

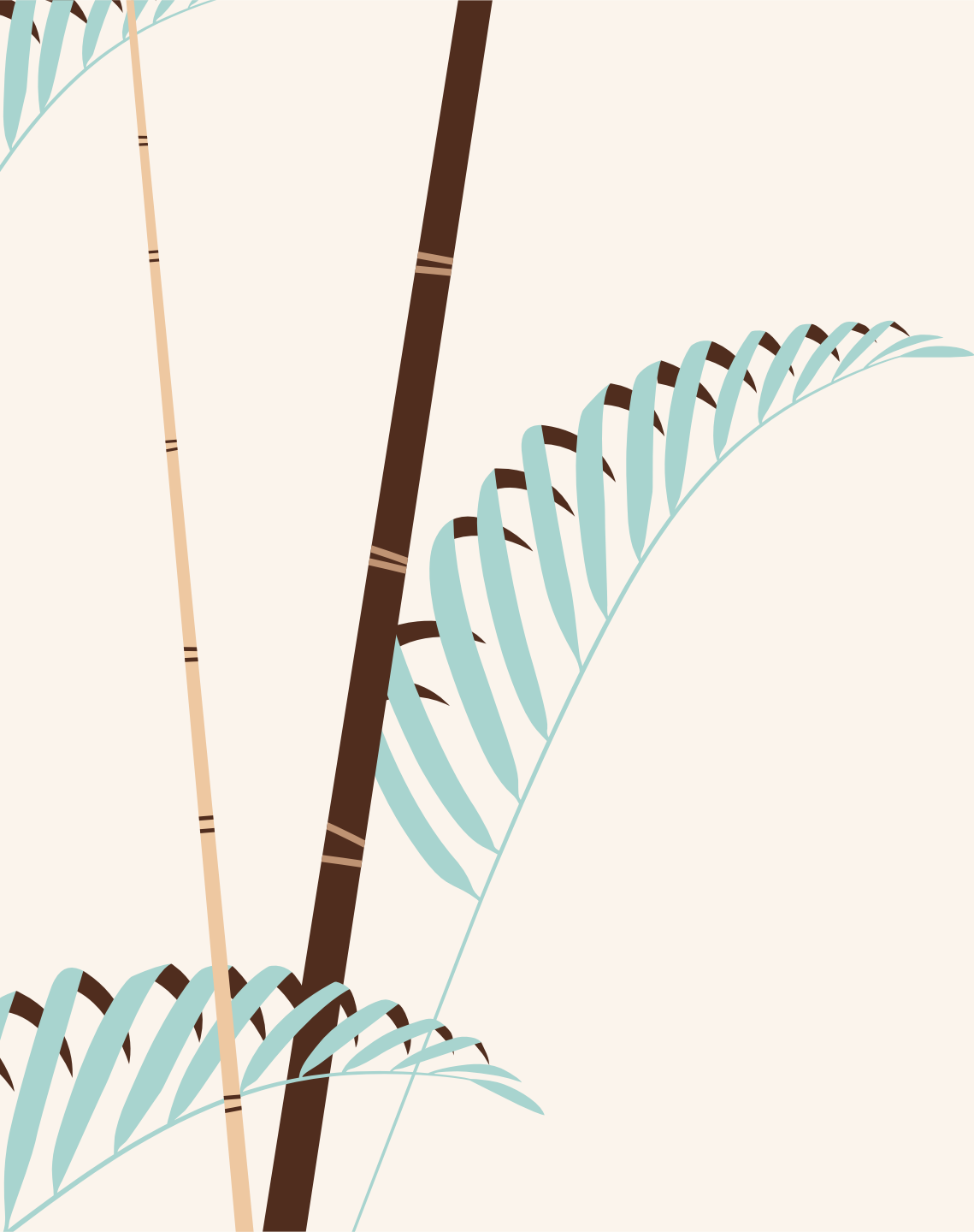




APARTMENTS  
STUDIO

34

STAY IN PLAYA,  
STAY IN S34.



INVEST IN PLAYA  
DEL CARMEN













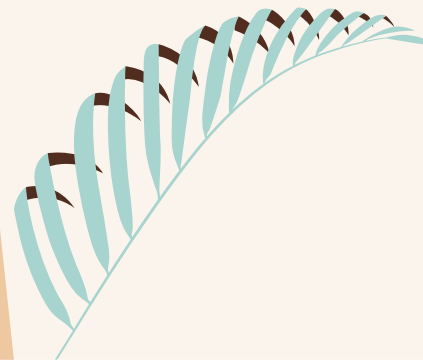
# A T R I P T O

## The Mexican Caribbean

The average annual temperature is approximately 25.5°C, here, thousands of travelers visit us to enjoy the good weather and the beautiful beaches of white sand with more than 240 days of sun. The International Airport of Cancun occupies the tenth place in the ranking of airports most used in the world and has most of the international traffic from all airports in Latin America.

