



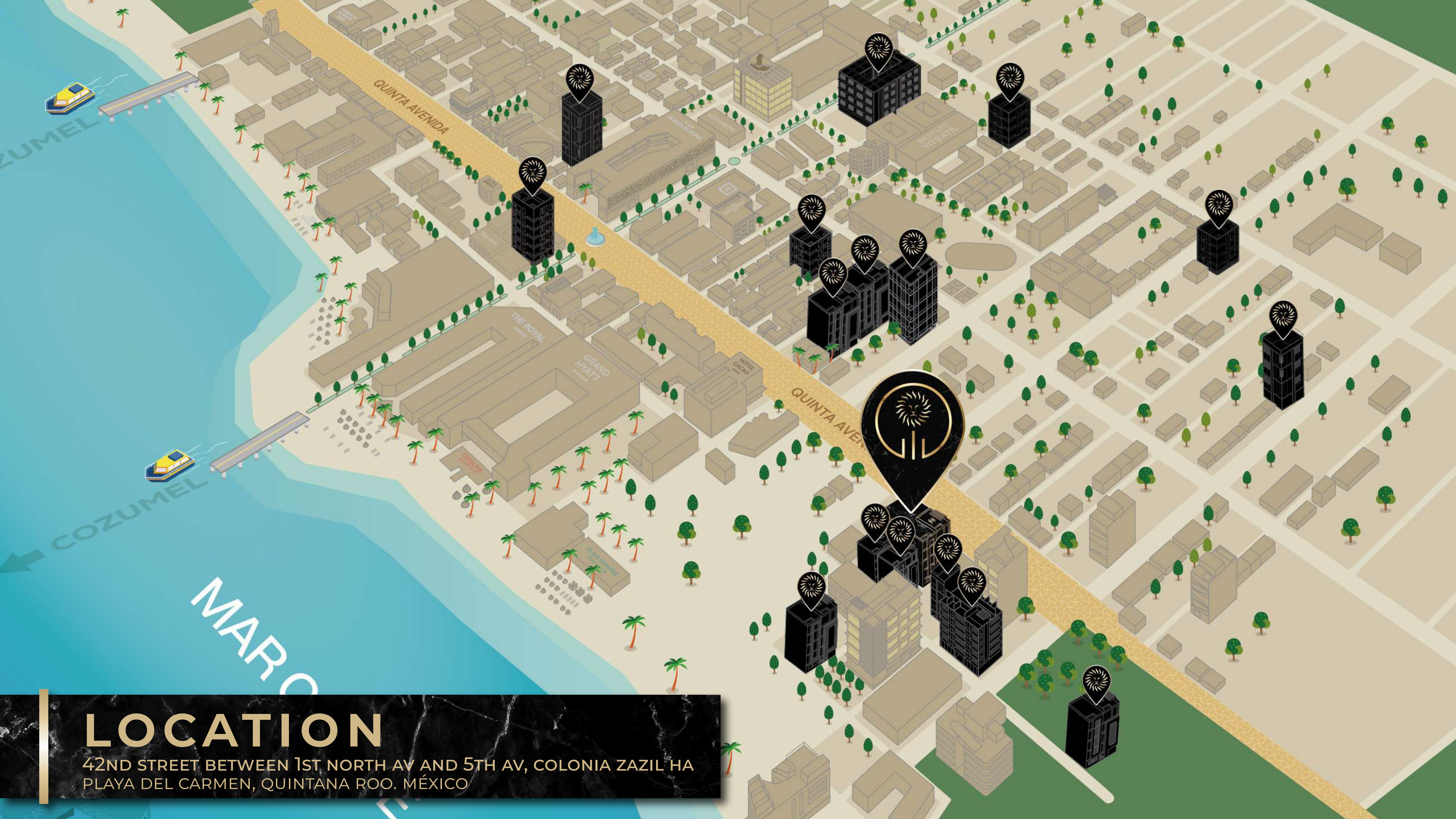
MENESSE
COCOBEACH 3
LUXURY COLLECTION



After 2 successful developments in the most exclusive area of Playa del Carmen, **Menesse Coco Beach 3** is added to our **Luxury Collection**.

