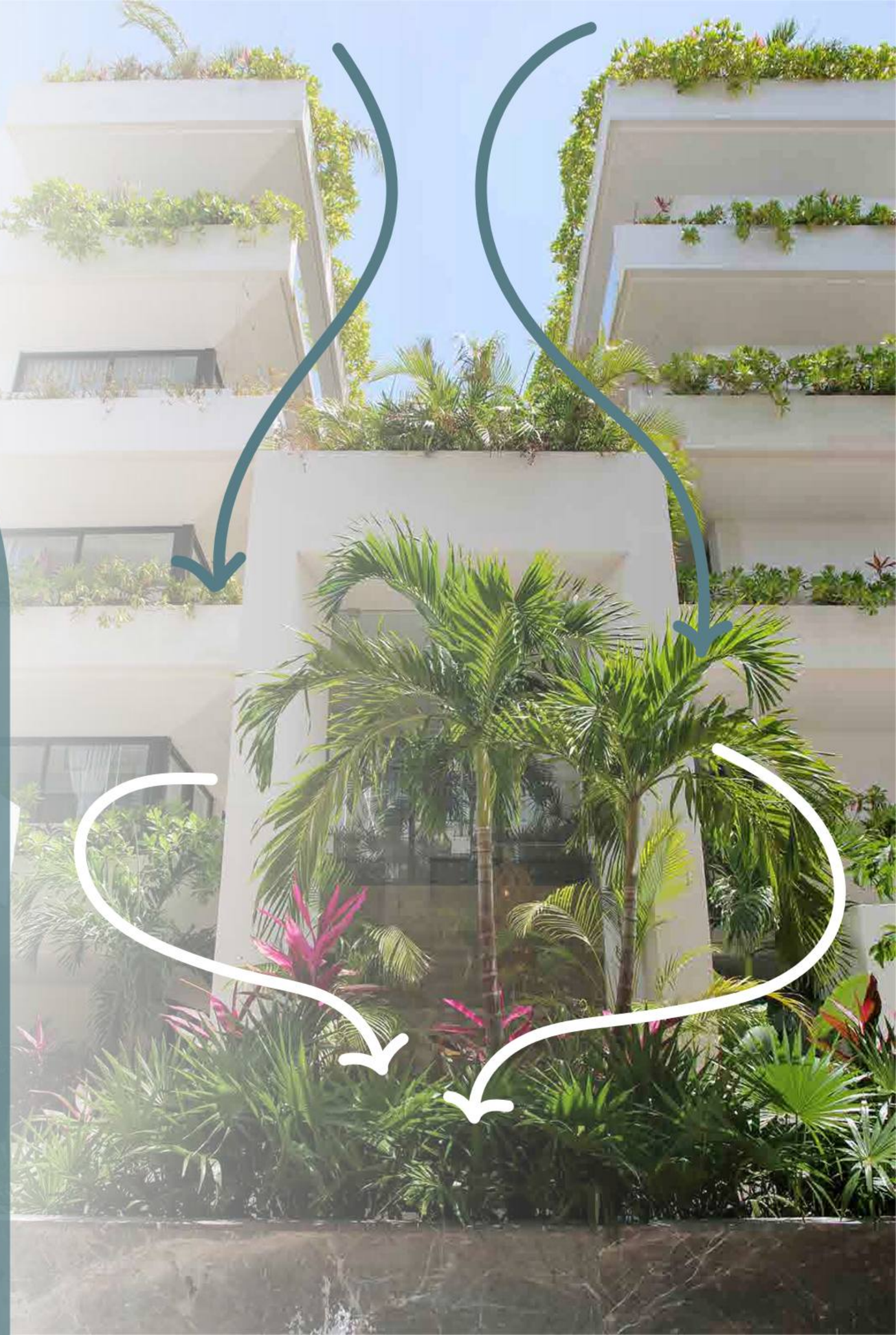
72 Units

+9 Commercial **Spaces**

CROSS **VENTILATION**

The project's design incorporates cross ventilation, taking advantage of the orientation and layout of the spaces to allow natural airflow between two opposite façades. This passive strategy not only improves the thermal comfort inside the building, but also promotes healthier environments by constantly renewing the air.

