



Ocean Breeze

LIFESTYLE & WELL LIVING CONDO



PLAYA DEL CARMEN



Downtown location



Shopping area



Bars and restaurants area



Within walking distance from 5.^a Avenida



Easy access to the beach



UNIQUE WORLD-CLASS EXPERIENCES



CUTTING EDGE INFRASTRUCTURE



GASTRONOMY



ANCIENT CULTURE



TOURIST DESTINATION

LIVE PLAYA DEL CARMEN

(ATTRACTIONS, PARKS, BEACHES, CENOTES, ARCHEOLOGICAL SITES)

QUALITY AND LIFESTYLE

COSMOPOLITAN WAY OF LIFE PACES AWAY FROM THE SEA



4th best worldwide tourist destination
 Gathers 50% of Mexico's overall tourist activity
 6.5 million tourists per year
 More than 10 world-class natural and theme parks
 Protected biospheres and natural reserves
 More than 400 hotels and resorts
 More than 43,500 rooms for vacation rental



- ROI between 7% and 10% for long term and vacation rentals
- Occupancy rate 76% AirBnB, VRBO, Expedia, Booking, etc.
- High added value urban tourist area
- Heritage



- 5ta Avenida
- Unique world-class experiences
- Cancún International Airport, Latin America's busiest airport
- Tulum International Airport (2023)
- Tren Maya (The Mayan Train) (2023)
 - Ferries to Cozumel (Calica and Juárez marine terminals)
- Modern infrastructure



- PARKS
- BEACHES
- ISLANDS
- CENOTES
- MAYAN CIVILIZATION
- LOCAL AND INTERNATIONAL CUISINE
- GOLF, YACHTS, WATER SPORTS
- NIGHTLIFE
- 5.ª AVENIDA





well living condo



Playa del Carmen

Its privileged location in the heart of the Mexican Mayan Riviera makes of Playa del Carmen the perfect place to enjoy life near the sea. A fishermen's village that has become one of the most Cosmopolitan cities worldwide. Millions of tourists are marveled each year with the area's natural beauties, the Mayan ruins, the ancient culture, tons of options for accommodation and entertainment.

The perfect place for tourists, investors and travelers from all over the world.





Ocean Breeze
WELL LIVING CONDO

WHY PLAYA DEL CARMEN?

- * **Population growth:**

- 110% in the last 10 years

- 425% in the last 20 years (fastest growing municipality in Latin America) *

- * **8.4 % population yearly growth average***

- * **Yearly ROI between 10-30%**

- * USD 7, 200 M yearly economic benefits, with a 236% increase in the last 10 years**

- * **76% yearly hotel occupation average****

- * 110% tourist influx in 10 years**

USD 7, 200 M yearly economic benefits, with a 236% increase in the last 10 years **

*Source: Solidaridad Municipality

** Source: Sedetur







Ocean Breeze

WELL LIVING CONDO

Ocean Breeze Well Living Condos is a deep whisper that melts together the duality of elements such air and the Mexican Caribbean water. Day and night mingle with their own personality. The excellent distribution of its indoor spaces which fuse with the outdoor landscape, the sea views, the vivid blue and its mix of baroque & modern architecture create more than a building, they give meaning to a lifestyle.