Menesse Coco Beach 3 complements our portfolio of successful developments in the Riviera Maya, being crowned as our number 24, **full of its own style, organic, elegant and contemporary design to live unique experiences**; with the unbeatable location of an exclusive area where **international cuisine** is integrated, **the most representative beach clubs** and the **famous and incomparable 5th Avenue**.

And best of all, **just a few steps away from the incredible beaches of the Caribbean!**



LOCATION

42ND STREET BETWEEN 1ST NORTH AV AND 5TH AV, COLONIA ZAZIL HA
PLAYA DEL CARMEN, QUINTANA ROO. MÉXICO



DELIVERY
JUNE 2025

CHARACTERISTICS

106	UNITS
95	STUDIOS
11	STUDIOS PH

TOTAL LAND

11,735.57 sq ft
1,090.27m²



FACADE



FURNITURE AND DECORATION ARE FOR ILLUSTRATIVE PURPOSES ONLY, THEY ONLY REPRESENT THE SPACES MARKED ON THE PLAN
LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADO EN EL PLANO



LOBBY



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ROOFTOP



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CENTRAL COURTYARD



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INSIDE



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ROOFTOP

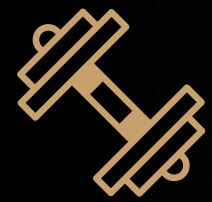