The real estate market is experiencing a "boom", exceeding historical levels of investment. Having a property in one of the most beautiful and trendy places in the world, either to visit frequently or to rent it while you do not occupy it, means taking advantage of the following:

- Vacation rental
- Added value
- A strategic location with 12 months
- Of good weather and proximity to the sea a dollarized market
- The hundreds of tourist attractions
- Economic growth and quality of life





- It belongs to the **state with the greatest demand for Airbnb** in **Mexico** followed by CDMX and Jalisco

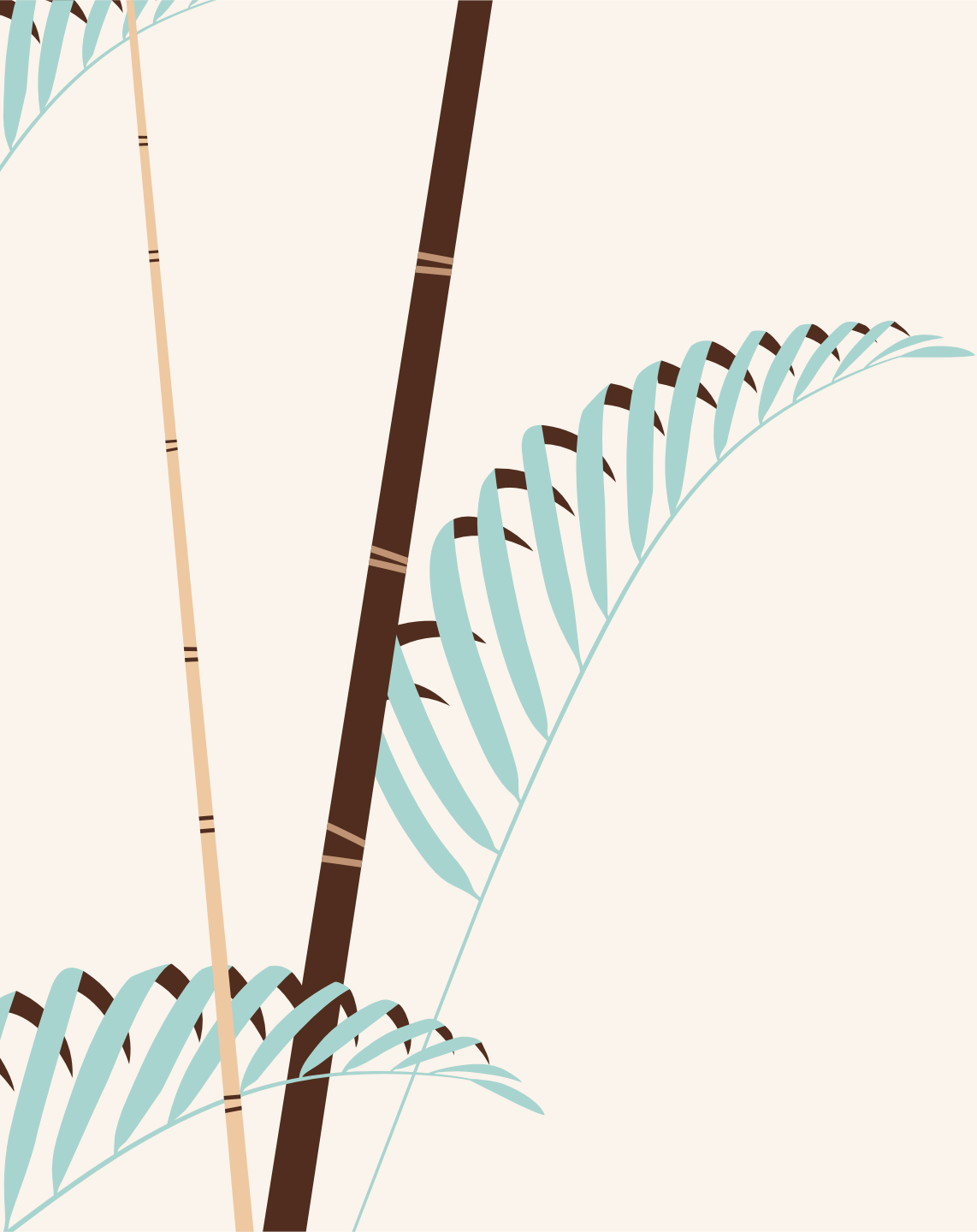
- Playa del carmen receives **3.5 million travelers** during the summer

PLAYA DEL CARMEN

MEXICO CITY  
PUERTO VALLARTA

Source: AIRDNA, AirBnB Database, (2022)

Source: Secretary of Tourism of Solidaridad, July-August (2022)



LOCATION







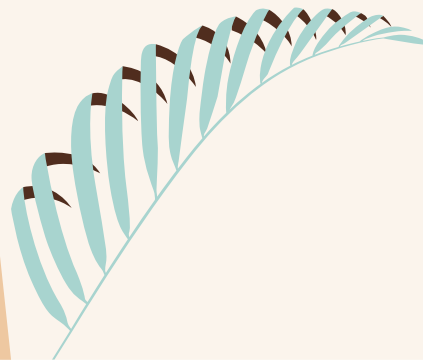


# PLAYA DEL CARMEN

## Mexican Caribbean

Playa del Carmen is a coastal resort in Mexico located along the beautiful Caribbean coast of the Yucatan peninsula. It belongs to the state of Quintana Roo and is one of the main tourist destinations in the world. Famous for its white beaches and coral reefs, Playa del Carmen is truly blessed by nature. Activities range from swimming with turtles to walking through underground caves or even exploring archaeological sites; plus, it enjoys an excellent climate all year around.

