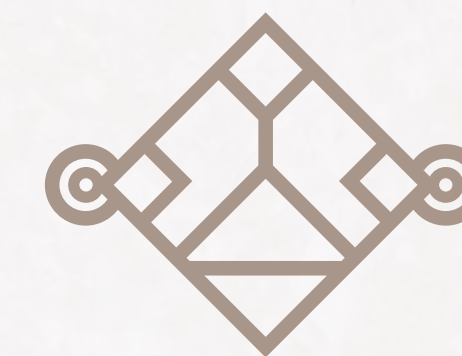




SPÍRIT CONDOS

— 1904 —

PLAYA DEL CARMEN

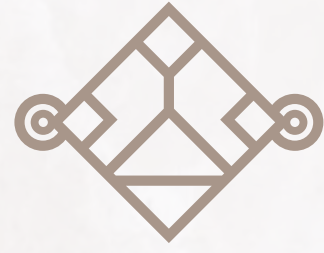


SPĪRIT CONDOS

— 1904 —

Spirit Condos takes us back in time; the connection of our ancestors with the spirit. It is a project that seeks the perfect balance of the old with the modern.

1904 year where the history that we know today as Quintana Roo began.



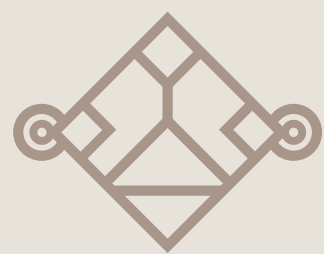
PLAYA DEL CARMEN

Life that transforms

Enjoy a life between tropical landscapes of white sand and beaches with turquoise blue water.

Experience the particular lifestyle that this destination offers such as beaches, cenotes, archaeological zones, restaurants and theme parks wrapped in an ideal climate to live in eternal vacations.



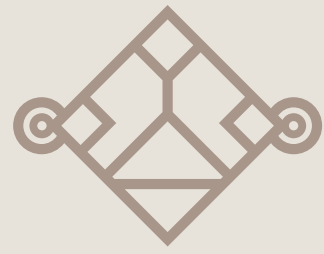


DISTANCES



- 55 min. - Downtown Cancun
- 45 min. - Cancun Airport
- 39 min. - Grand Outlet Mall
- 30 min. - Puerto Morelos
- 37 min. - Ruta de los Cenotes
- 15 min. - Xcaret
- 30 min. - Cozumel
- 25 min. - Puerto Aventuras
- 27 min. - Xpu Ha
- 33 min. - Akumal
- 38 min. - Chemuyil
- 60 min. - Tulum
- 88 min. - Cobá
- 97 min. - Sian Ka'an





SERVICES NEARBY

Located in the **new Esmerald zone** of Playa del Carmen

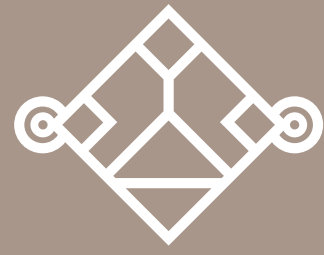
 5 minutes from 5th avenue and 10 minutes from the beach

 **5th Avenue**
Find a wide variety of **restaurants, cafes, bars and boutique shops**

 **38th Street**
Known as the most famous culinary street in Playa del Carmen.

- | | |
|---|---|
|  Hospital |  Shopping Mall |
|  Supermarket |  Beach Clubs |
|  Gas Station | |





FACTORS OF ADDED VALUE

A smart investment

SPirit CONDOS 1904, will offer a unique and different concept in the area that will give added value to your investment, since it offers **"Turnkey"** units and with the developer's own designs with European line.



- ✓ **Pre-sale: Capital gains and guaranteed performance.**

Property value increases as construction progresses.



- ✓ **Strategic location: Emerald Zone**

Exponential growth and development a few steps from the beach and the famous 5th avenue.



- ✓ **Accessibility to world-class areas:**

- Pueblos mágicos
- Archaeological zones
- Natural reserves



- ✓ **Income and history for vacation rentals:**

Access to management and advice on property administration for vacation rentals.