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AMENITIES | AMENIDADES



Furnished & Equipped
Amueblado y Equipado



Gym
Gimnasio



Restaurant
Restaurante



Fire Pit
Fogata



Spa
Spa



Central Courtyard
Patio Central



Security System
Sistema de seguridad



Lobby with reception
Lobby con recepción



Laundry
Lavandería



Infinity Pool
Alberca Infinity



Underground Parking
Estacionamiento subterráneo



Lounge area
Área lounge



Smart Room
Cuarto Inteligente



Coworking
Salas de juntas



Bar & Grill
Bar y Parrilla



Concierge service
Servicio de concierge



Rooftop
Terraza



INSIDE

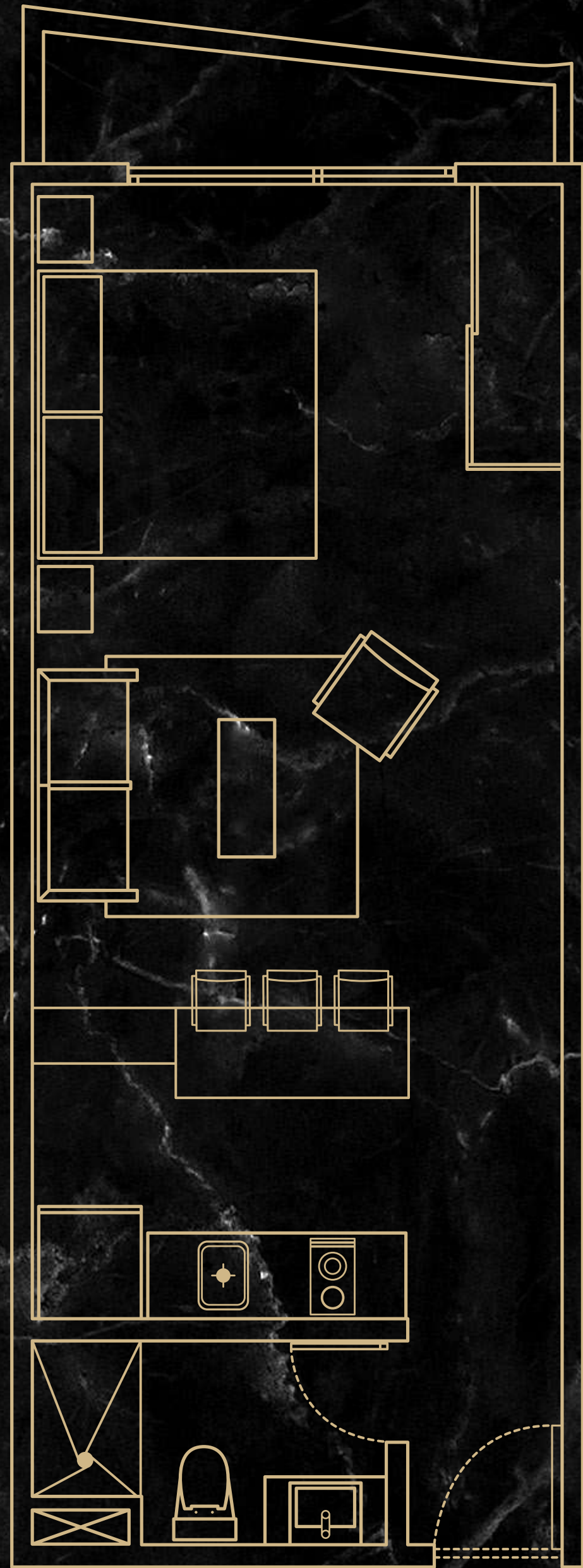