More than 16 million tourists, on average, arrive each year to enjoy the mystical imprint of the ancient Mayans, and the cosmopolitan and contemporary lifestyle that it offers, in addition to the growth of tourism, has made this paradisiacal place an ideal place to live.







STUDIO 34 IS LOCATED ONLY A FEW MINUTES FROM THE FAMOUS 5TH AVENUE. A PICTURESQUE AND COSMOPOLITAN DESTINATION WITHIN PLAYA DEL CARMEN, WHERE YOU CAN FIND SHOPPING, ONE-OF-A-KIND OPTIONS FOR FOOD AND WINE, AND AMAZING NIGHTLIFE.

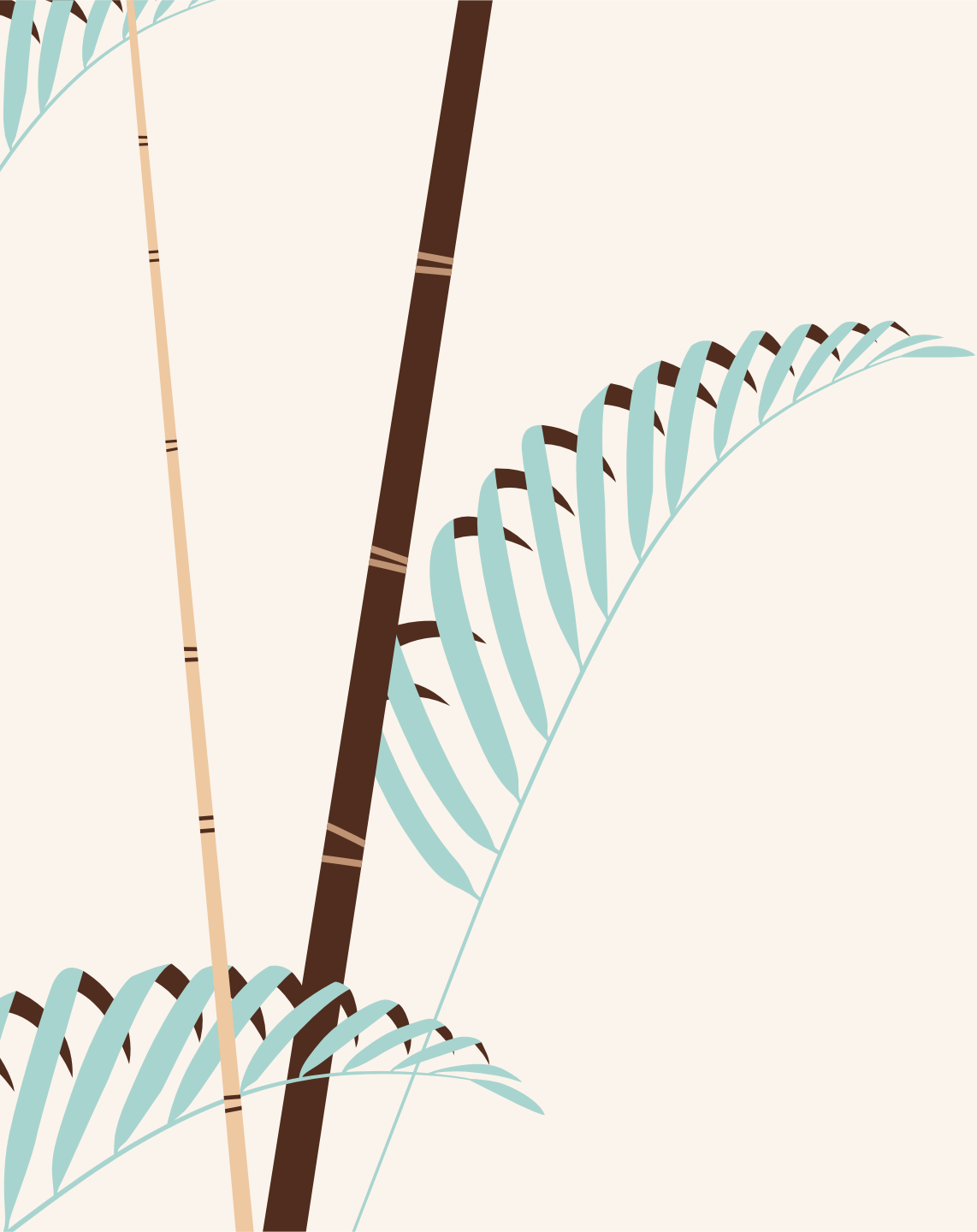






# PLAYA DEL CARMEN

- 📍 Calle 34 Nte. entre 30 y 35 Avenida Nte.
- 📍 Gonzalo Guerrero, 77720 Playa del Carmen, Q.ROO.