Side view / Calle 1 Bis Sur



Front view / Avenida 40



LOCATION



40 Av. & 1 Bis Sur. Colonia Centro. Playa del Carmen, Quintana Roo. Mexico.






Ocean Breeze
LIFESTYLE & WELL LIVING CONDO

30 units | 7 levels
Rooftop & basement

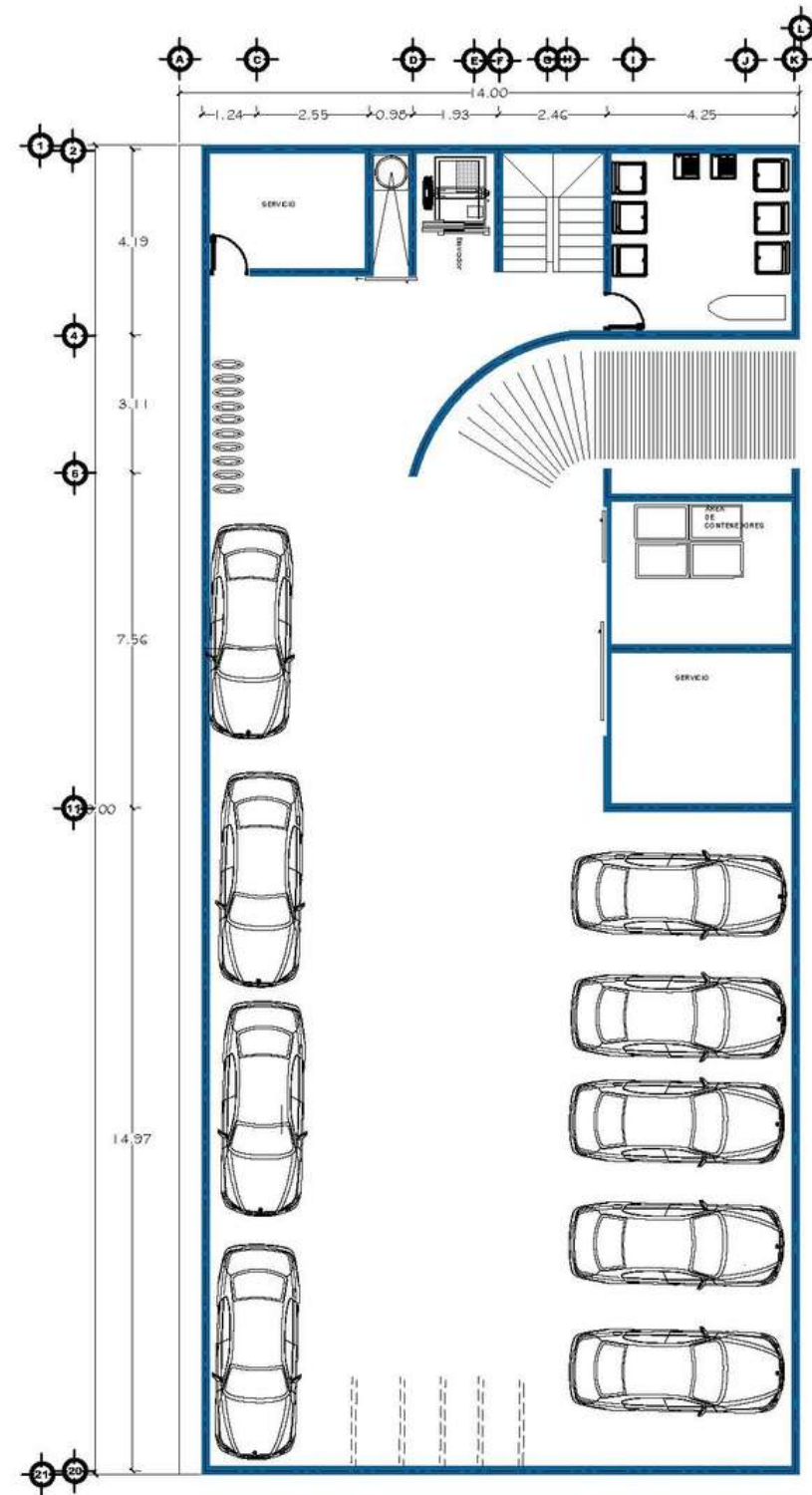
Inspired by seaside living





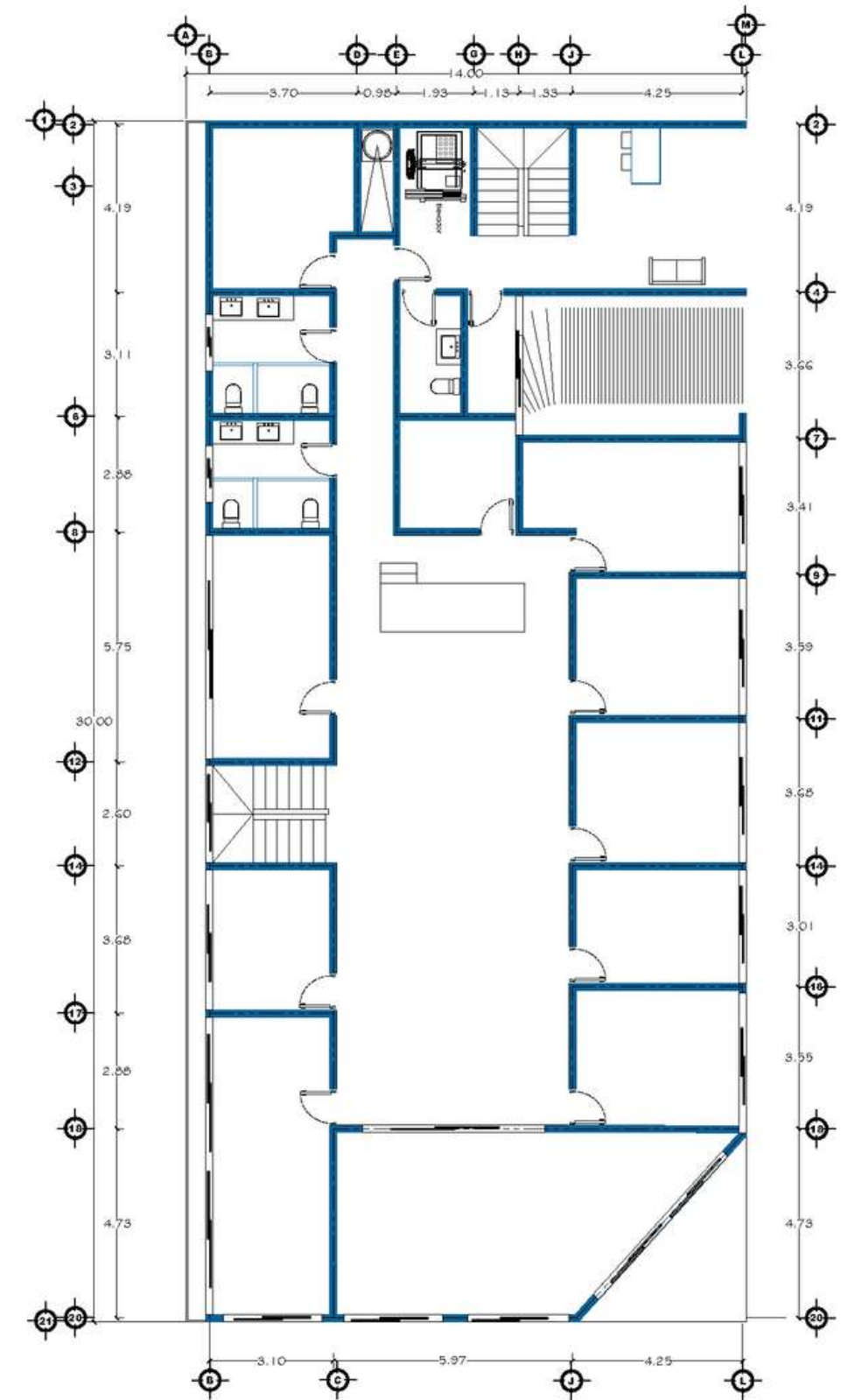


BASEMENT ARQUITECTURAL PLAN

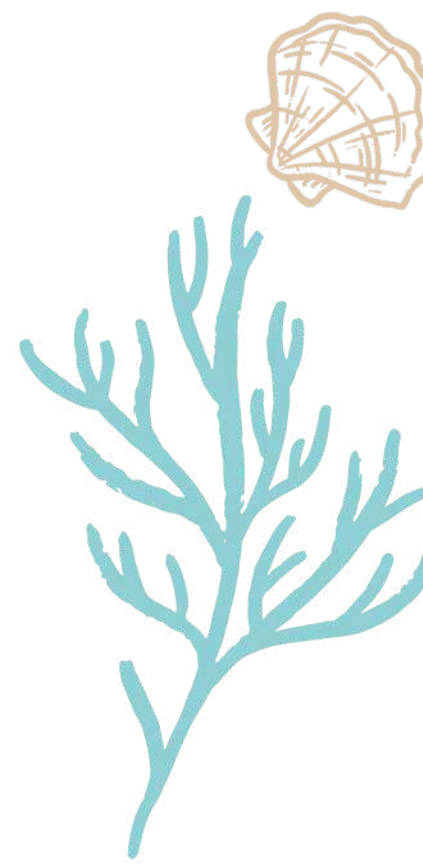


Basement

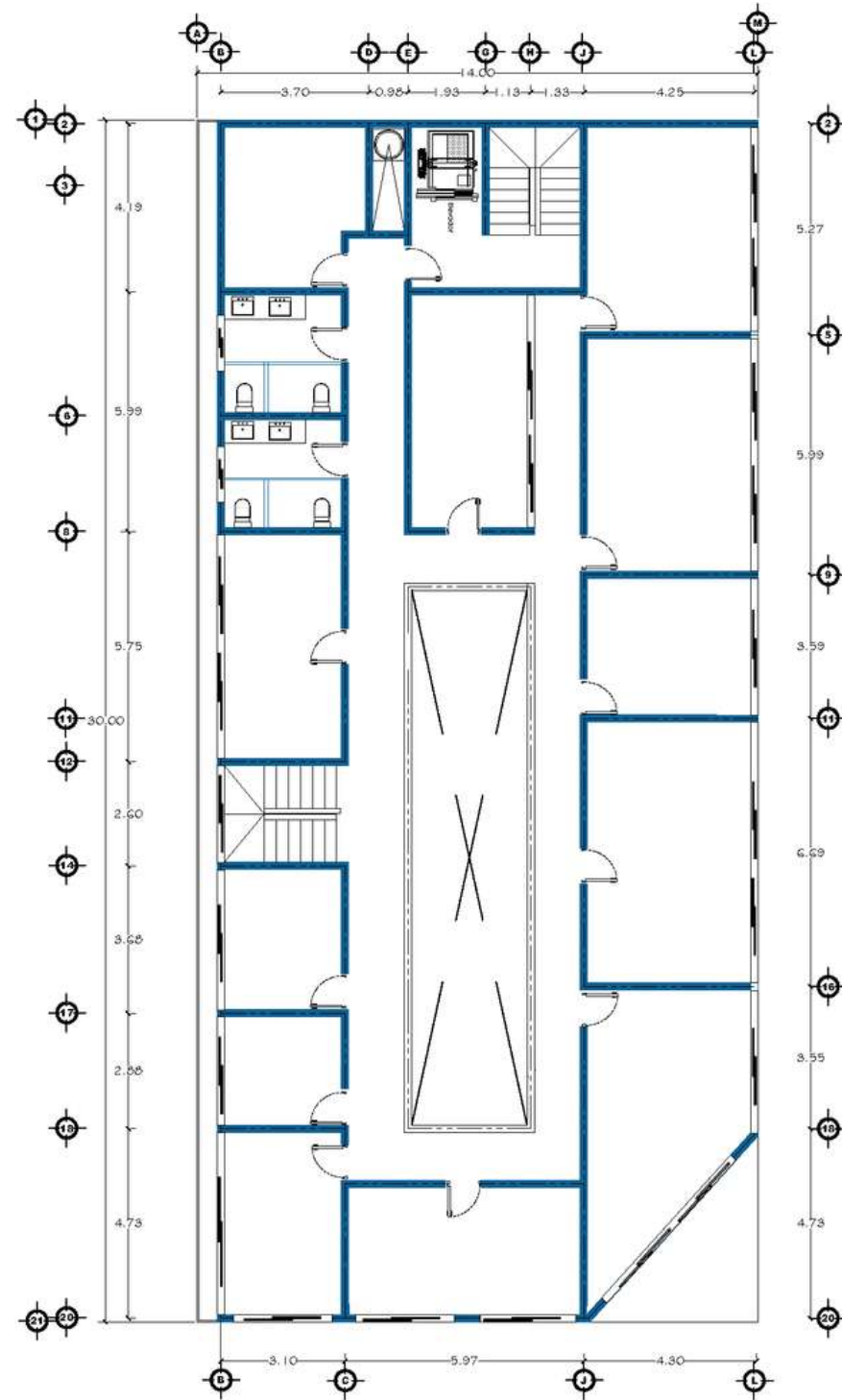