ABOUT PROJECT

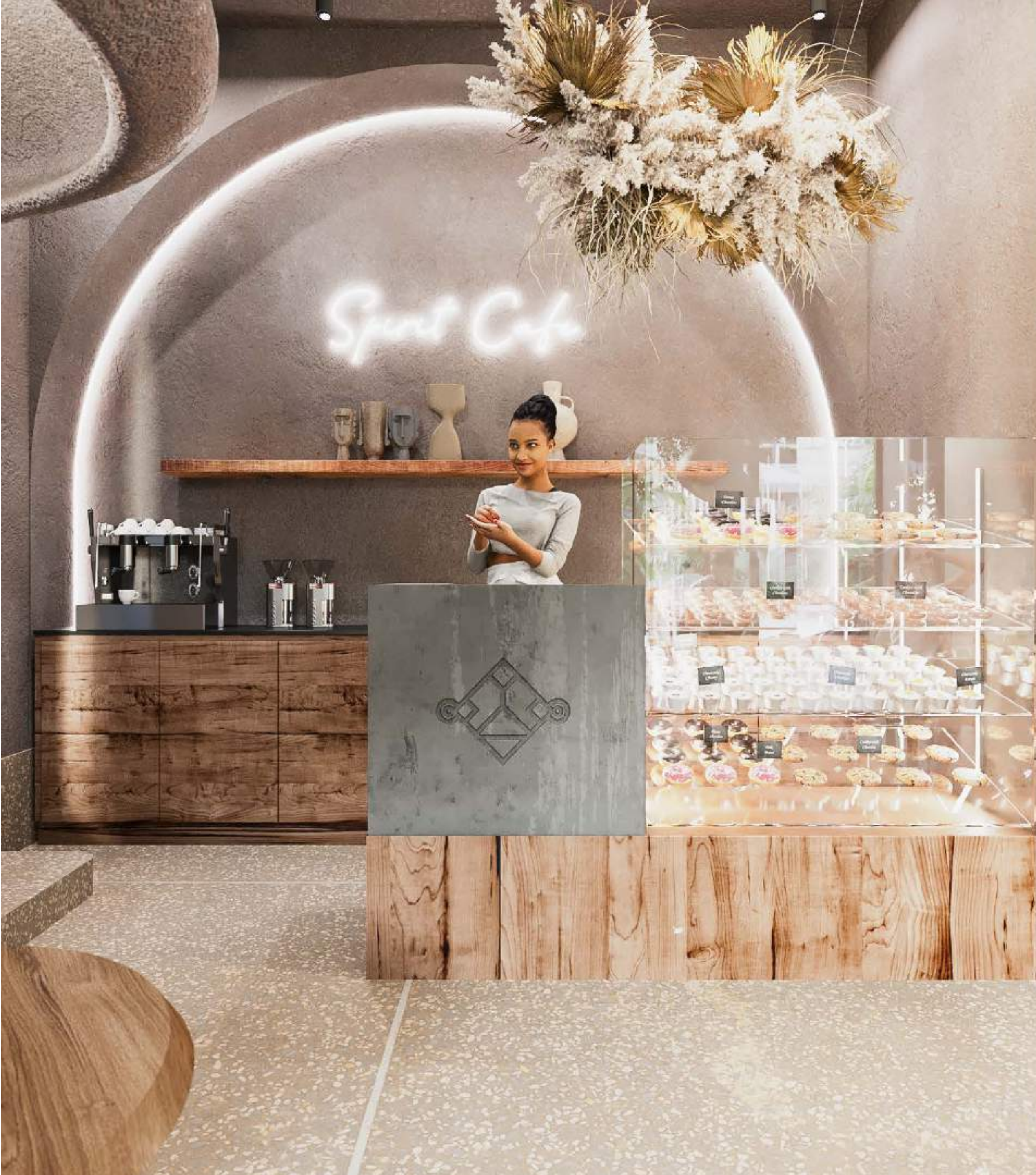
25 Condos

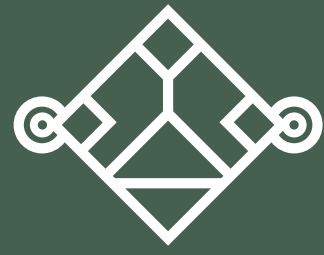
8 Levels

6 Typologies







2368 ft² of land

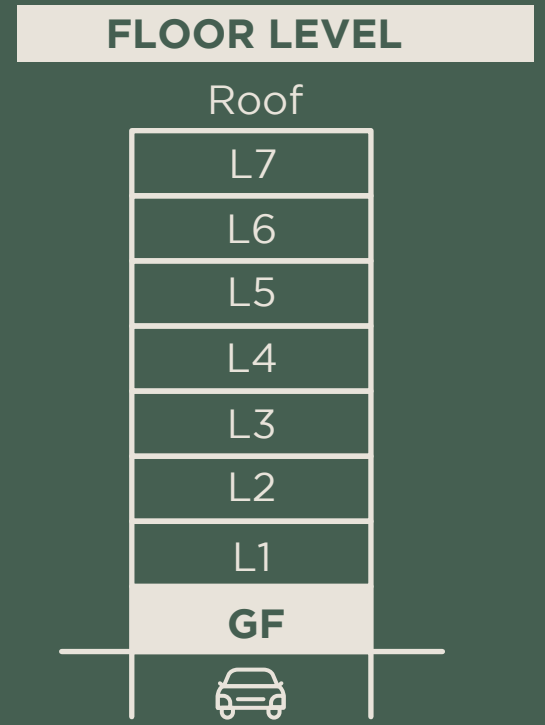
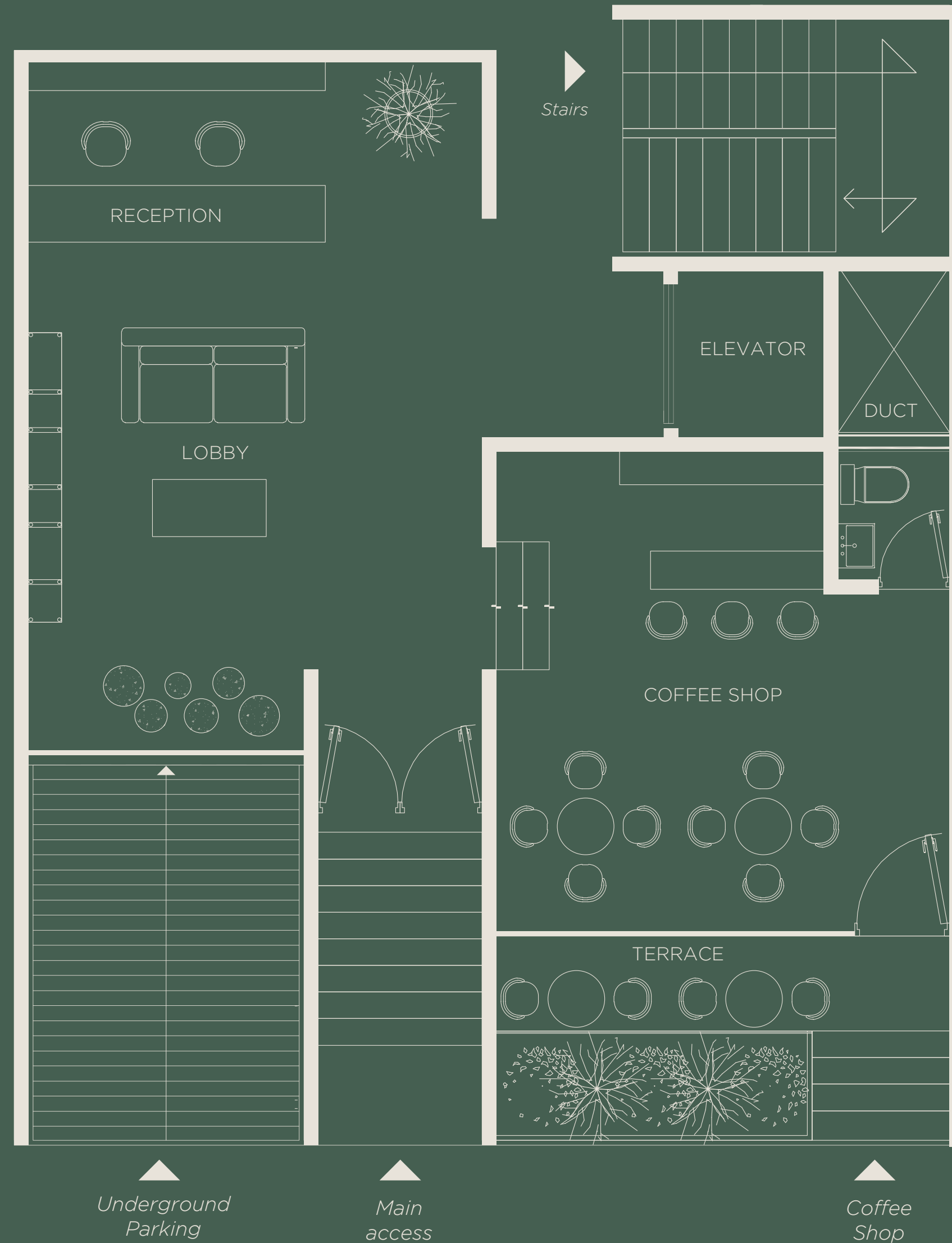