As a result, it helps reduce reliance on air conditioning, leading to significant energy savings. This architectural solution provides continuous freshness, prevents the buildup of humidity and odors, and enhances comfort. Moreover, with increased natural light and air circulation, the spaces feel more open, vibrant, and pleasant—improving the daily living experience.



AMENITIES

Commercial Spaces

2 Pools

GYM

Sundeck

Lobby

Elevator

Security

Hydromassage

Coworking Area

Underground Parking

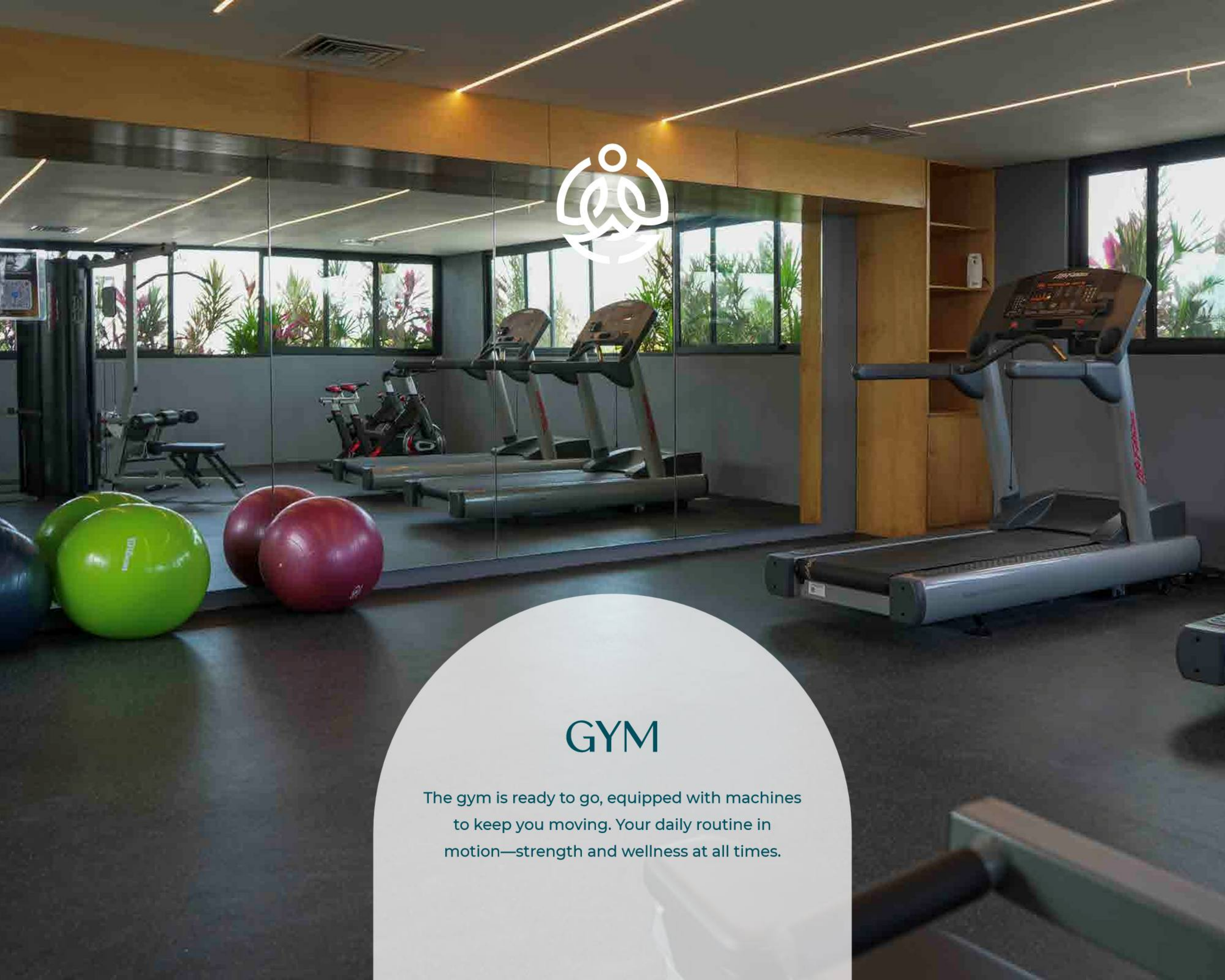
ROOFTOP

An elevated terrace with panoramic pool, jacuzzi, and a laid-back lounge area. Sunbeds ready for sunset, a perfect spot to welcome the sunrise.



CO-WORKING

A space designed for remote work, group collaboration, or simply to connect. Ideal for meetings or calls—a well-equipped focus zone.



GYM

The gym is ready to go, equipped with machines to keep you moving. Your daily routine in motion—strength and wellness at all times.



