

Ocean

O C E A N



REDEFINING
PLAYA LIFESTYLE

PLAYA DEL CARMEN



Downtown location



Shopping area



Bars and restaurants area



Within walking distance from 5ta Avenida



Easy access to the beach



Unique world-class experiences



Cutting edge infrastructure



Gastronomy



Ancient Culture



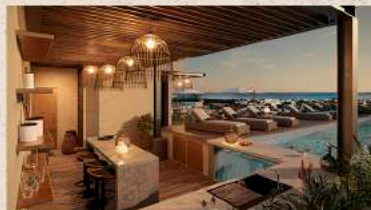
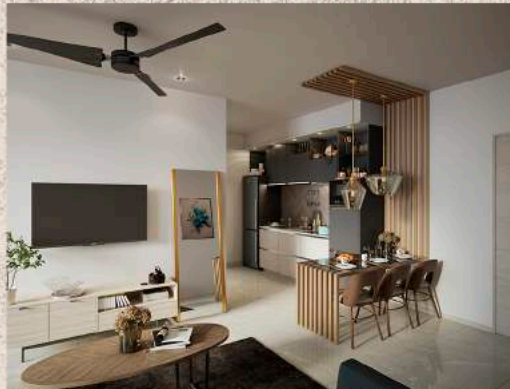
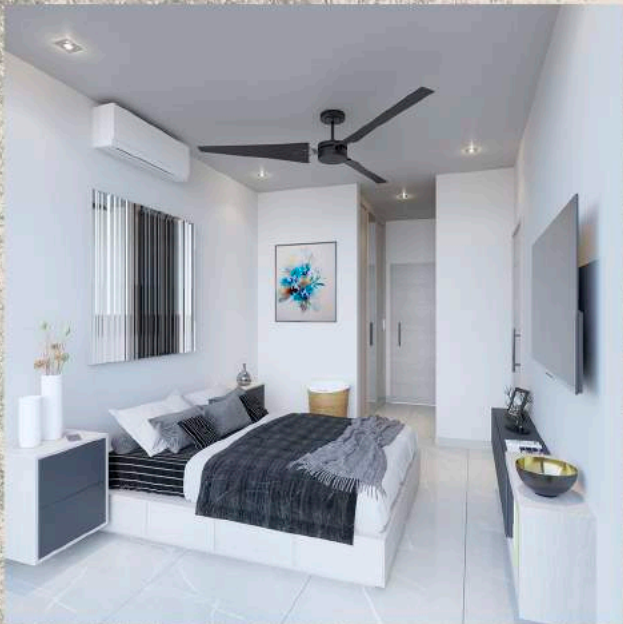
Tourist Destination

LIVE PLAYA DEL CARMEN

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

QUALITY AND LIFESTYLE

COSMOPOLITAN WAY OF LIFE PACES AWAY FROM THE SEA



Life
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- 4th best tourist destination worldwide*
- 50% of Mexico's overall tourism rates
- 6.5 million tourists per year
- 76% average occupancy of vacation rentals in Playa del Carmen
- +10 world-class natural and theme parks
- **Protected biospheres and nature reserves**
- +400 hotels and resorts
- +43,500 rooms for vacation rentals



- ROI 7% To 10% Long Term Rentals / Vacation Rentals
- Occupancy Rate 76% AirBnB, VRBO, Expedia, Booking, etc.
- Urban tourist area with high capital gain
- Equity

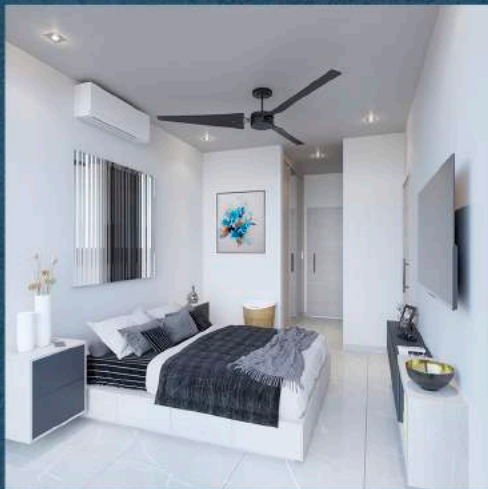


- 5ta Avenida
- Unique world-class experiences
- Cancún International Airport, the busiest in Latin America
- Tulum International Airport (2023)
- Mayan Train (2023)
- Ferries to Cozumel from Calica and Juárez Maritime Terminals
- Modern infrastructure