GROUND FLOOR/ FIRST LEVEL ARQUITECTURAL PLAN



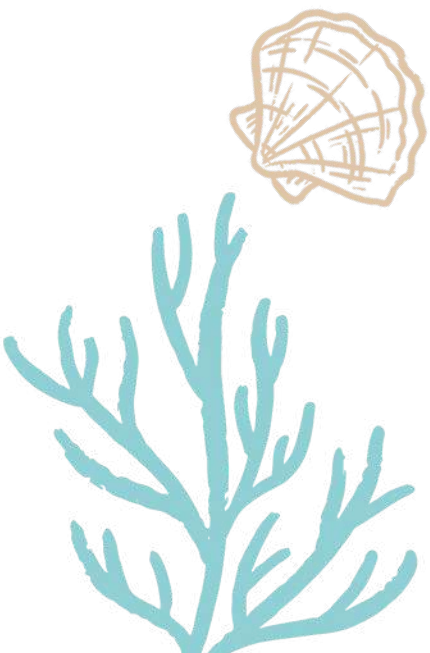
**GROUND FLOOR/
FIRST LEVEL**



SECOND LEVEL ARQUITECTURAL PLAN

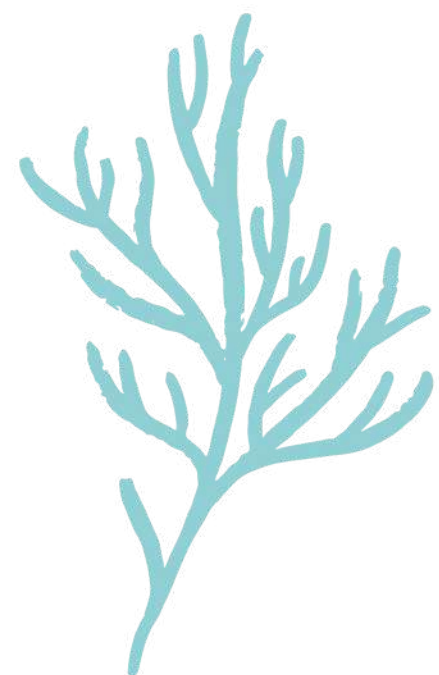
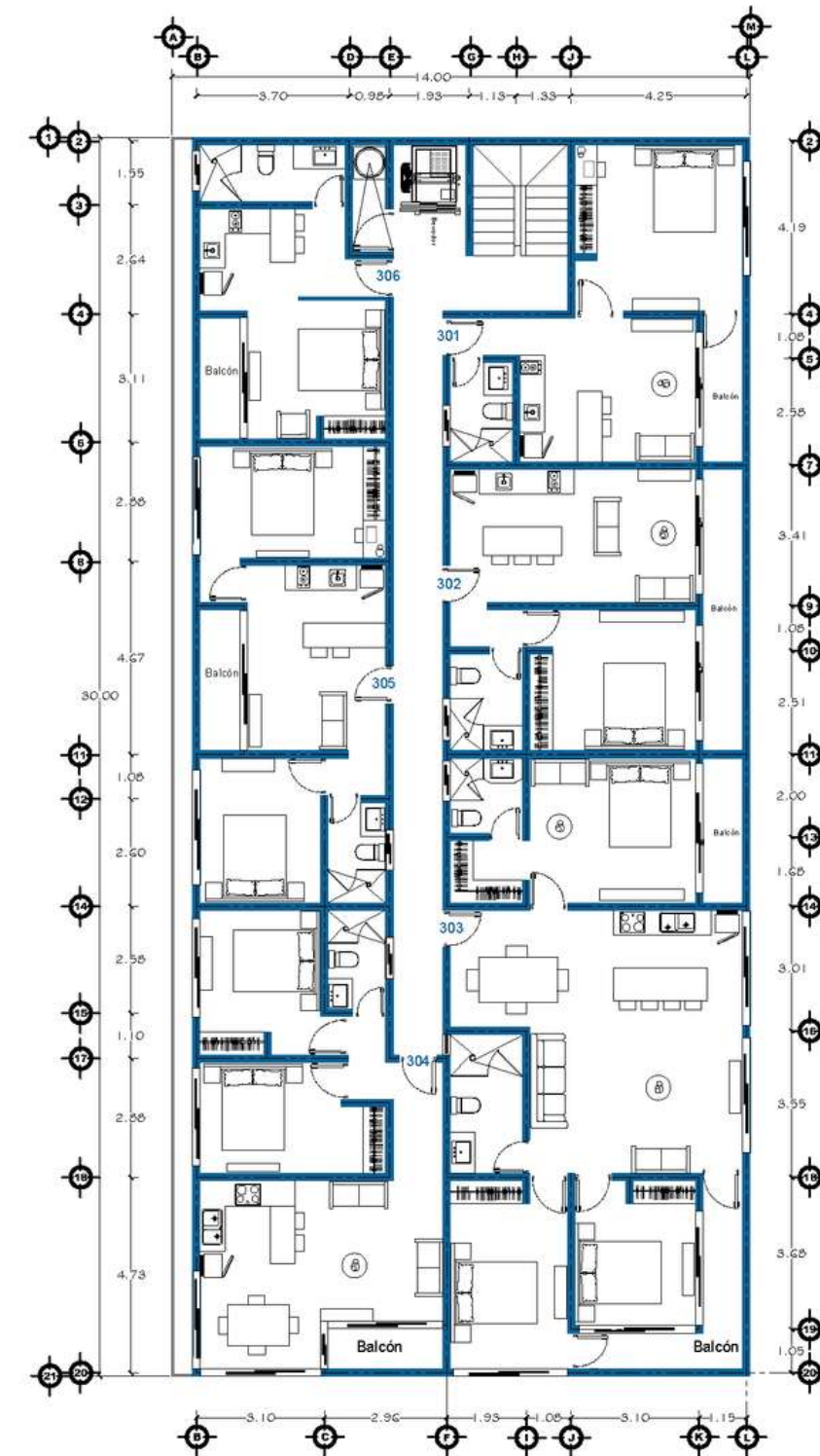