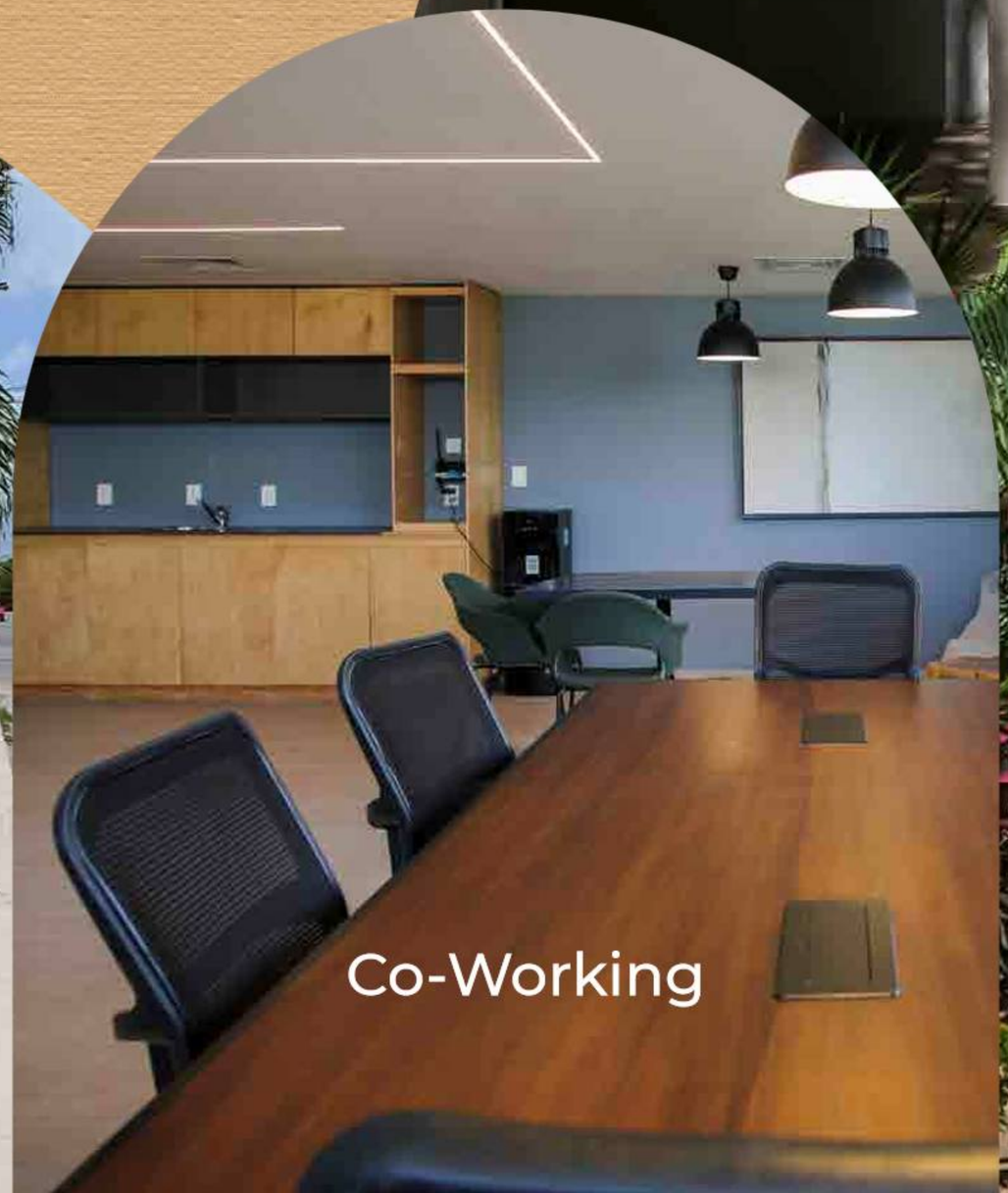
UNDERGROUND PARKING

A spacious and secure parking area, where you can leave your car without a rush. Comfort from the moment you arrive, and your peace of mind guaranteed.

6,620 m²
of Build Area
on 1,060 m² of Land



Stores



Co-Working



Hydromassage

SENSAI
DOWNTOWN

SUITE

Starting at 46.39 m²

Indoor Area 39.04 m² | Outdoor Area 7.35 m²

SENSAI
DOWNTOWN

These are the spaces and areas of the **SUITE** apartment, designed to offer you comfort, functionality, and a welcoming atmosphere.

Kitchen | Dinning Room | Living Room
Full Bathroom
Bedroom | Terrace



SUITE

Starting at 46.39 m²

Indoor Area 39.04 m² | Outdoor Area 7.35 m²

The floor plan image is for illustrative purposes only; surface areas, layouts, and finishes are subject to the variety of typologies and minor variations within the Project Development.

SENSAI

DOWNTOWN

1 BEDROOM

Starting at 73.55 m²

Indoor Area 55.21 m² | Outdoor Area 18.34 m²

SENSAI
DOWNTOWN

These are the spaces and areas of the **ONE BEDROOM** apartment, created to offer you a balance between practicality and comfort in every corner of your new home.

Kitchen | Dinning Room | Living Room
Full Bathroom
Bedroom | Double Terrace



1 BEDROOM

Starting at 73.55 m²

Indoor Area 55.21 m² | Outdoor Area 18.34 m²

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SENSAI
DOWNTOWN

2 BEDROOMS

Starting at 84.71 m²

Indoor Area 69.24 m² | Outdoor Area 15.47 m²

SENSAI
DOWNTOWN

These are the spaces and areas of the **TWO BEDROOM** Department, designed to offer you greater spaciousness, versatility, and the ideal comfort to share and enjoy every moment.

Kitchen | Dinning Room | Living Room
2 Full Bathrooms
2 Bedrooms | L Shape Terrace