PROJECT





— by  **DESUR** —



## Studio 34 Apartments

Studio 34 is a six-story development with 74 apartments close to Fifth Avenue and walking distance from the beach. Inspired by comfort and functionalism, its amenities are well thought out and designed with its future residents in mind.

S34 provides housing for those who want quality, functionality, and proximity to the beach.

Our focus is to provide a safe, accessible, and comfortable way of living.

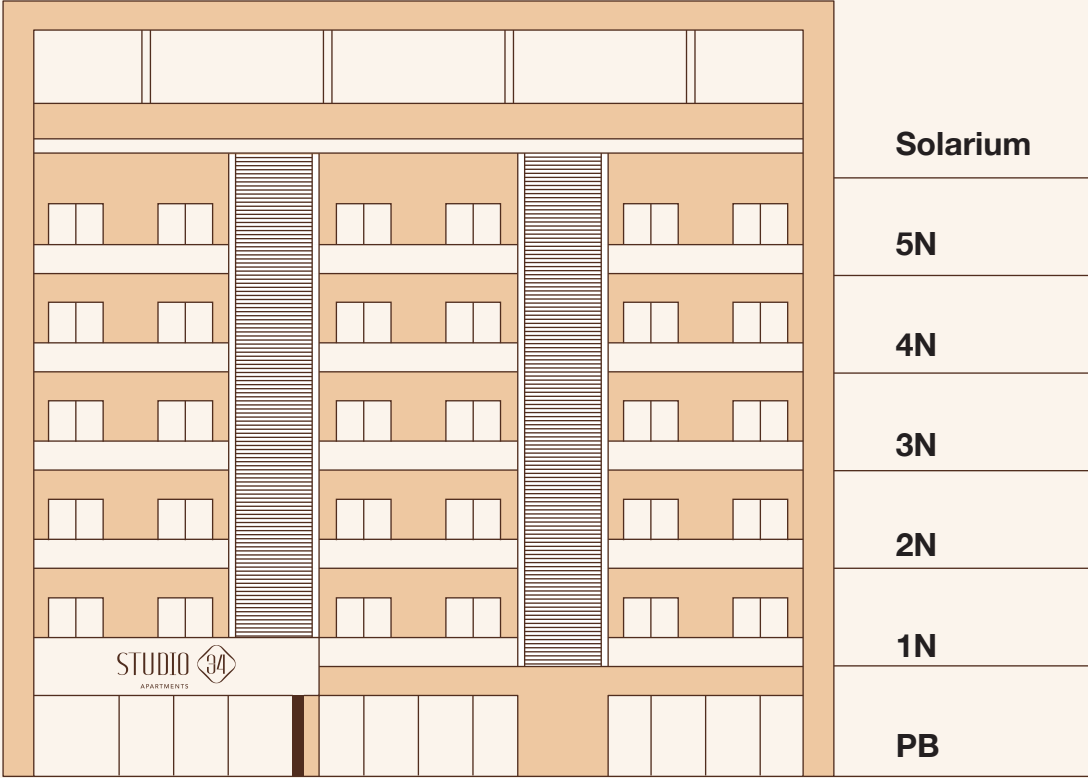


# MASTER PLAN

6  
LEVELS

74  
APARTMENTS

29 TYPE	A
30 TYPE	B
15 TYPE	C



Solarium

5N

4N

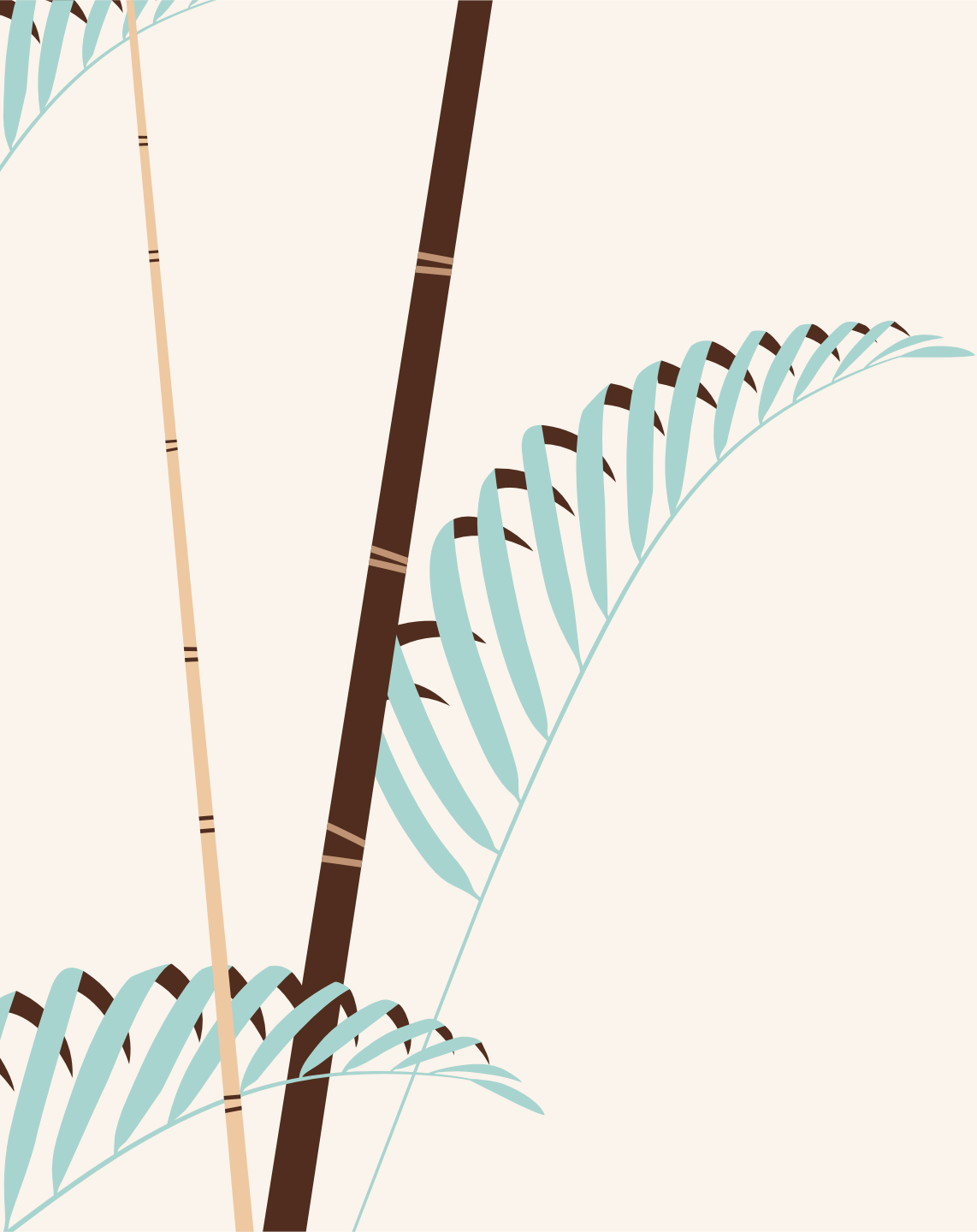
3N

2N

1N

PB

Underground parking



LOBBY







— by  DESUR —

**MAIN  
ACCESS**



**Reception**



**Security 24/7**



**E- commerce  
box**

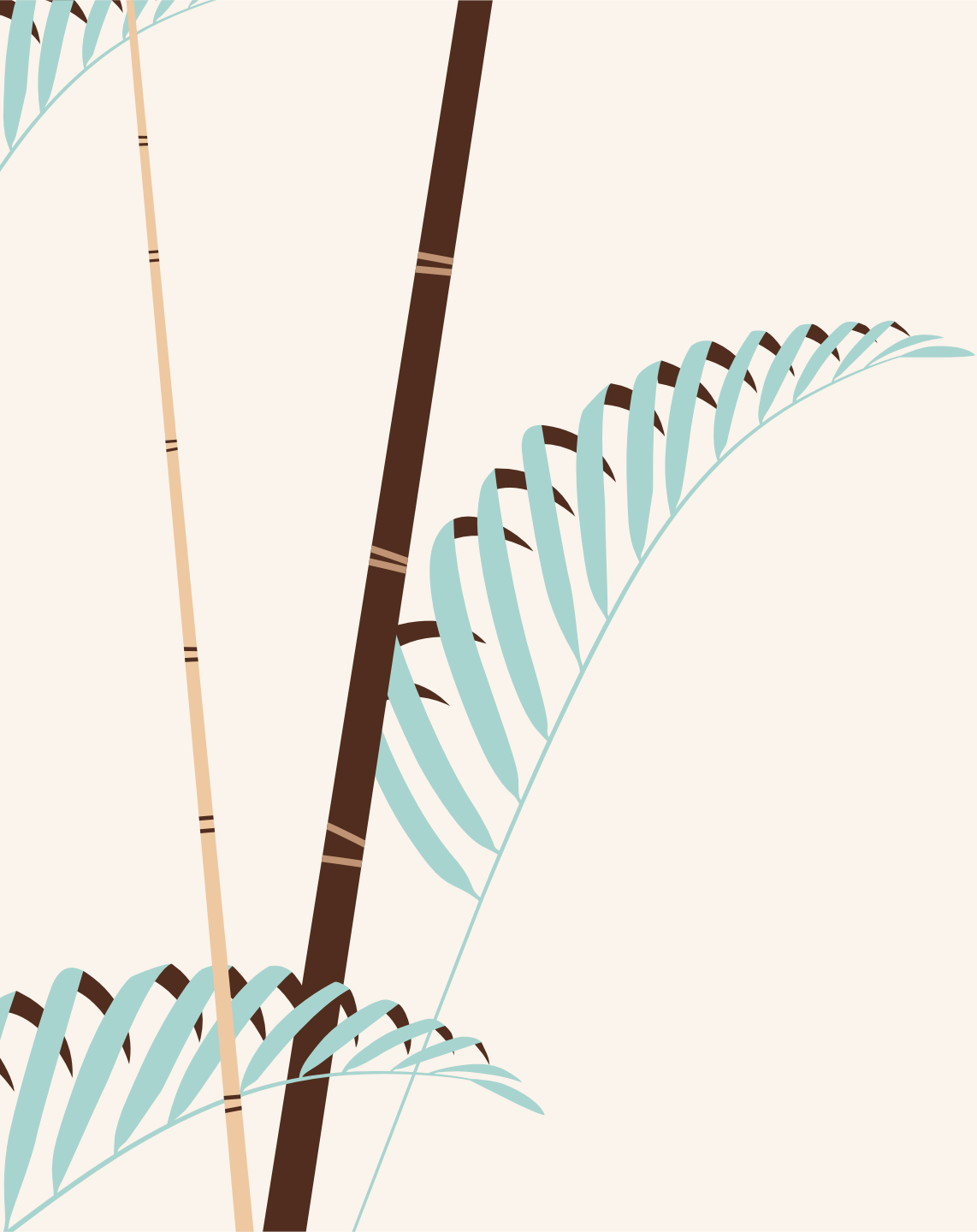