Second level

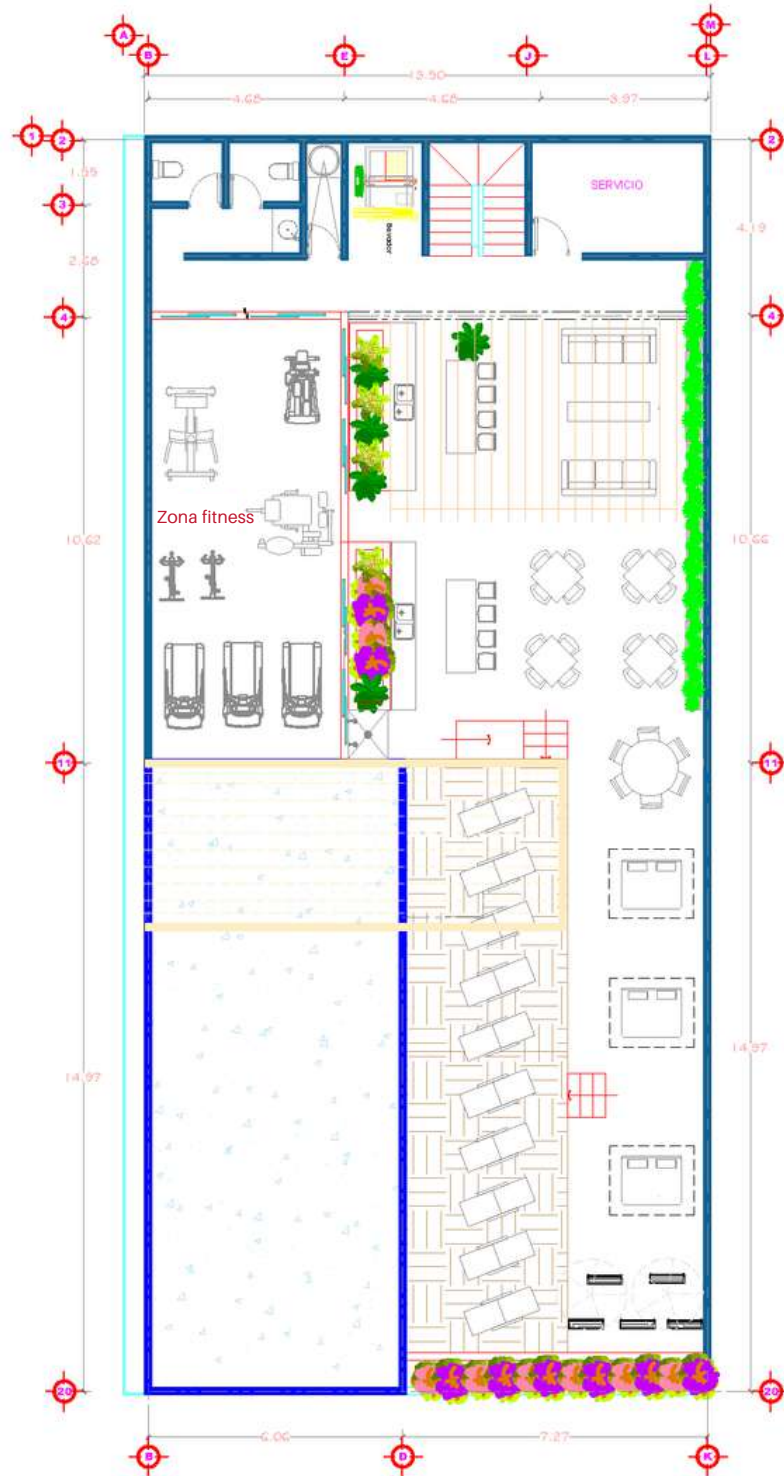


3rd-7th levels

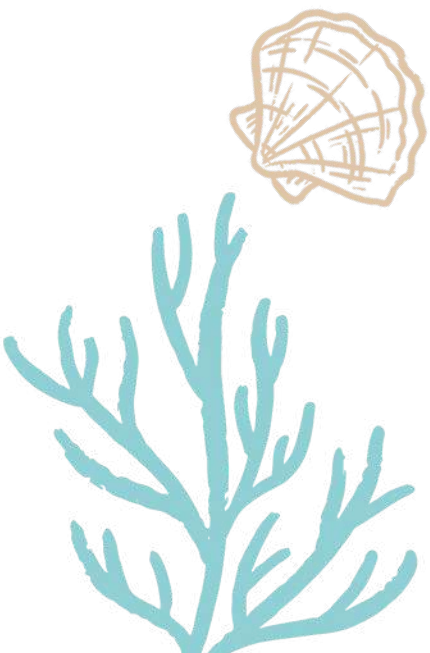
3RD-7TH LEVEL ARQUITECTURAL PLANS



ROOFTOP ARCHITECTURAL PLAN



Rooftop



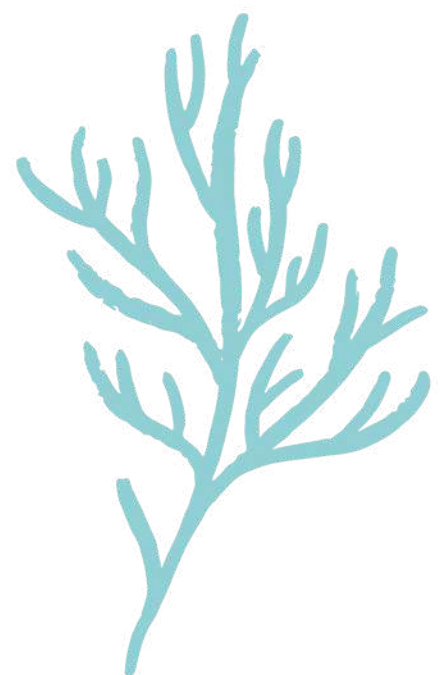
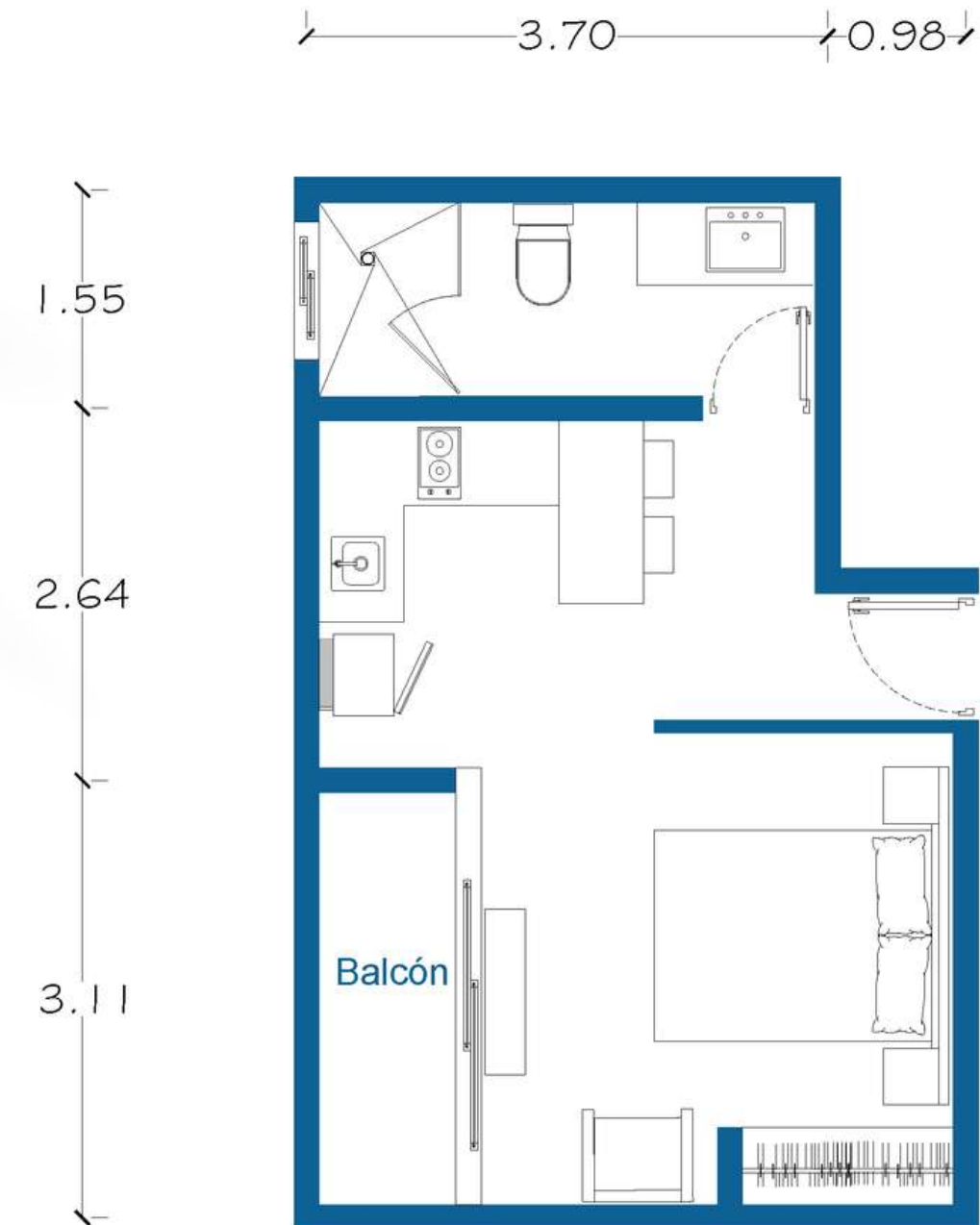
Studio