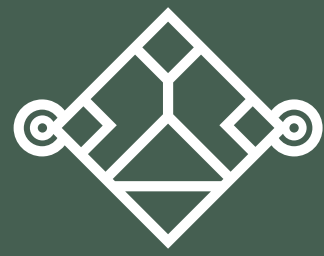


GROUND FLOOR AMENITIES






-  Lobby
-  Reception
-  Coffee Shop
-  Gym
-  Elevator
-  Underground Parking

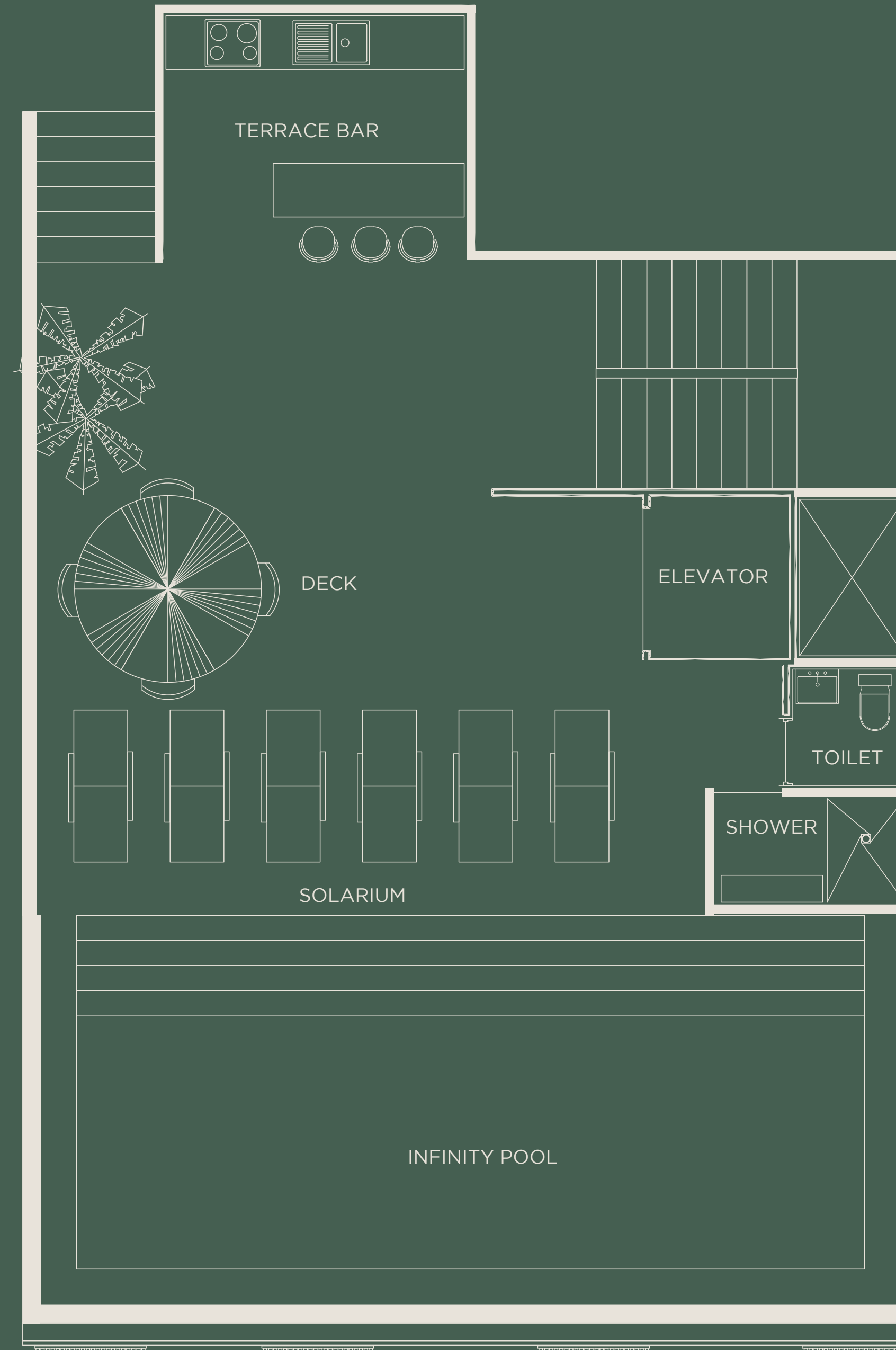






ROOF TOP AMENITIES

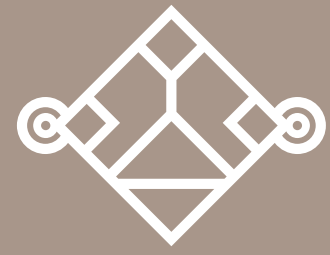
-  Terrace Bar
-  Grills
-  Solarium
-  Infinity Pool
-  Toilet / Shower



FLOOR LEVEL

Roof
L7
L6
L5
L4
L3
L2
L1
GF





TYOLOGIES

Garden Loft
Studio | 453.1 ft²

Condo A
1 Bedroom | 554.3 ft²

Condo B
1 Bedroom | 581.2 ft²

Condo C
1 Bedroom | 463.9 ft²

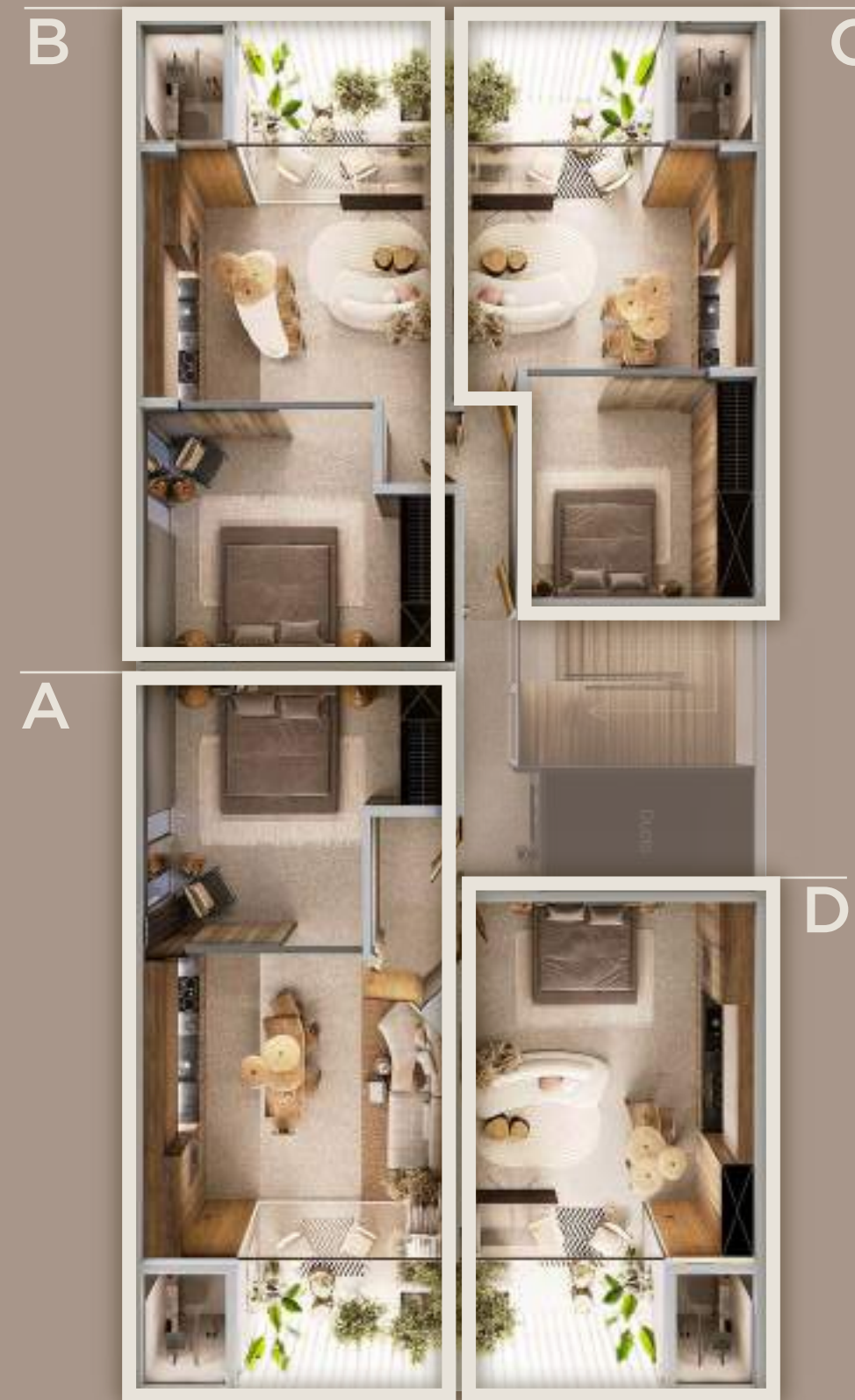
Condo D
Studio | 405.7 ft²

Condo A-Lock Off
2 Bedrooms Lock Off | 973 ft²

AVAILABLE IN
LEVELS:

Roof
L7
L6
L5
L4
L3
L2
L1
GF

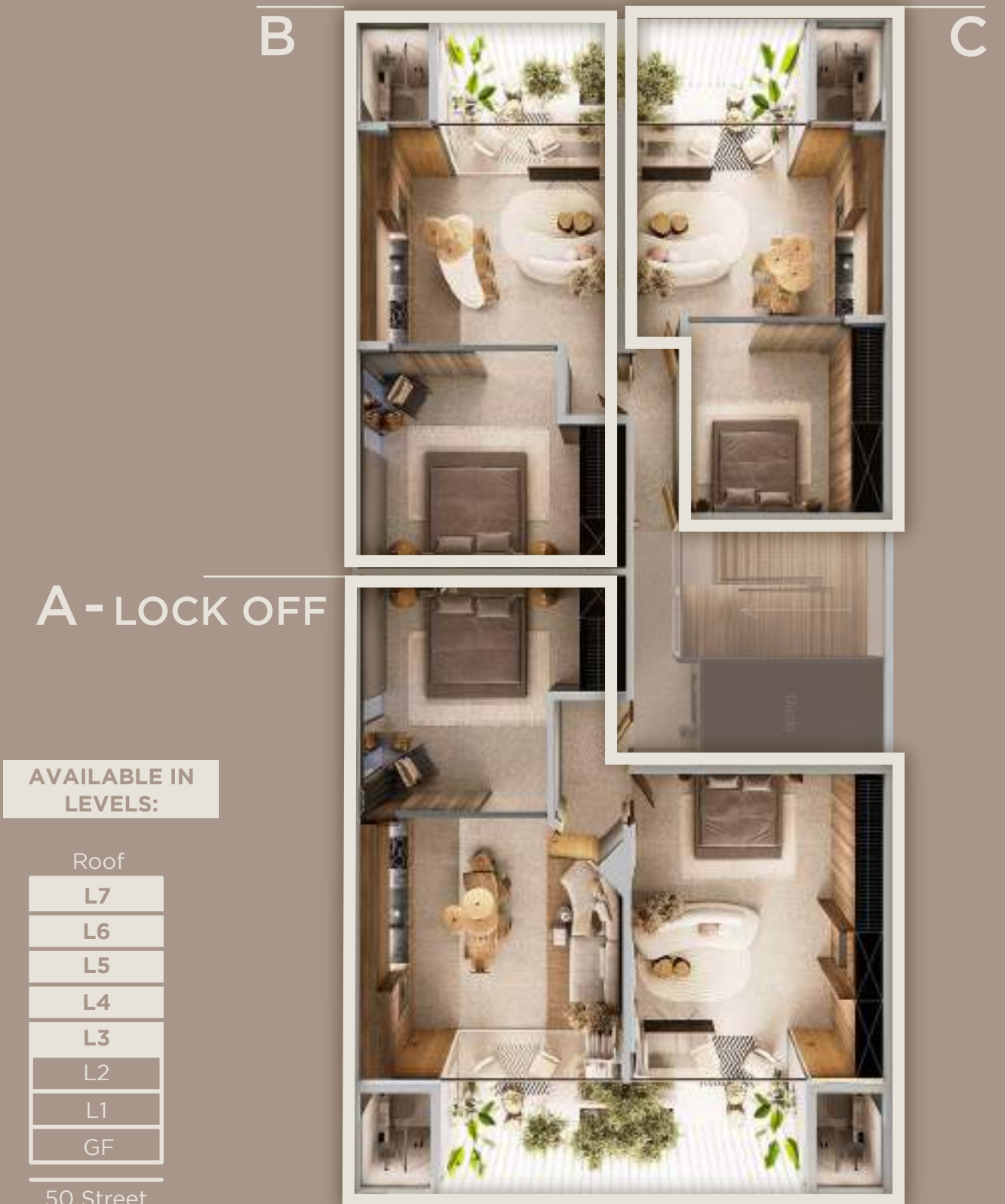
50 Street

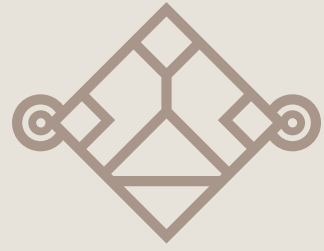


AVAILABLE IN
LEVELS:

Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street



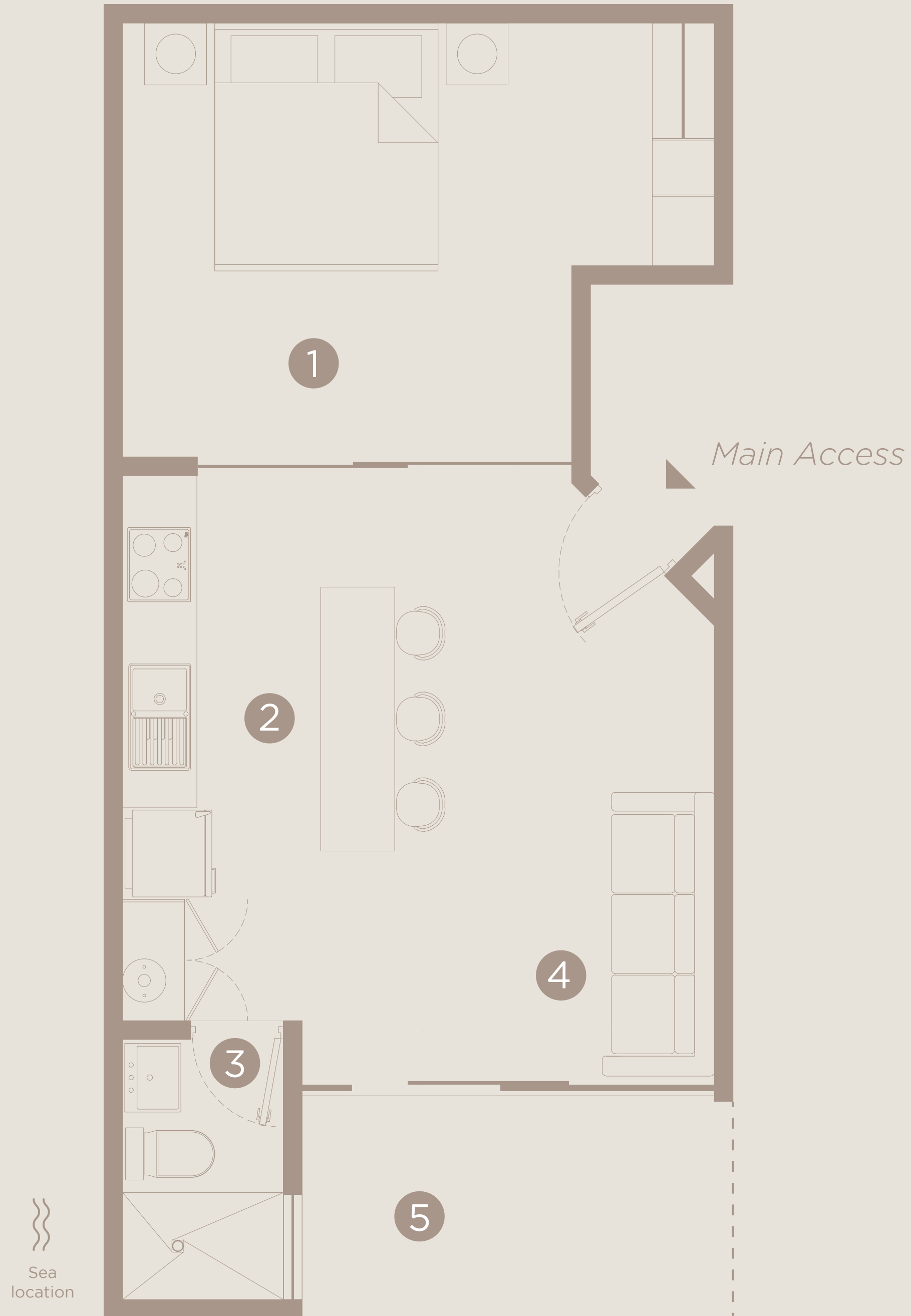


CONDO A

554.3 ft² | 1 Bedroom

Distribution

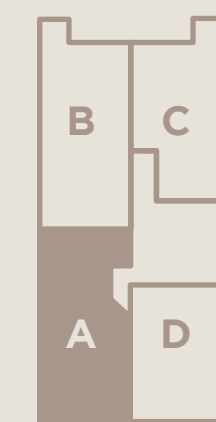
- 1 Bedroom
- 2 Kitchen
- 3 Bathroom
- 4 Living Room
- 5 Terrace