- PARKS
- ISLANDS
- CENOTES
- MAYAN CIVILIZATION
- RESTAURANTS
- GOLF, YACHTS, WATER SPORTS
- NIGHTLIFE
- 5ta AVENIDA

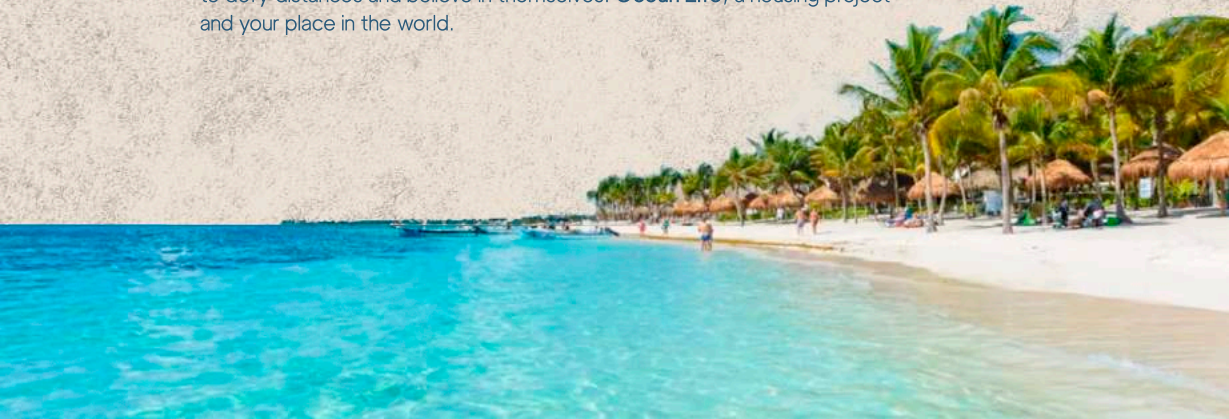




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An original concept of living in **Playa del Carmen** that fuses modern architecture and functional design to reveal an ideal and appealing **lifestyle** for the new community of creatives, dreamers and adventurous travellers from all over the world who are beginning to defy distances and believe in themselves. **Ocean Life**, a housing project and your place in the world.





Vibe

O C E A N



Ocean
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The privileged location in the very heart of the **Riviera Maya** makes our beautiful **Playa del Carmen** a perfect place to enjoy the sun and white sands, and a wide range of activities available both within the city and in the surrounding areas.

Tourists from all over the world visit the city to vacation and enjoy the area's attractions: beautiful beaches, an exciting nightlife, legendary throughout Mexico with its numerous nightclubs, bars and discos; and its delicious gastronomic options.... you name it!


Playa del Carmen has something for everyone!





"Change will not come if we wait for some other person or some other time. We are the ones we've been waiting for. We are the change that we seek."

- Barack Obama



36 UNITS
4 COMMERCIAL PREMISES
7 LEVELS

Studios (38.82 m²)

1 bedroom units (46.11 m²)

2 bedroom units TYPE A (62.22 m²)

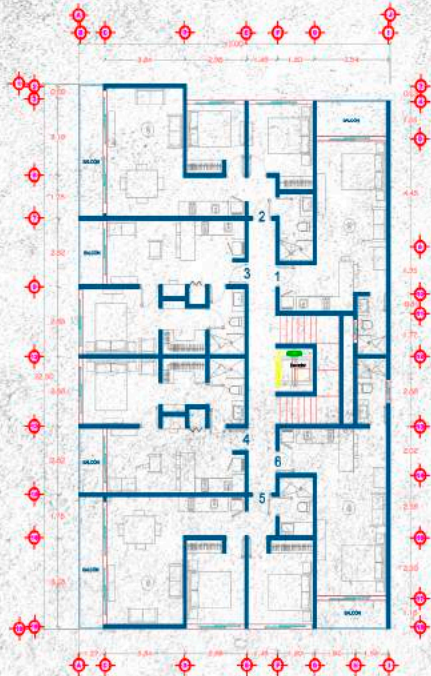
2 bedroom units TYPE B (64.52 m²)