32.41 m²

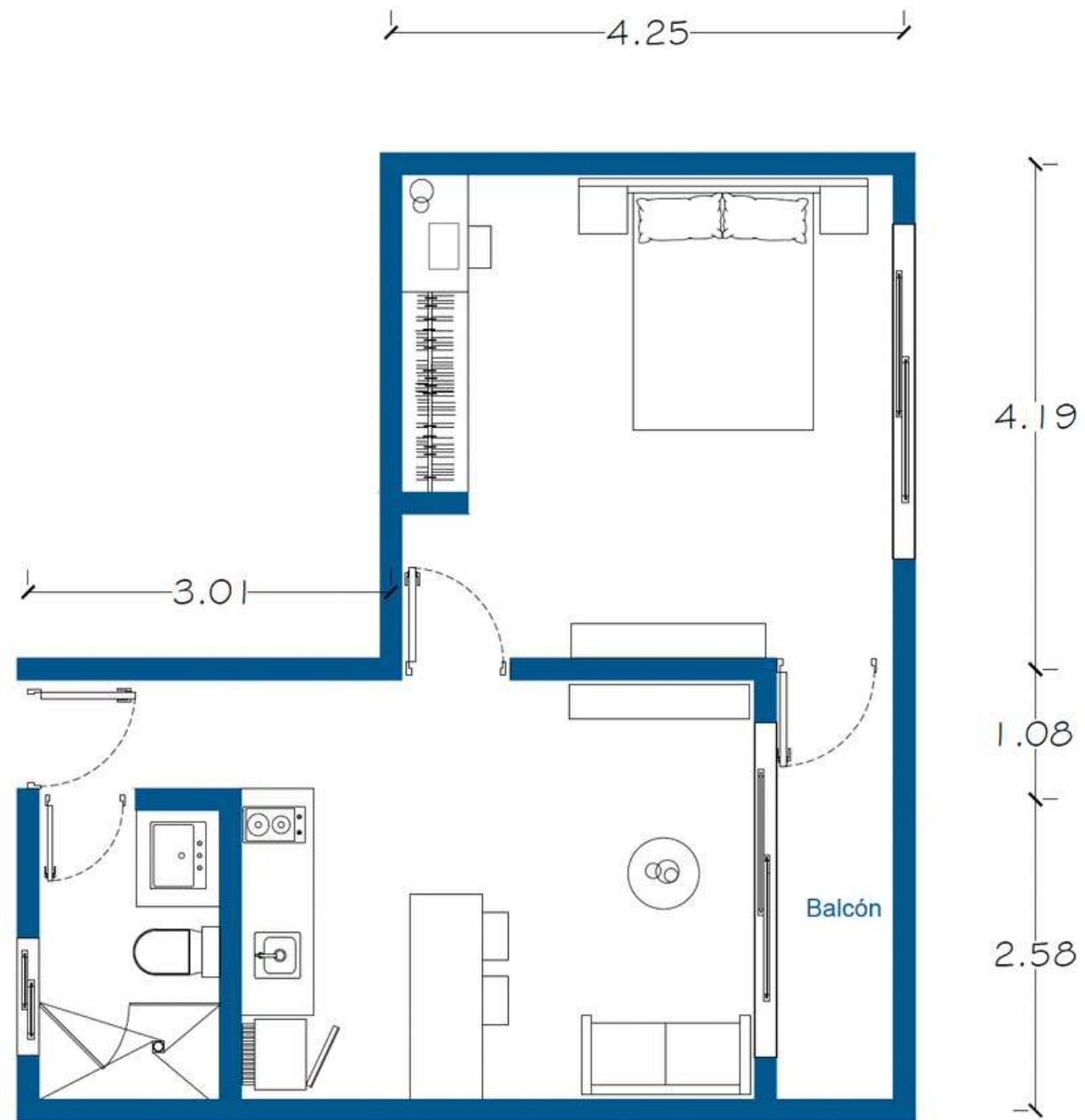
living area: 28.56 m²

Balcony: 3.84 m²

STUDIO



**APARTMENT
1 BEDROOM TYPE A**



Apartment 1 bedroom type A

45.51 m²

Living area: 40.98 m²

Balcony: 4.53 m²



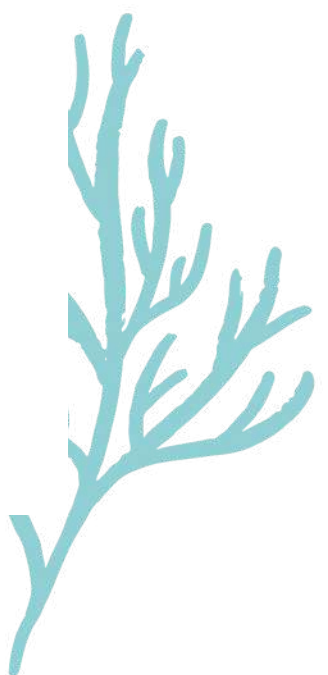
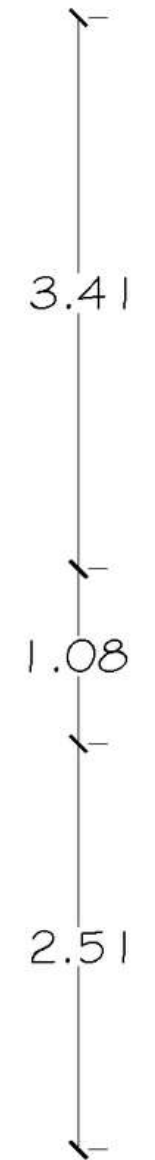
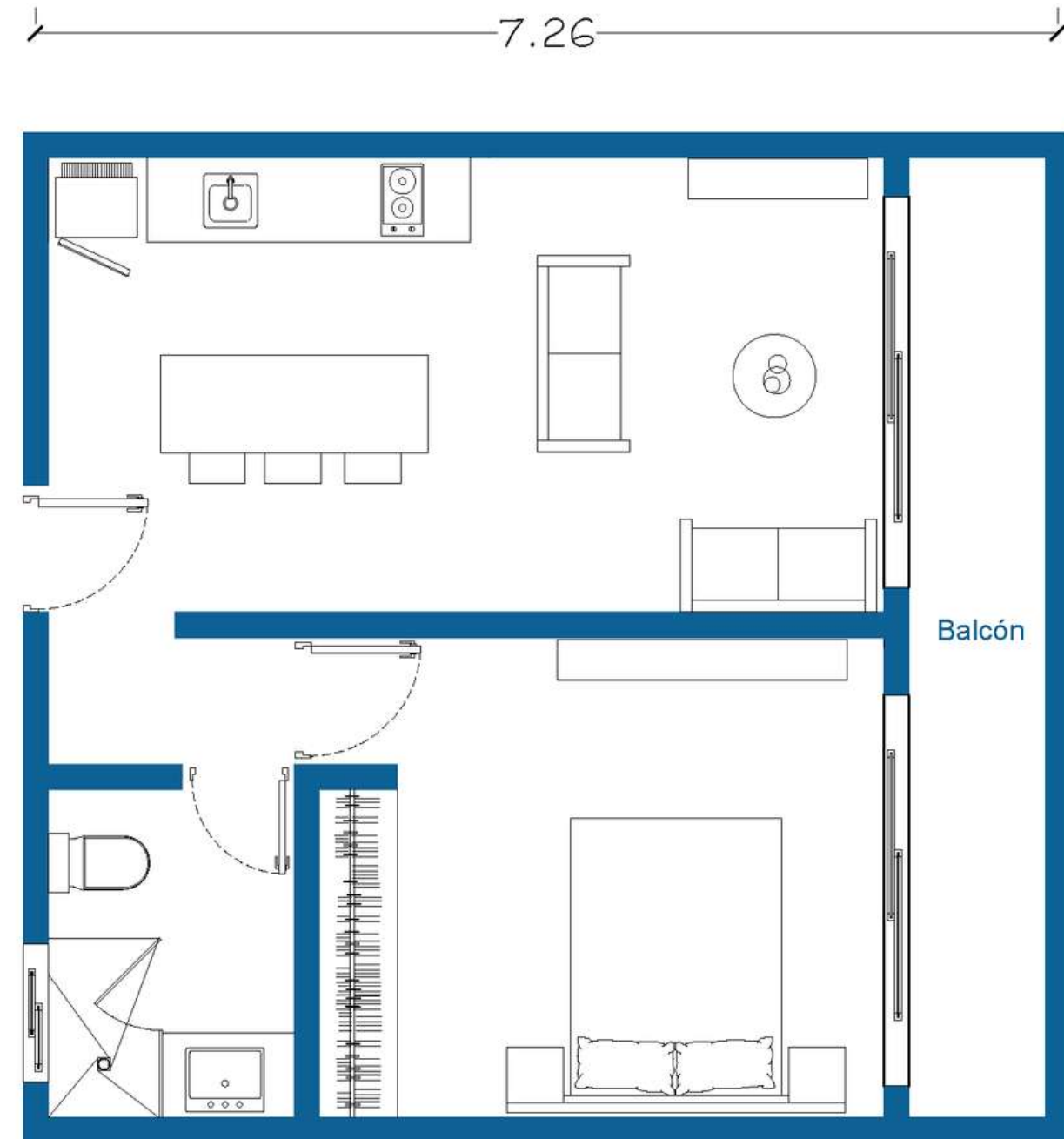
Apartment 1 bedroom type B