2 BEDROOMS

Starting at 84.71 m²

Indoor Area 69.24 m² | Outdoor Area 15.47 m²

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SENSAI
DOWNTOWN

2 BEDROOMS
LOCK-OFF

Starting at 95.69 m²

Indoor Area 69.11 m² | Outdoor Area 26.58 m²

SENSAI
DOWNTOWN

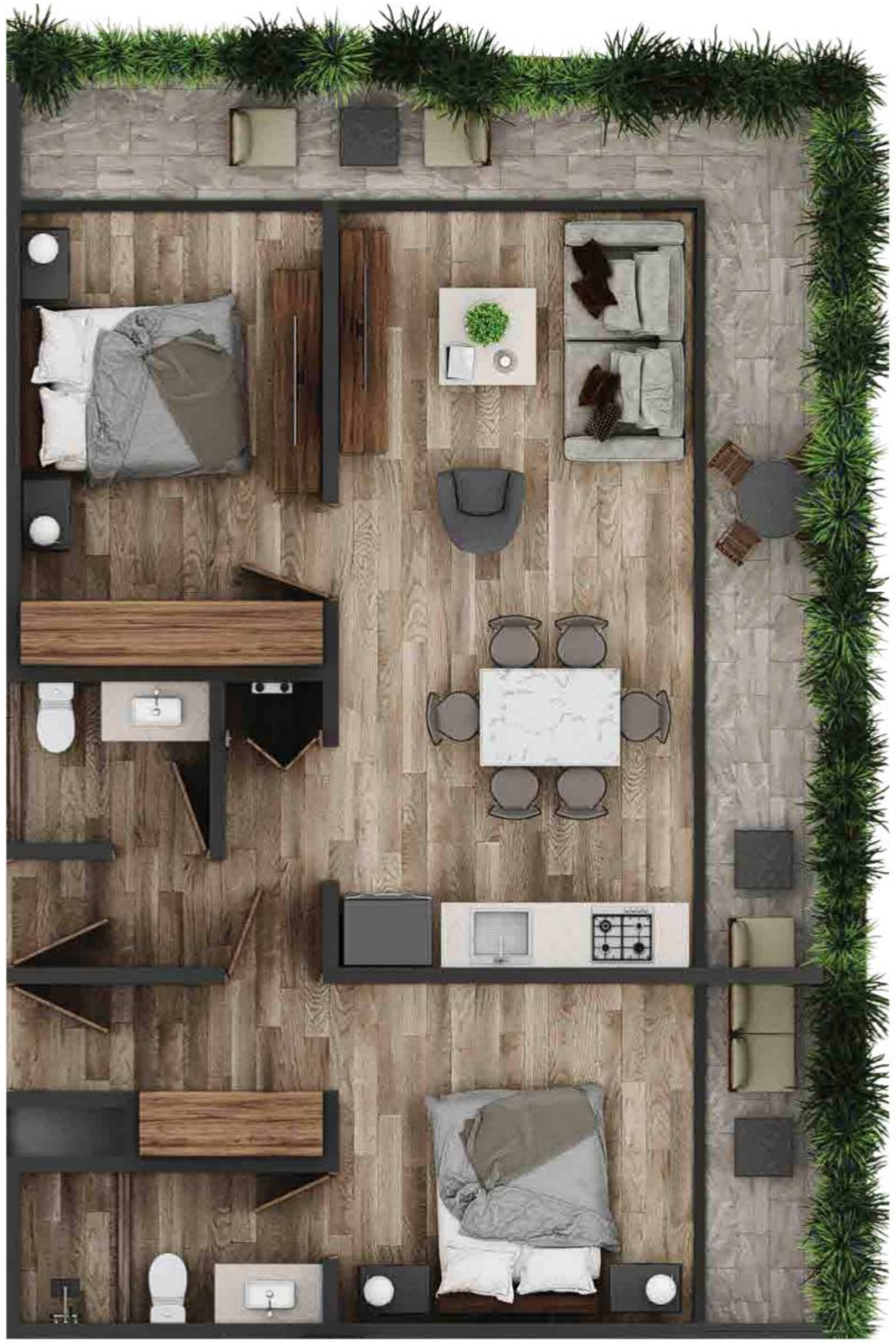
These are the spaces and areas of the **TWO BEDROOM LOCK-OFF** Department, designed to provide you with flexibility, spaciousness, and the ability to adapt it to your living or investment needs.

Dual Access | Kitchen | Dinning Room
Living Room | Full Bathroom
Half Bathroom | 2 Bedrooms
L Shape Terrace

2 BEDROOMS
LOCK-OFF

Starting at 95.69 m²

Indoor Area 69.11 m² | Outdoor Area 26.58 m²



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MATERIALS & **FINISHES**

The selected materials combine quality, aesthetics, and functionality, prioritizing practical and easy maintenance.

Kitchen countertops in white-veined granite or marble-like appearance offer great resistance and elegance. Interior floors are made of porcelain with a wood-like finish in a coffee tone, providing warmth. The furniture features maple-colored melamine fronts and matte white sealed melamine upper cabinets, easy to clean and resistant to humidity. In terraces and hallways, stucco-style porcelain tiles in white and gray tones are used, ideal for exteriors due to their texture and resistance. Everything is complemented with accents in a gray-green tone, inspired by nature.