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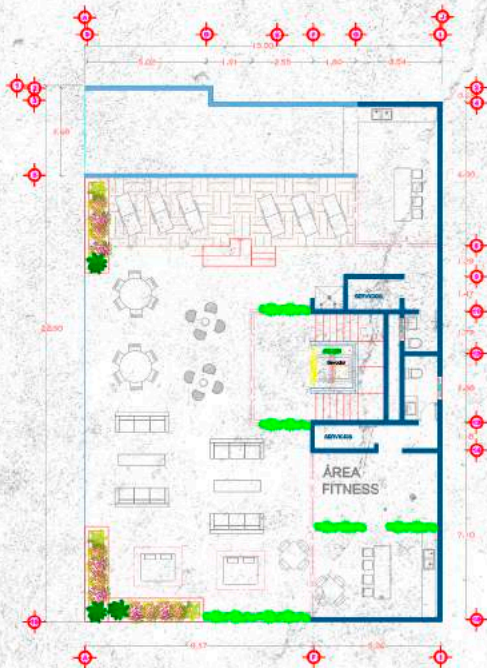
COCEA



ARCHITECTURAL LAYOUT

LEVELS 2ND TO 7TH

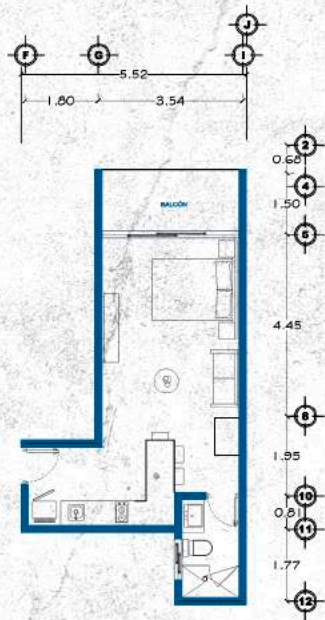
ARCHITECTURAL LAYOUT ROOFTOP

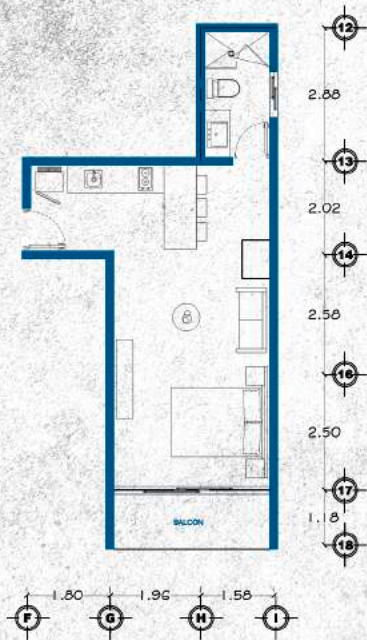


STUDIO BACK

TOTAL AREA 38.82 m²
LIVING AREA 33.05 m²
BALCONY AREA 5.77 m²

UNITS: 201, 301, 401, 501, 601, 701.





STUDIO VIEW CALLE 3

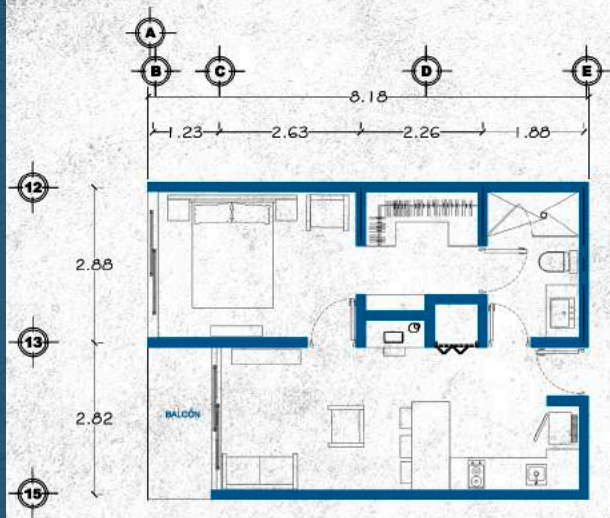
TOTAL AREA 38.82 m²
LIVING AREA 34.21 m²
BALCONY AREA 4.61 m²