51.46 m²

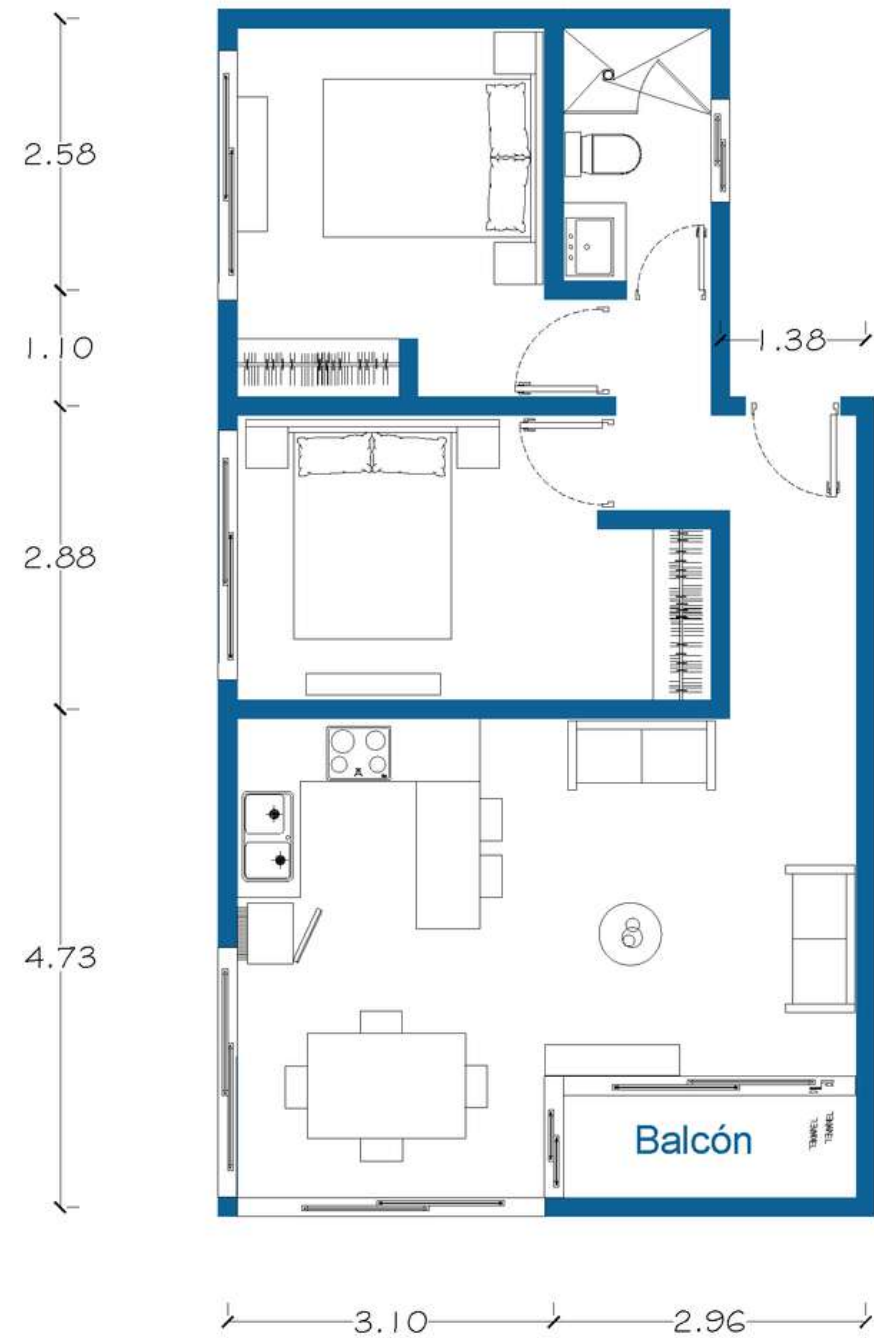
Área living: 42.78 m²

Balcón: 8.67 m²

APARTMENT 1 BEDROOM TYPE B



**APARTMENT
2 BEDROOMS TYPE A**



Apartment 2 bedrooms type A

64.85 m²

Living area: 61.18 m²

Balcony: 3.67 m²

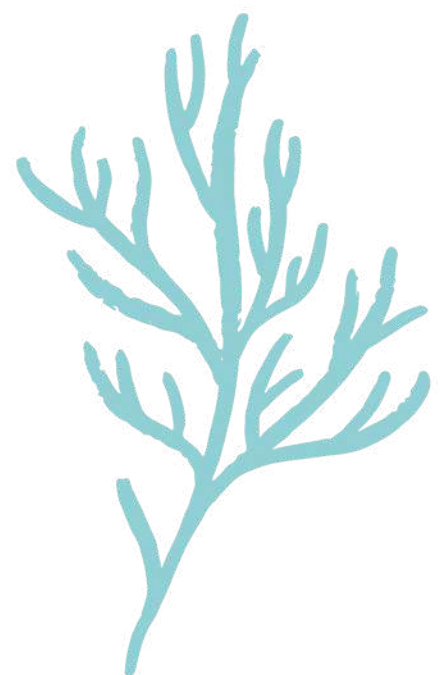
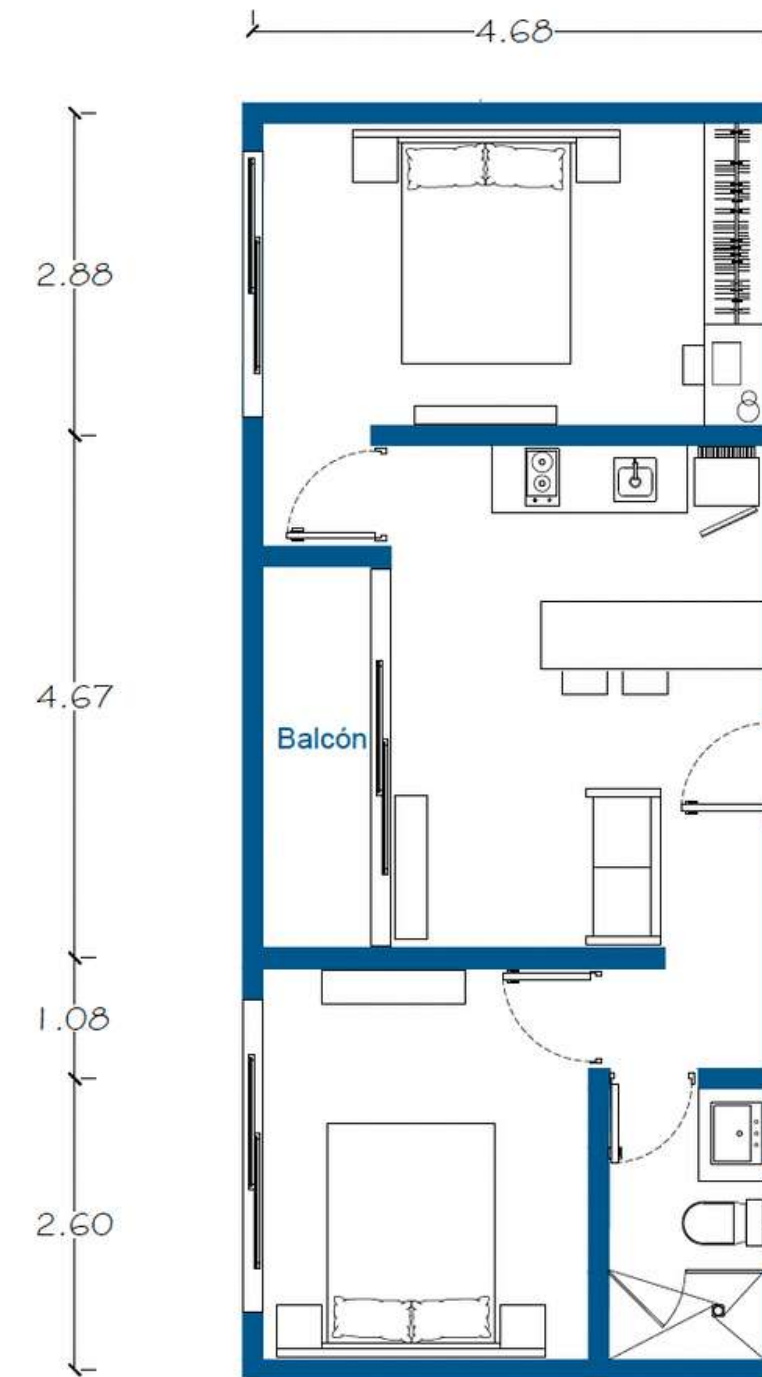
Apartment 2 bedrooms type B