**Administrative  
office**



**Luggage  
storage  
room**





# A M E N I T I E S











— by  DESUR —



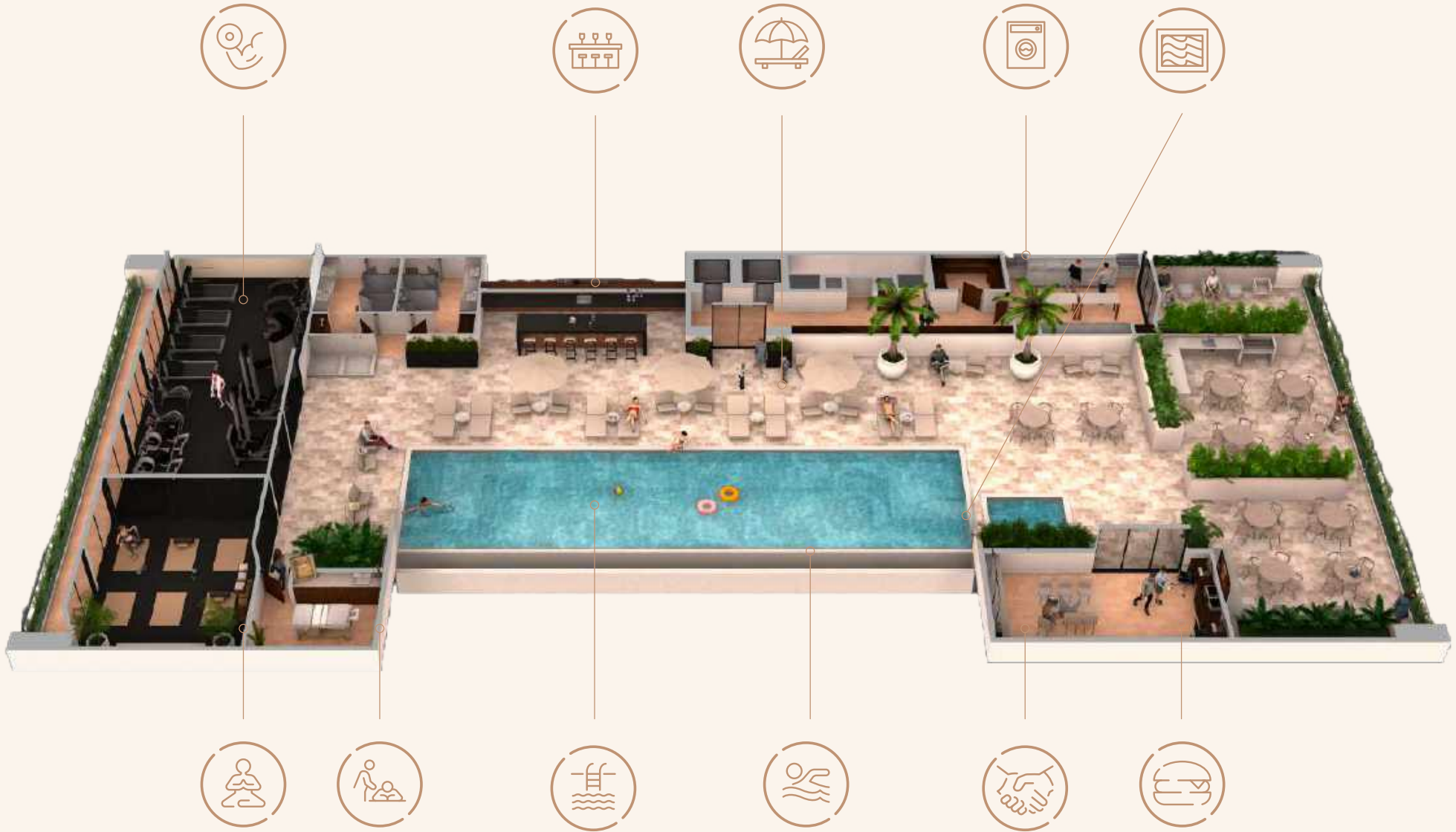


— by **DESUR** —



AMENITIES

SOLARIUM



AMENITIES  
SOLARIUM

# AMENITIES

“Well-thought-out and functional amenities with our future residents close in mind”



Architectural accessibility



Pool With Swimming Lane



Grill Areas