AVAILABLE IN LEVELS	PLANT LOCATION
---------------------	----------------

Roof
L7
L6
L5
L4
L3
L2
L1
GF

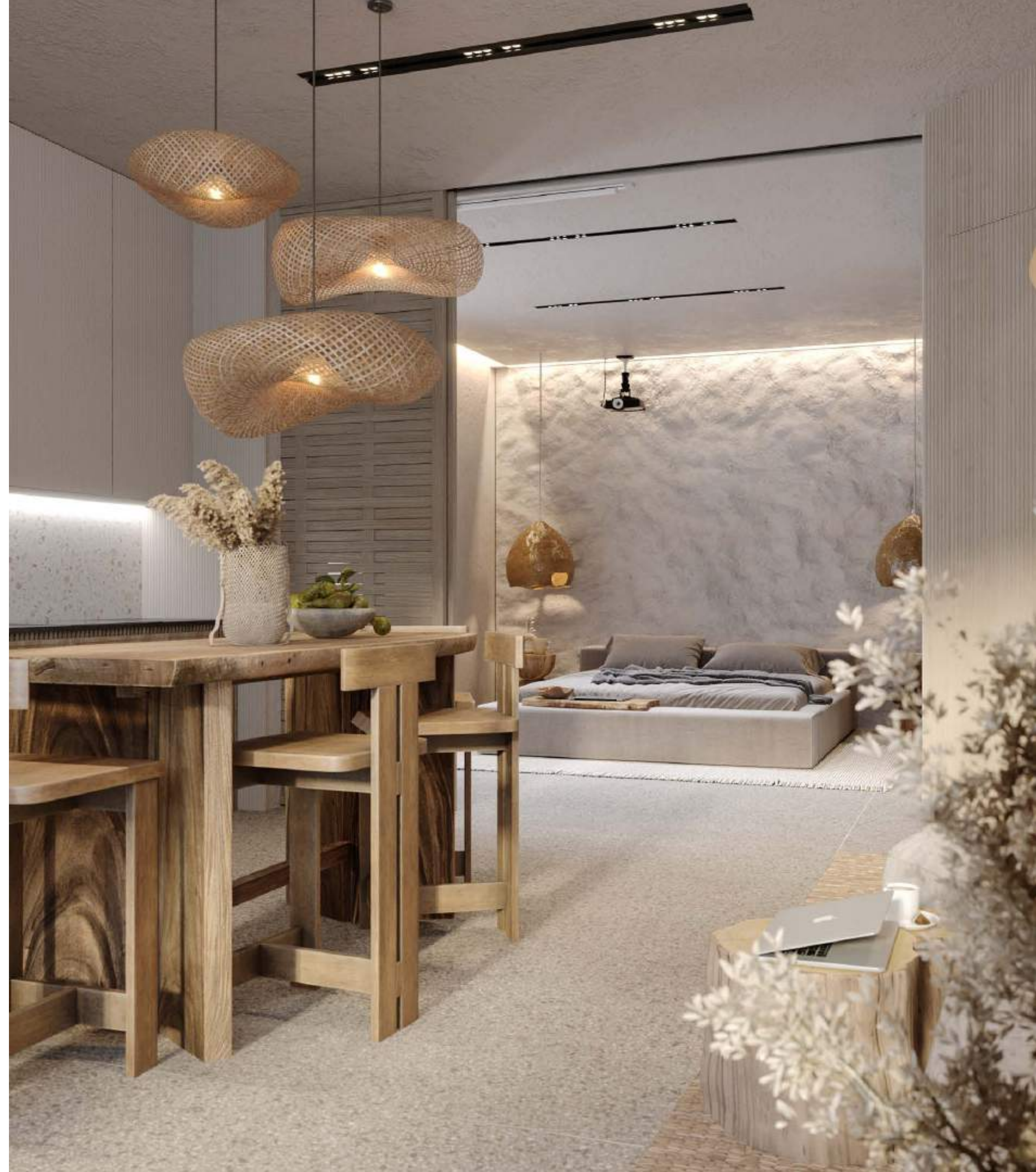
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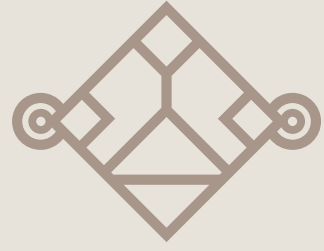
50 Street



Condo A







CONDO B

581.2 ft² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Breakfast Bar
- 3 Equipped Kitchen
- 4 Bedroom
- 5 Full Bathroom
- 6 Closet
- 7 Balcony