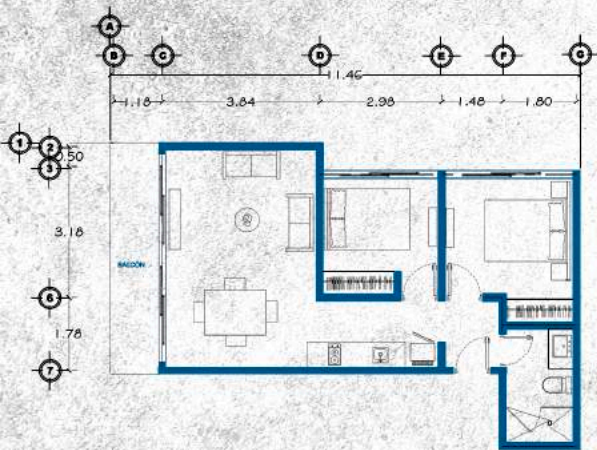
UNITS: 206, 306, 406, 506, 606, 706.

1 BEDROOM UNIT VIEW AV. 40

TOTAL AREA 46.11 m²
LIVING AREA 42.53 m²
BALCONY AREA 3.58 m²

UNITS: 203, 303, 403, 503, 603, 703.
UNITS: 204, 304, 404, 504, 604, 704.





2 BEDROOM UNITS VIEW AV. 40

TOTAL AREA 62.22 m²
LIVING AREA 55.28 m²
BALCONY AREA 7.04 m²

UNITS: 202, 302, 402, 502, 602, 702.














2 BEDROOM UNIT CORNER

TOTAL AREA 64.54 m²
LIVING AREA 57.5 m²
BALCONY AREA 7.04 m²

UNITS: 205, 305, 405, 505, 605, 705.



AMENITIES

- 
-  Rooftop
 -  Infinity pool
 -  Bar
 -  Grill
 -  Lounge room
 -  Showers in rooftop
 -  Loungers
 -  Balinese beds
 -  Fitness Area
 -  Elevator
 -  Commercial premises
 -  Home automation

HIGHLIGHTS

A couple is walking away from the camera on a sandy beach. The man is on the left, wearing a light-colored short-sleeved shirt and shorts. The woman is on the right, wearing a white short-sleeved shirt, dark shorts, and a wide-brimmed hat. They are holding hands. The background shows the ocean with waves breaking on the shore under a bright, hazy sky, suggesting a sunset or sunrise.

- Pay for your property in 48 convenient monthly installments.
- Big capital gain.
- High demand for vacation rentals.
- Avoid banks and intermediaries with our in-house payment plans.
- Enjoy all the flexibility you need in buying your unit.
- 5 minutes walk to the Caribbean Sea.
- Units with home automation included.
- 200 m from Benito Juárez Avenue and its shopping area.
- Banking institutions in a convenient walking distance.
- 100 meters to Chedraui Supermarket.
- 100 m to ADO transportation hub and vans to several tourist attractions.
- 200 m to highway 307 (Cancún-Tulum-Mérida).

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WHY PLAYA DEL CARMEN?

- Population growth:
110% in the last 10 years
425% in the last 20 years (fastest growing municipality in all of Latin America)*.
- Annual average of population growth rate: 8.4 %*.
- 10% -30% annual return on investment
- \$7,200 MDD of annual economic revenue, with an increase of 236% in the last 10 years**
- 76% average annual hotel occupancy rate**
- +110% influx of tourists in the last 10 years.

* (Fuente: Ayuntamiento de Solidaridad)
** (Fuente: Sedotur)



A romantic couple is shown in profile, facing each other as if about to kiss. The scene is set against a bright, hazy background that appears to be a beach or a coastal area. A large, semi-transparent watermark of the word "LOVE" in a cursive font is overlaid on the couple. At the bottom of the image, the word "OCEAN" is written in a clean, blue, serif font.

OCEAN