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PAYMENT PLAN

\$5,000	USD DEPOSIT
30%	DOWNPAYMENT
60%	DURING CONSTRUCTION
10%	UPON DELIVERY



STARTING FROM | DESDE

\$185,400 USD

**STUDIO
TYPOLOGY A**

APPROXIMATE
TOTAL

484.376 sq ft

**ESTUDIO
TIPOLOGÍA A**

TOTAL
APROXIMADO

45 m²



STARTING FROM | DESDE

\$185,400 USD

**STUDIO
TYPOLOGY B**

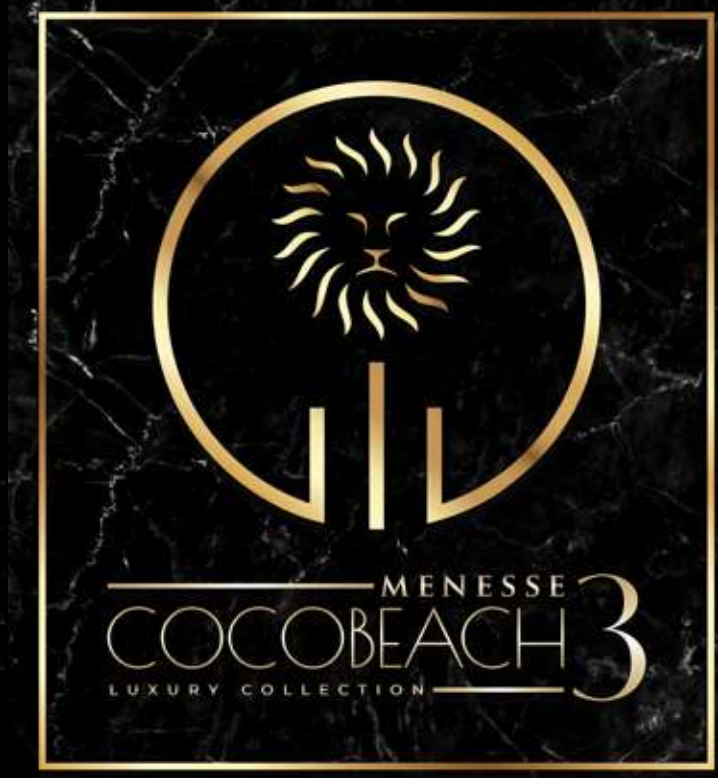
APPROXIMATE
TOTAL

484.376 sq ft

**ESTUDIO
TIPOLOGÍA B**

TOTAL
APROXIMADO

45 m²



STARTING FROM | DESDE
\$309,000 USD

STUDIO PH

APPROXIMATE
TOTAL
968.752 sq ft

ESTUDIO PH

TOTAL
APROXIMADO
90 m²

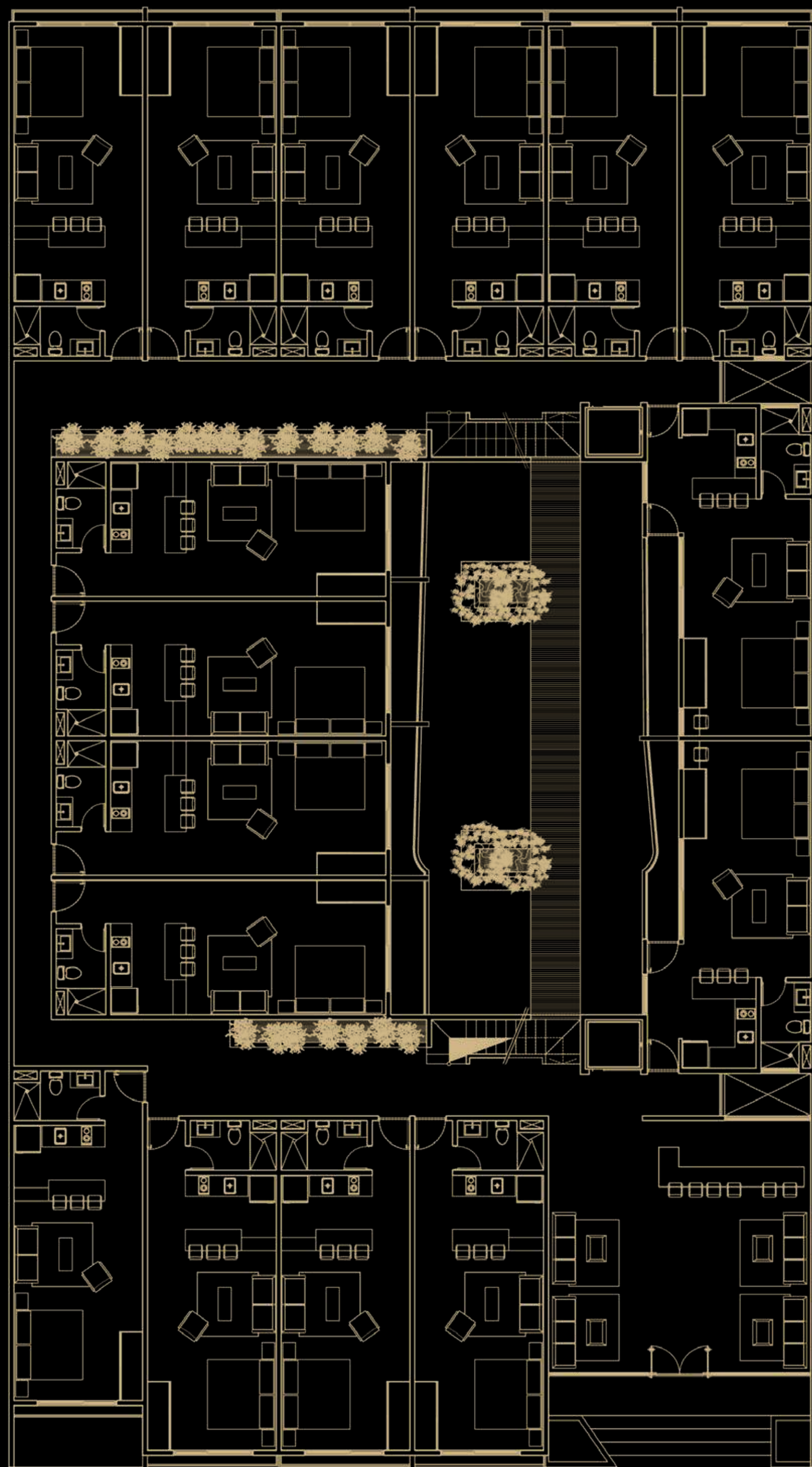