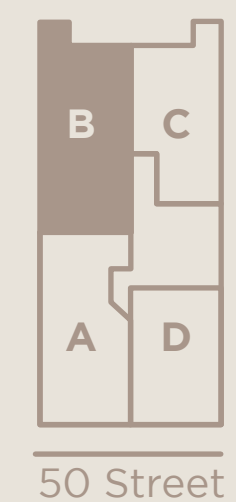
← Main Access

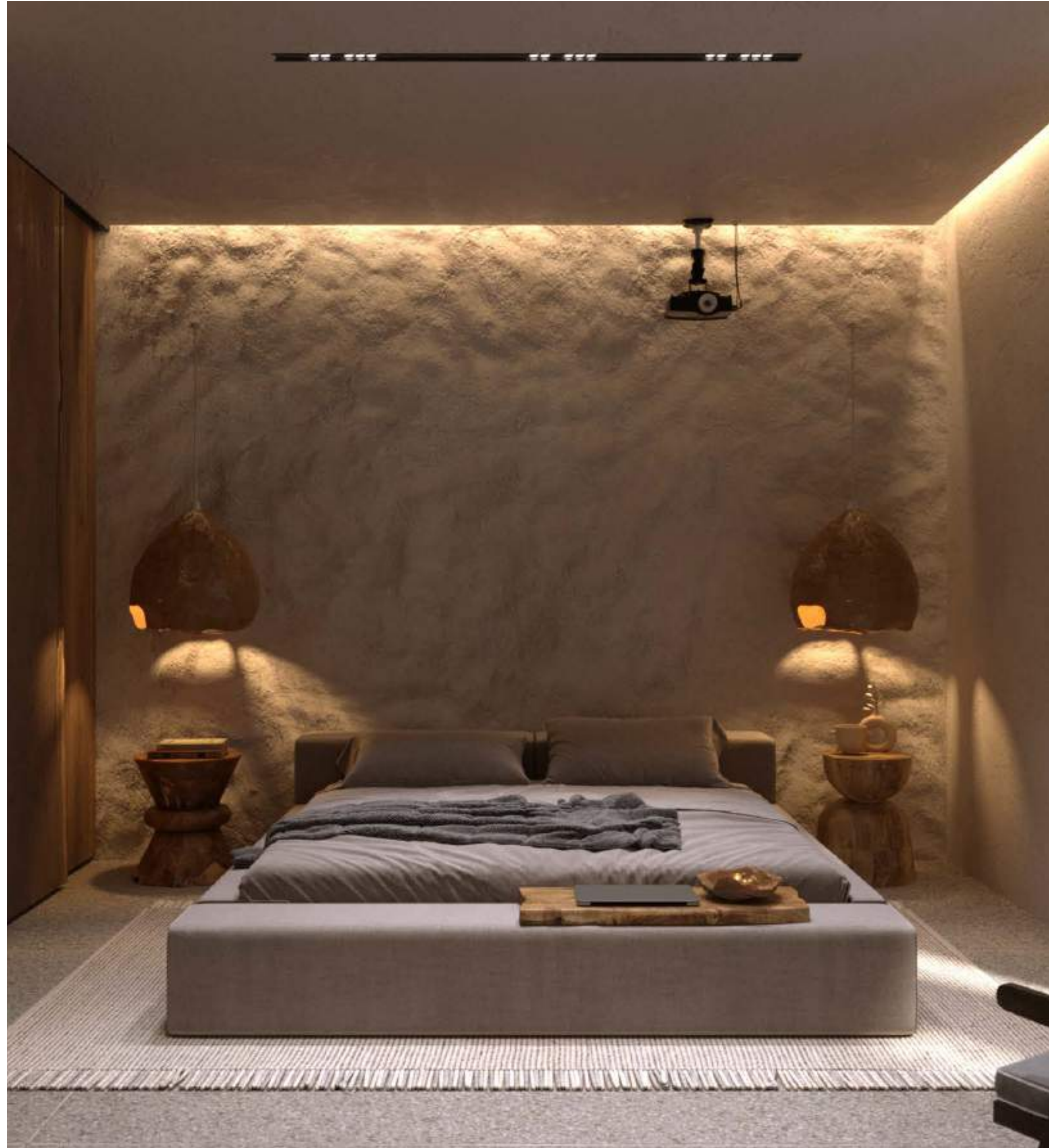


AVAILABLE IN LEVELS	PLANT LOCATION
---------------------	----------------

Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street

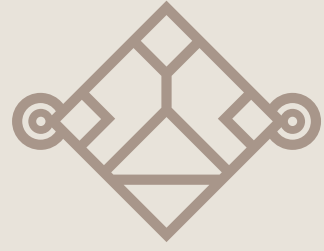




Condo B





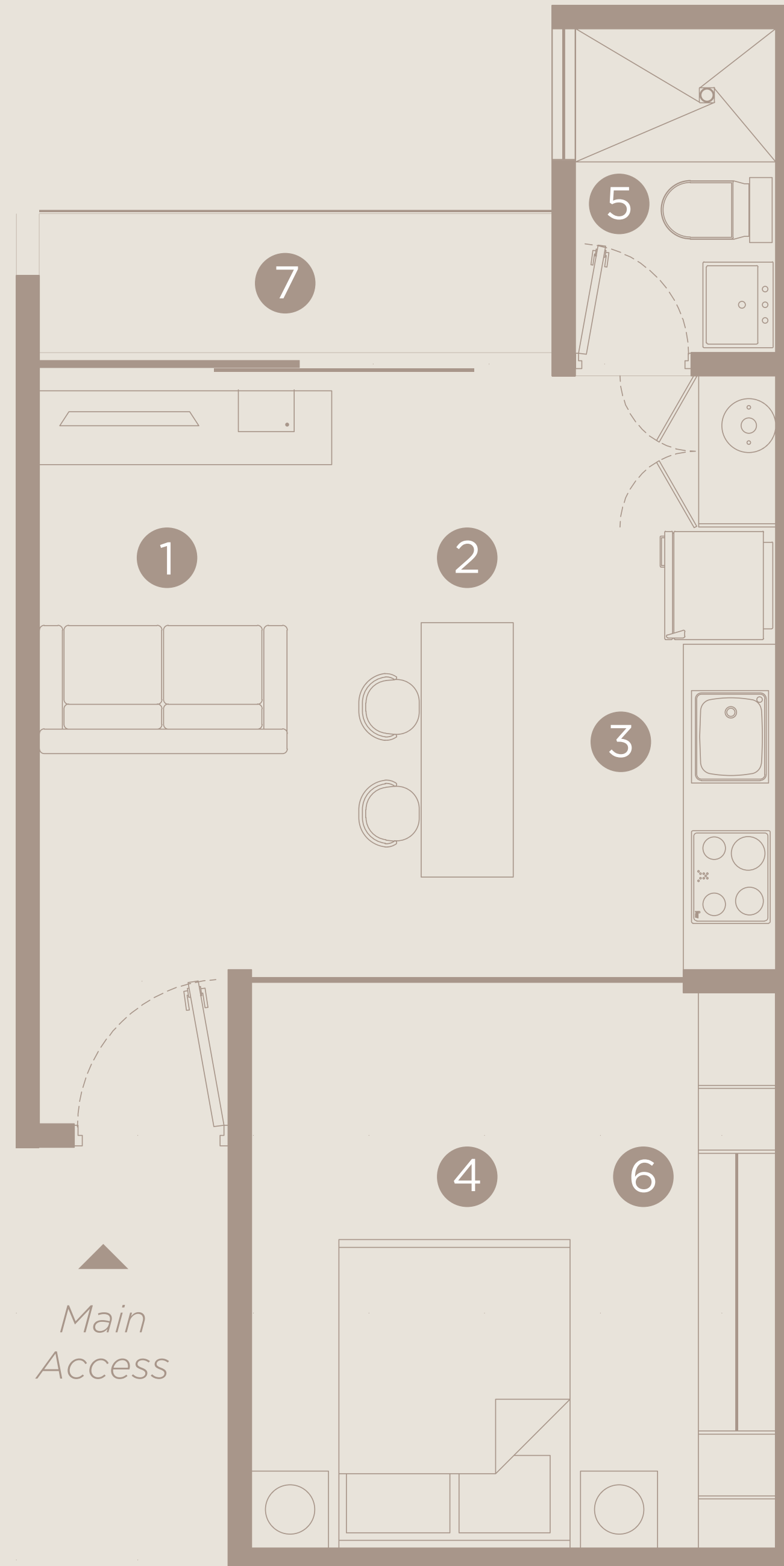


CONDO C

463.9 ft² | 1 Bedroom

Distribution

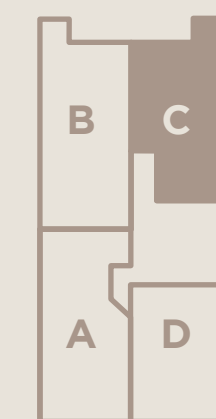
- 1 Living Room
- 2 Breakfast Bar
- 3 Equipped Kitchen
- 4 Bedroom
- 5 Full Bathroom
- 6 Closet
- 7 Balcony



AVAILABLE IN LEVELS	PLANT LOCATION
---------------------	----------------

Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street



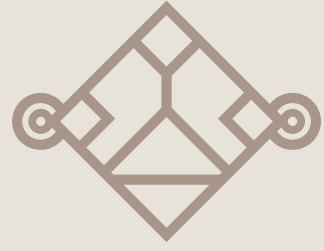
50 Street



Condo C





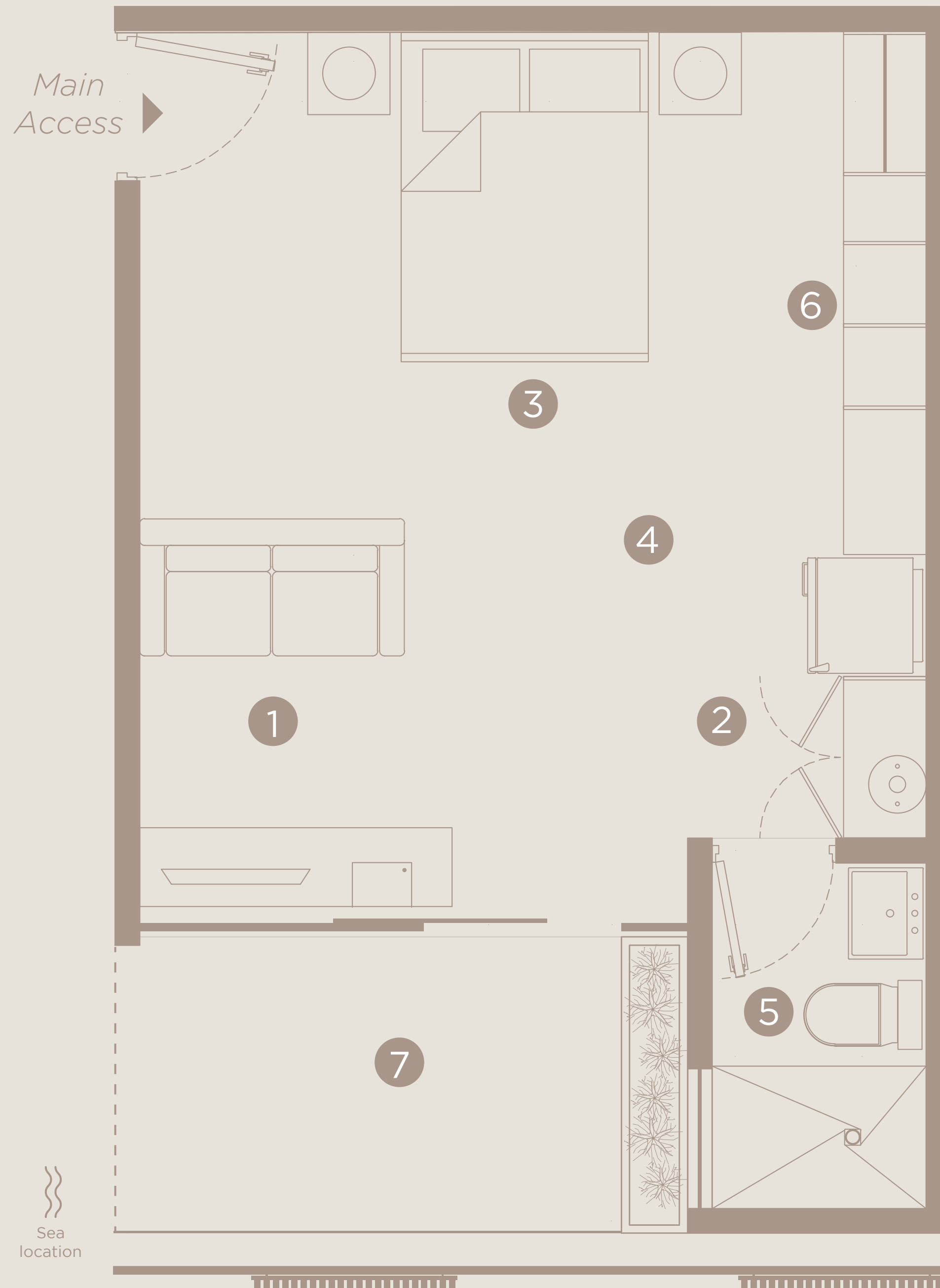


CONDO D

405.7 ft² | Studio

Distribución

- 1 Living Room
- 2 Equipped Kitchen
- 3 Bedroom
- 4 Dining Room
- 5 Complete Toilet
- 6 Closet
- 7 Terrace