Library



Yoga Lounge



Security 24/7



Accessibility



Underground Parking



Whirlpool tub



Luggage Storage Room



Massage Room



Gym



Sun Terrace



Co-Working



WiFi in common areas



Commercial Lots



Dressing Room

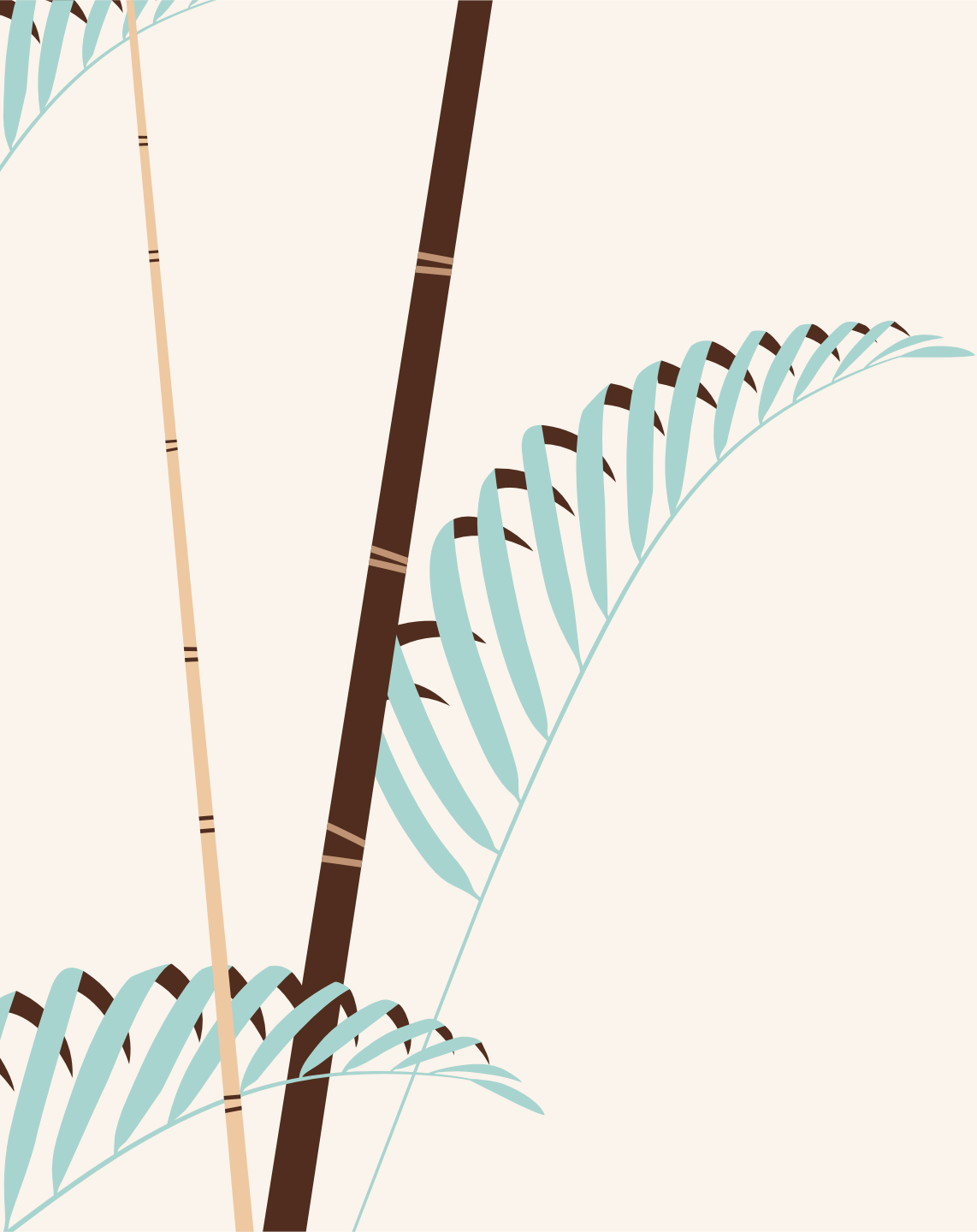


Washer/Dryer Room



Package Delivery Storage Room



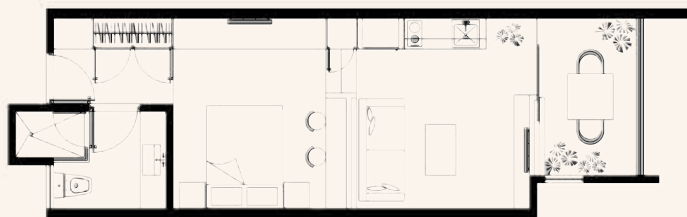
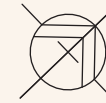