STARTING FROM | DESDE

\$370,800 USD

**TWO BEDROOM
PROTOTYPE**

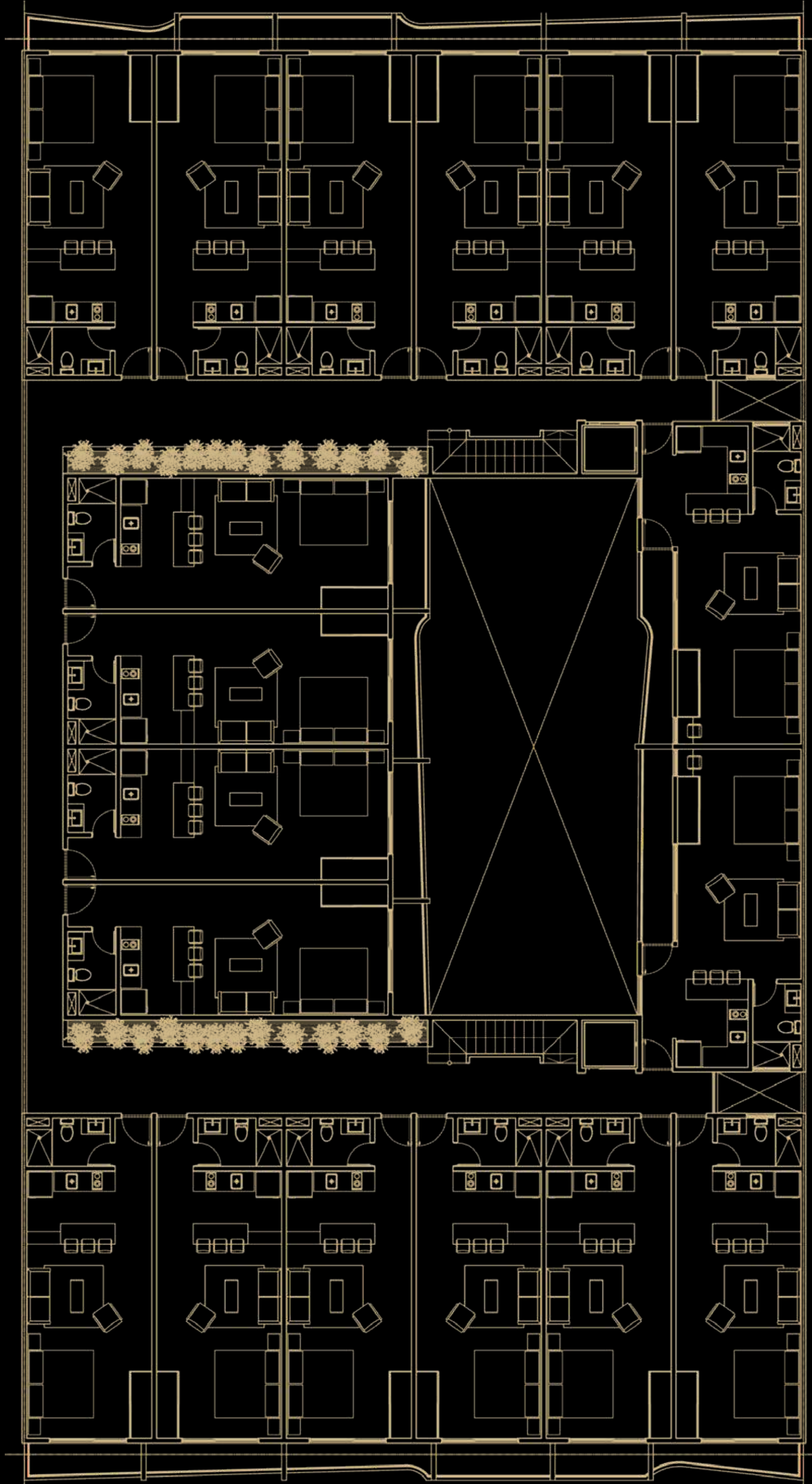
**PROTOTIPO
DEPARTAMENTO
2 RECÁMARAS**



GROUND FLOOR PLANTA BAJA

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

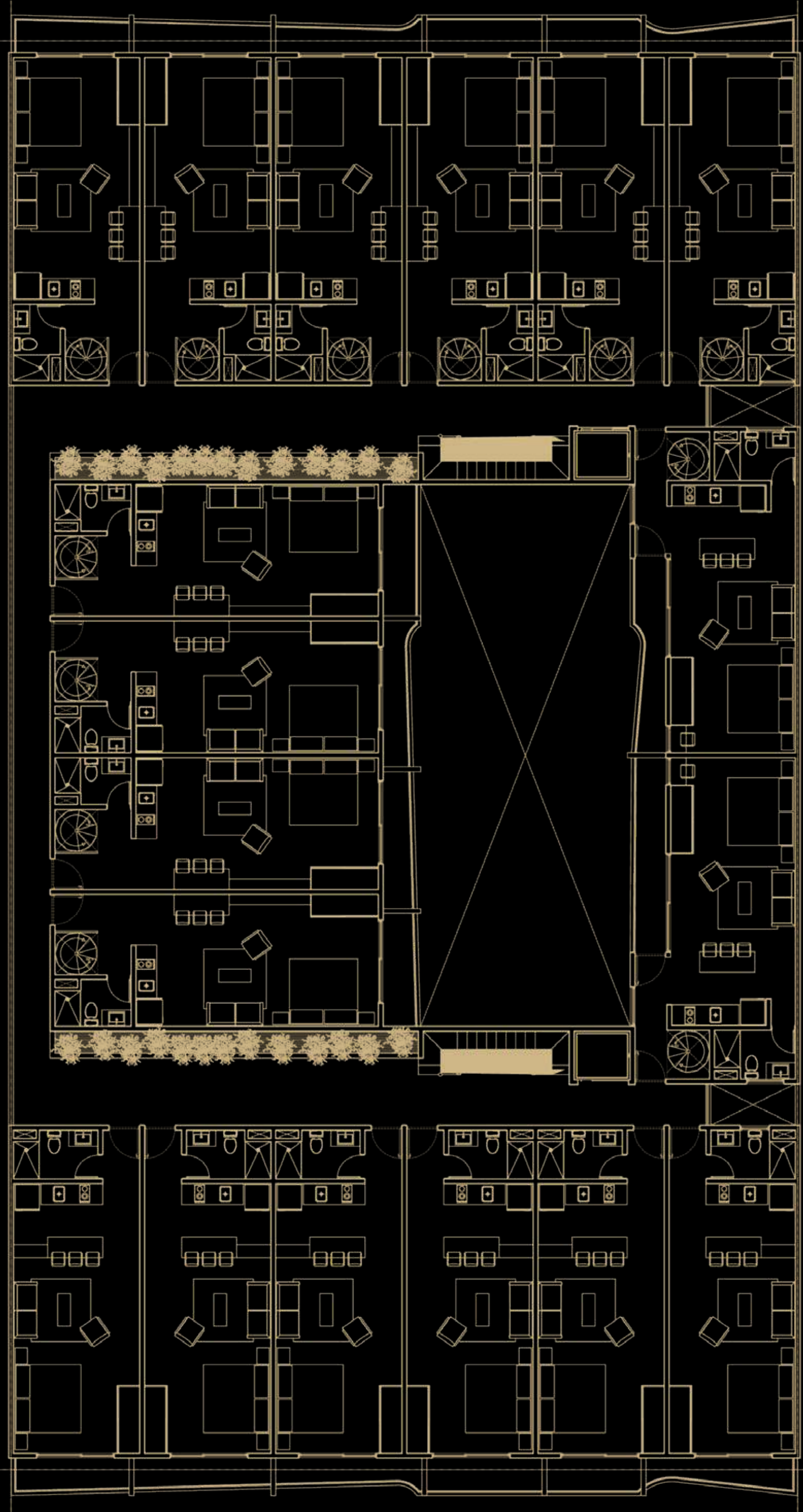
**TOTAL
TERRENO** 1,090.27 m²



FIRST FLOOR PLANTA TIPO

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

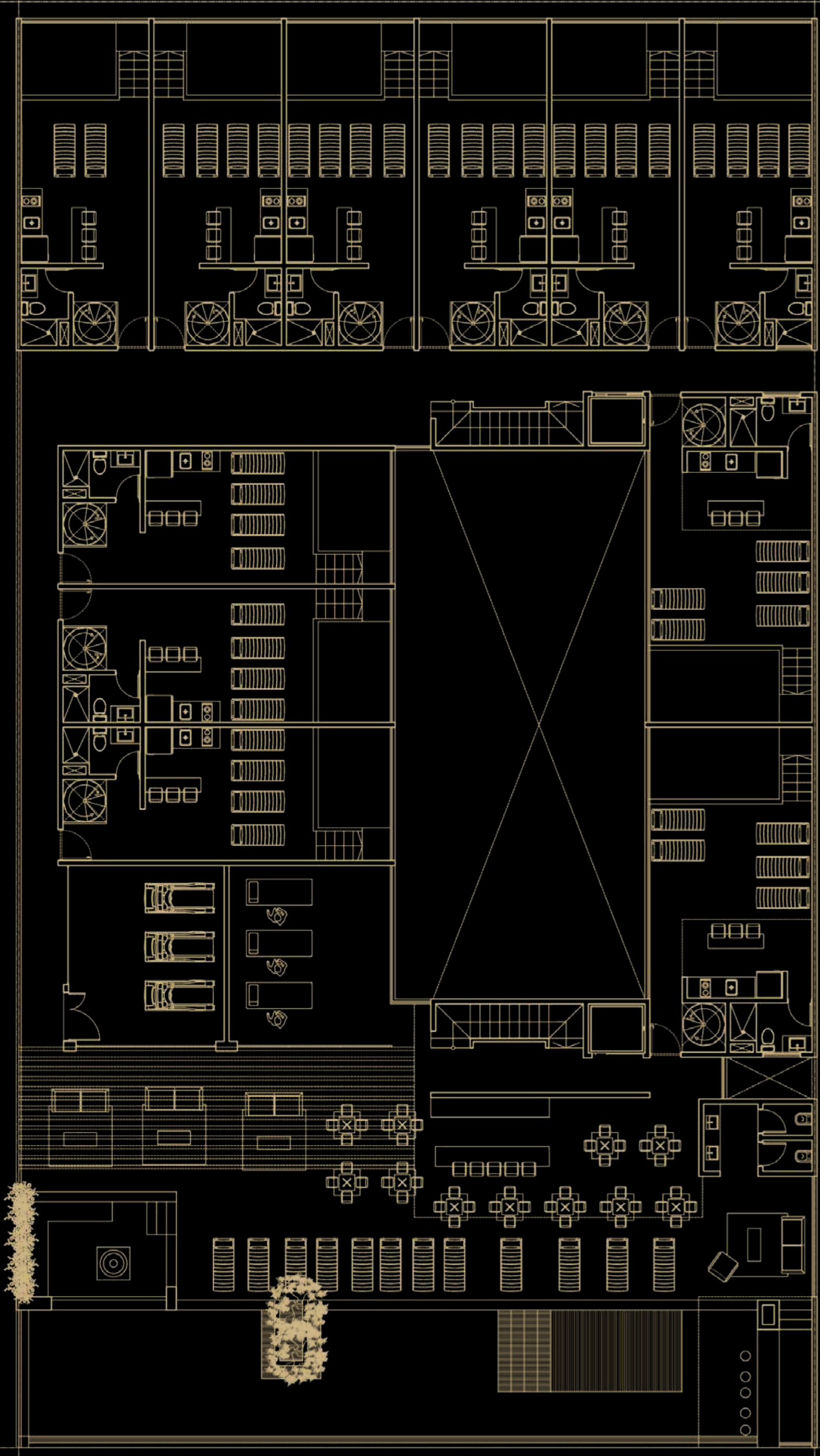
**TOTAL
TERRENO** 1,090.27 m²



PH LEVEL
PLANTA PH

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

**TOTAL
TERRENO** 1,090.27 m²



ROOFTOP

**TOTAL
GROUND
MEASURE** 11,735.57 sq ft

**TOTAL
TERRENO** 1,090.27 m²

» BEFORE INVESTING «
ANTES DE INVERTIR
ASK THE FOLLOWING QUESTIONS
HAZ LAS SIGUIENTES PREGUNTAS

1

*Experience, trajectory and projects developed **in the area***

Experiencia, trayectoria y proyectos realizados **en la zona**

2

*Are the units delivered **on time?***

¿Entregan a tiempo
las unidades?

3

Who is the owner?

¿Quién es el dueño?

4

*Discounts and **capital gains***

Descuentos y **plusvalía**

5

*Quality on **finishes***

Calidad en los **acabados**

6

*Exaggerated **concessions***

Concesiones **exageradas**

7

*Prototype and **inventory movement***

Prototipo y movimiento **del inventario**