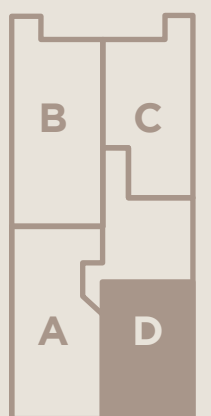


AVAILABLE IN LEVELS

PLANT LOCATION

Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street



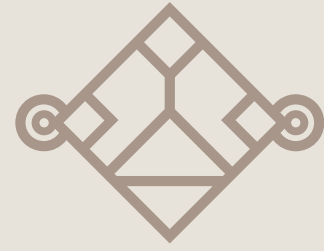
50 Street



Condo **D**





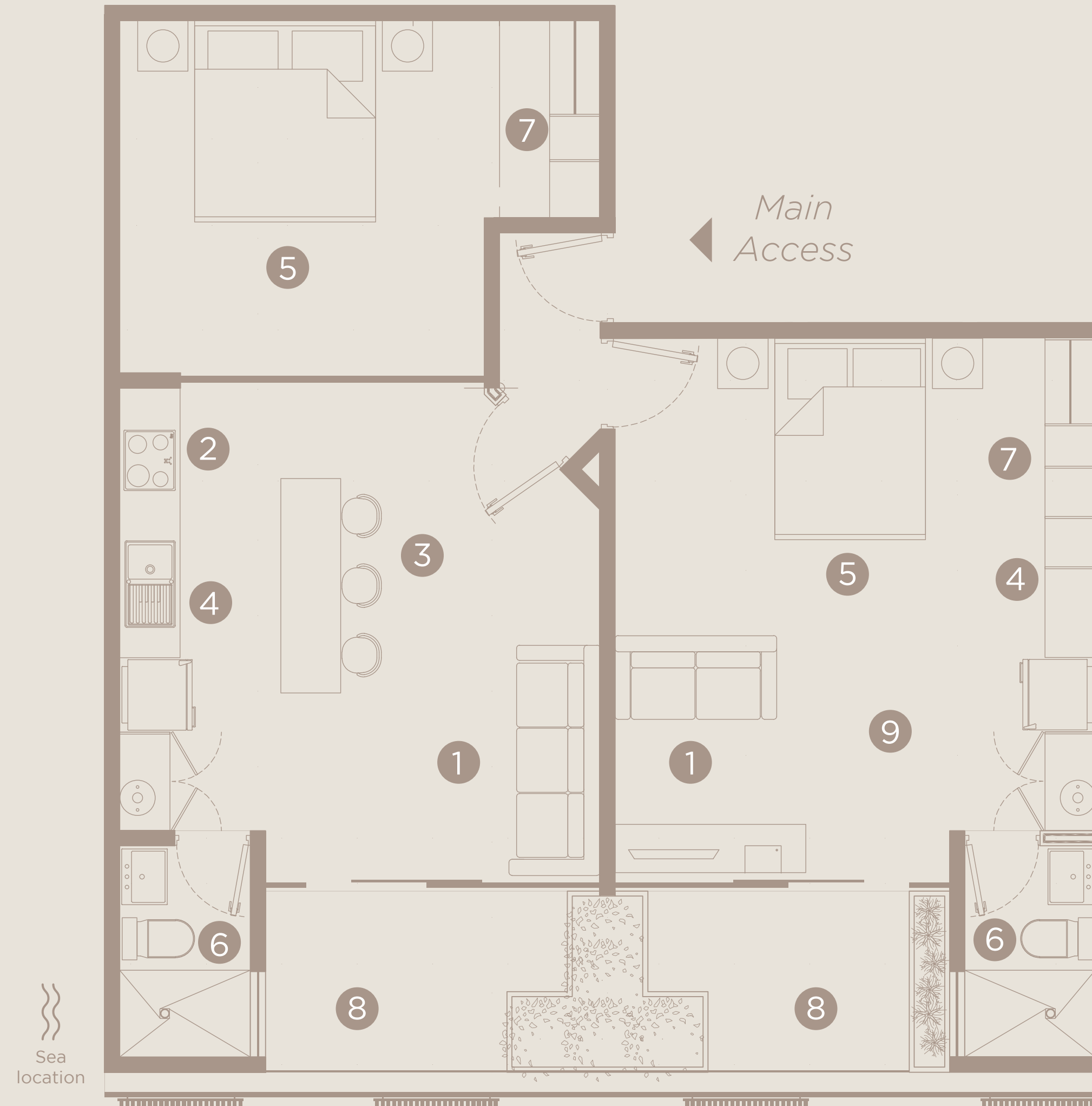


CONDO A-LOCK OFF

973 ft² | 2 Bedrooms Lock Off

Distribution

- 1 2 Living Room
- 2 Breakfast Bar
- 3 Dining Room
- 4 2 Equipped Kitchens
- 5 2 Bedrooms
- 6 2 Full Bathrooms
- 7 Closets
- 8 2 Terraces
- 9 Lock Off