53.52 m²

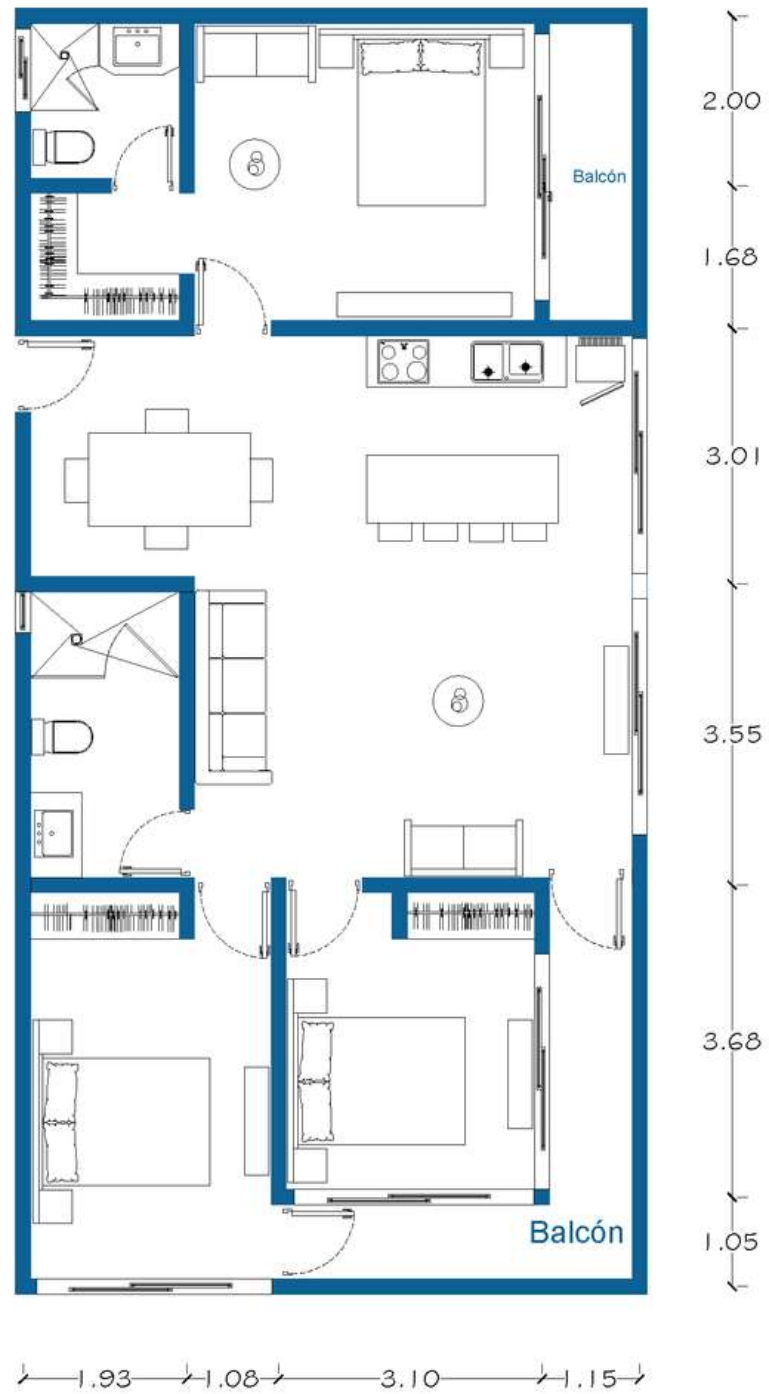
Living area: 49.06 m²

Balcony: 4.45 m²

APARTMENT 2 BEDROOMS TYPE B



**APARTMENT
3 BEDROOMS**

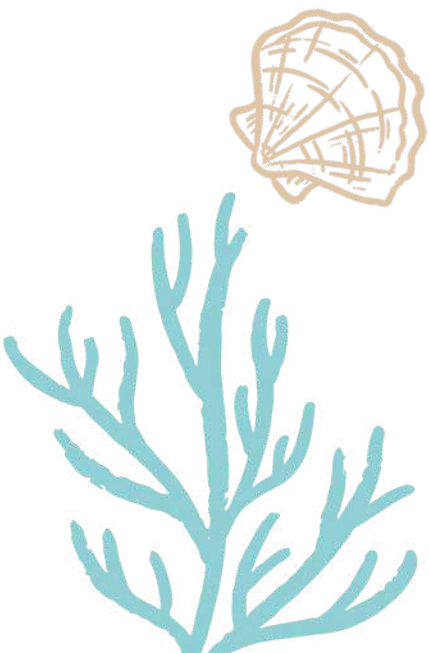


Apartment 3 bedrooms

110.75 m²

Living area: 96.67 m²

Balcony: 14.07 m²









BAÑO

Highlights

- Fully equipped
- Dishwasher
- First class bathroom and plumbing fixtures
- Wood and marble exquisite finishes
- Wellness essence
- Private water pumping system
- High added value area
- Within walking distance from the Caribbean Sea
- Hot spot for vacation rentals



Amenidades

 • Rooftop

 • Pool

 • Showers in rooftop

 • Grill

 • Fitness area

 • Laundry

 • Fire pit

 • Elevator

 • Loungers

 • Garbage bins in every level

 • Balinese beds

 • Parking lot





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WELL LIVING CONDO

Its concept allows you to experience the Playa del Carmen lifestyle in a location of great added value due to its ease of access and proximity to different relevant points of the city. The area has it all: tranquility, entertainment, shopping, local and international cuisine and the best beaches.