# T Y P O L O G I E S

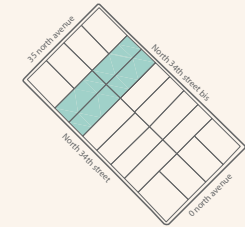
S34



# Type A



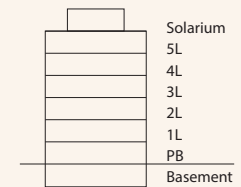
## Location



## Location - Set



## Location - Level

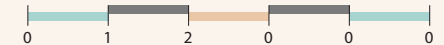


## Location - Level

Dept. Type A

sqft Dept. inside	381.58 ft <sup>2</sup>
sqft terrace or balcony	64.36 ft <sup>2</sup>
sqft Solarium	-
sqft gardens	-
sqft outdoor warehouse	-
total sqft	445.94 ft <sup>2</sup>

## Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.



S34

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S34

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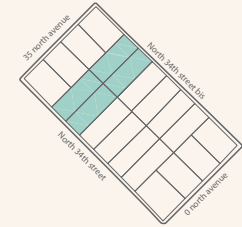


# Type B

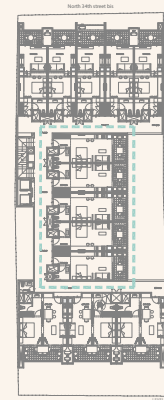


Architectural  
accessibility

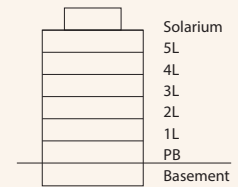
## Location



## Location - Set



## Location - Level

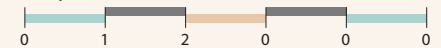


## Location - Level

Dept. Type C

sqft Dept. inside	334.43 Ft2
sqft terrace or balcony	73.625 Ft2
sqft Solarium	-
sqft gardens	-
sqft outdoor warehouse	-
total sqft	408.059 Ft2

## Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.



S34

— by DESUR —





S34

— by DESUR —

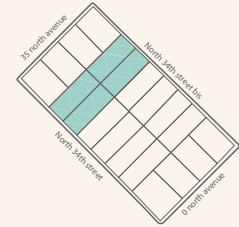


# Type C

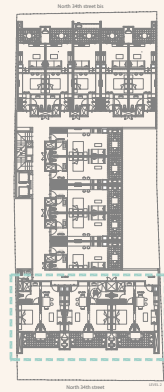


Architectural accessibility

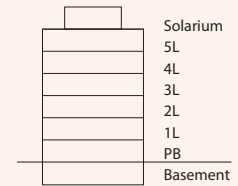
## Location



## Location - Set



## Location - Level

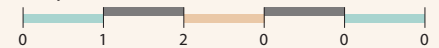


## Location - Level

Dept. Type C

Sqft Dept. inside	463.171 Fl2
Sqft terrace or balcony	110.868 Fl2
Sqft Solarium	-
Sqft gardens	-
Sqft outdoor warehouse	-
total sqft	574.039 Fl2

## Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.



S34

by DESUR





S34

— by **DESUR** —



The background features a stylized tropical scene with several palm tree trunks in shades of brown and tan, and various types of ferns in light teal and dark brown. The overall aesthetic is clean and modern.

RESERVE  
YOUR UNIT

**Contact an advisor**



COMING SOON

[desur.mx](https://desur.mx)

\* All Images are illustrative and for representative purposes only.  
\* Prices and measurements may change without prior notice. Check with your sales representative for the most recent information.

# CREATING VALUE PROJECTS

SINCE 2003

  
**VERANTO**  
CONDO LIVING

  
**SYRENA**  
studio living

  
**SOSTA**  
residencial

*Peregrina*  
CONDOS

**THE  
MERIDIAN**

  
ALCERO

  
**sabbia**  
condos

  
**PALMARES**  
Condo Living

  
**Caracoral**  
Comunidad Viva

  
**HELIKO**  
CONDOS

  
**arenis**  
CONDO LIVING

  
**ONZE**  
LUGAR A 37 KM DE

**24K** PARQUE INDUSTRIAL MERIDA

**ARIETTA**  
CONTACTO NATURAL

  
**Yucalpetén**  
Resort Marina

  
**LUANA**  
LIVING PLACE

**INDARA** INDUSTRIAL PARK  
  
*Hacienda*  
**KIKTEIL**

by  **DESUR**