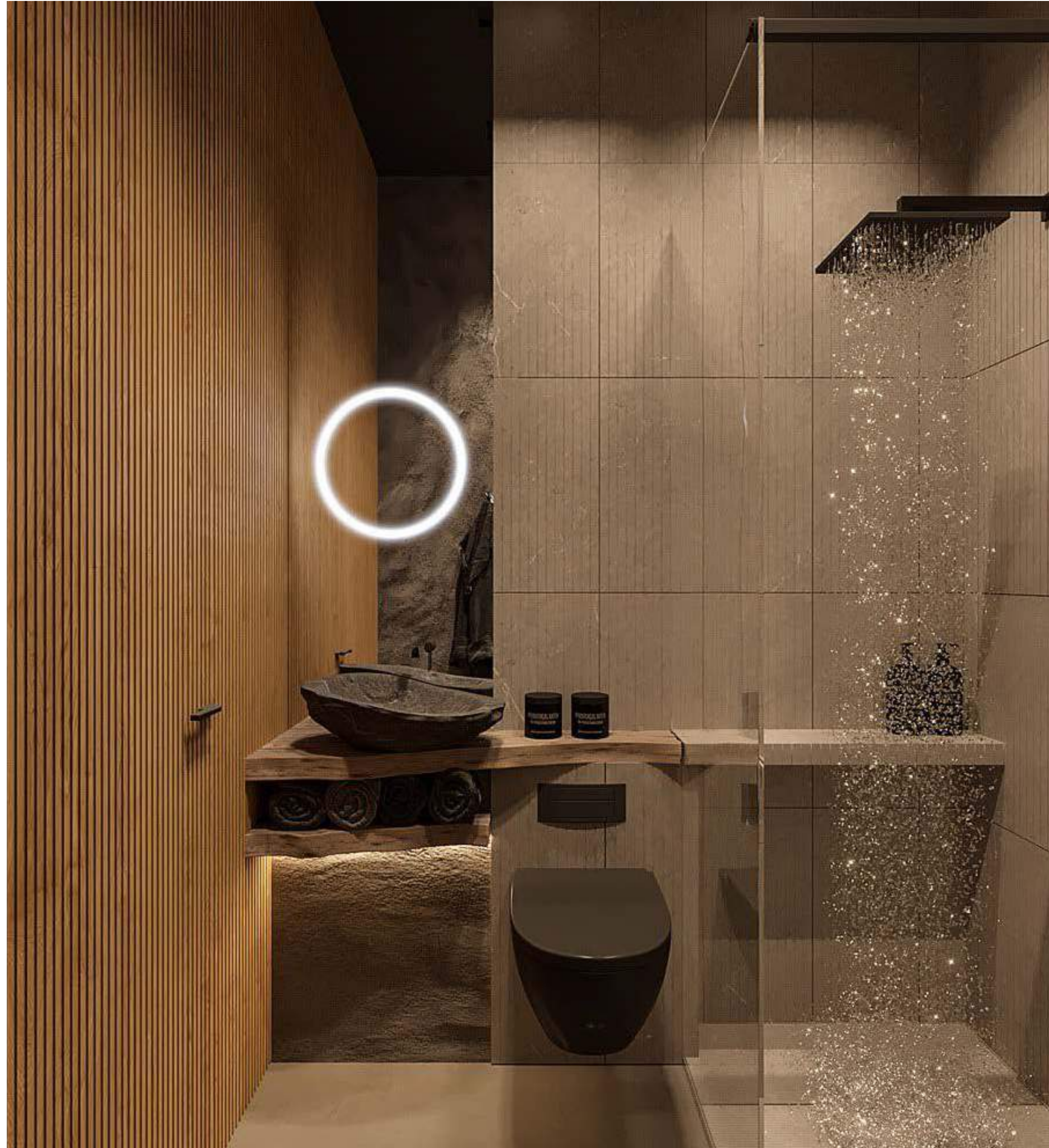
AVAILABLE IN LEVELS

Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street

PLANT LOCATION

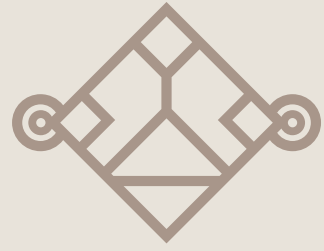
50 Street



Condo A-Lock Off





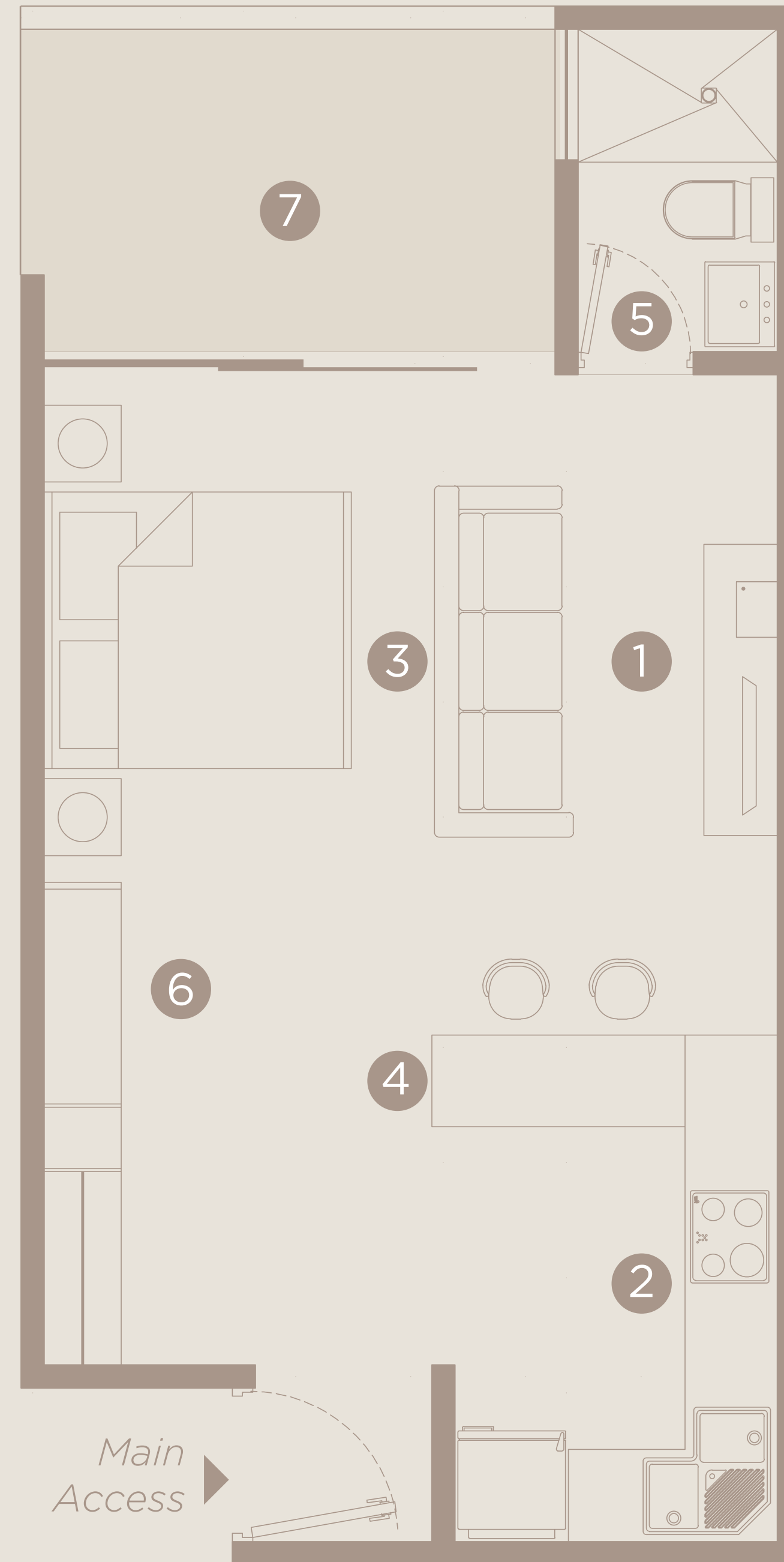


GARDEN LOFT

453.1 ft² | Studio

Distribution

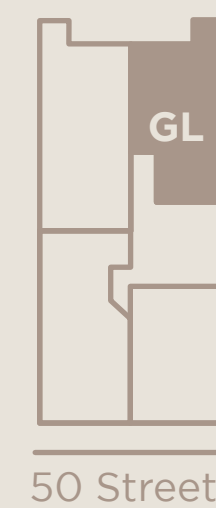
- 1 Living Room
- 2 Equipped Kitchen
- 3 Bedroom
- 4 Breakfast Bar
- 5 Complete Toilet
- 6 Closet
- 7 Garden



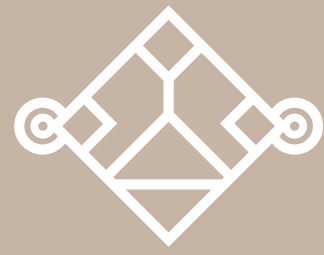
AVAILABLE IN LEVELS	PLANT LOCATION
---------------------	----------------

Roof
L7
L6
L5
L4
L3
L2
L1
GF

50 Street







FURNISHED AND EQUIPPED*

Ready to enjoy

The units are delivered fully furnished and equipped with everything you need to make your stay a comfortable experience.

All the furniture is exclusively designed by VANATAN, creating a unique atmosphere that you will not find in any other development.

**Turnkey*

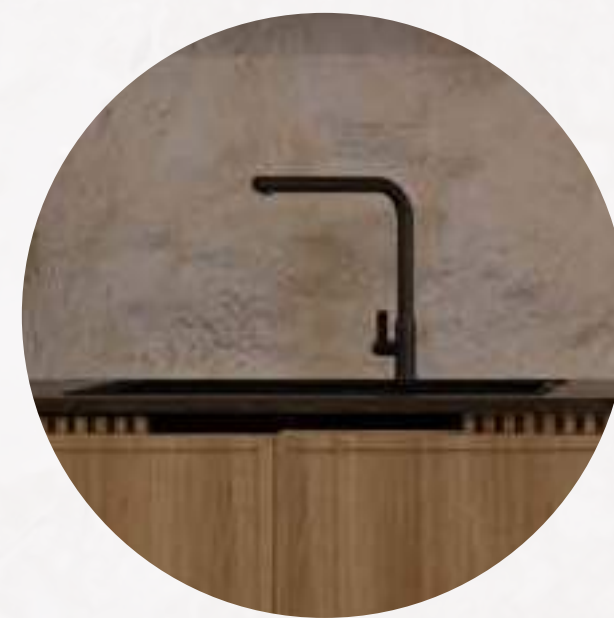
Start living or renting your apartment from the moment of delivery. All units are delivered with:



FURNITURE



HOME APPLIANCES



EQUIPMENT



BLANKETS AND UTENSILS

Furniture and equipment are subject to availability.



SPÍRIT CONDOS

— 1904 —

**Images for illustrative purposes*