SPĬRIT CONDOS

1904

PLAYA DEL CARMEN



SPĬRIT 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
- Supermarket
- Gas Station
- Shopping Mall
- Beach Clubs



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.



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

- Pueblos mágicos
- Archaeological zones
- Natural reserves



✓ **Strategic location: Emerald Zone**

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



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

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

ABOUT PROJECT

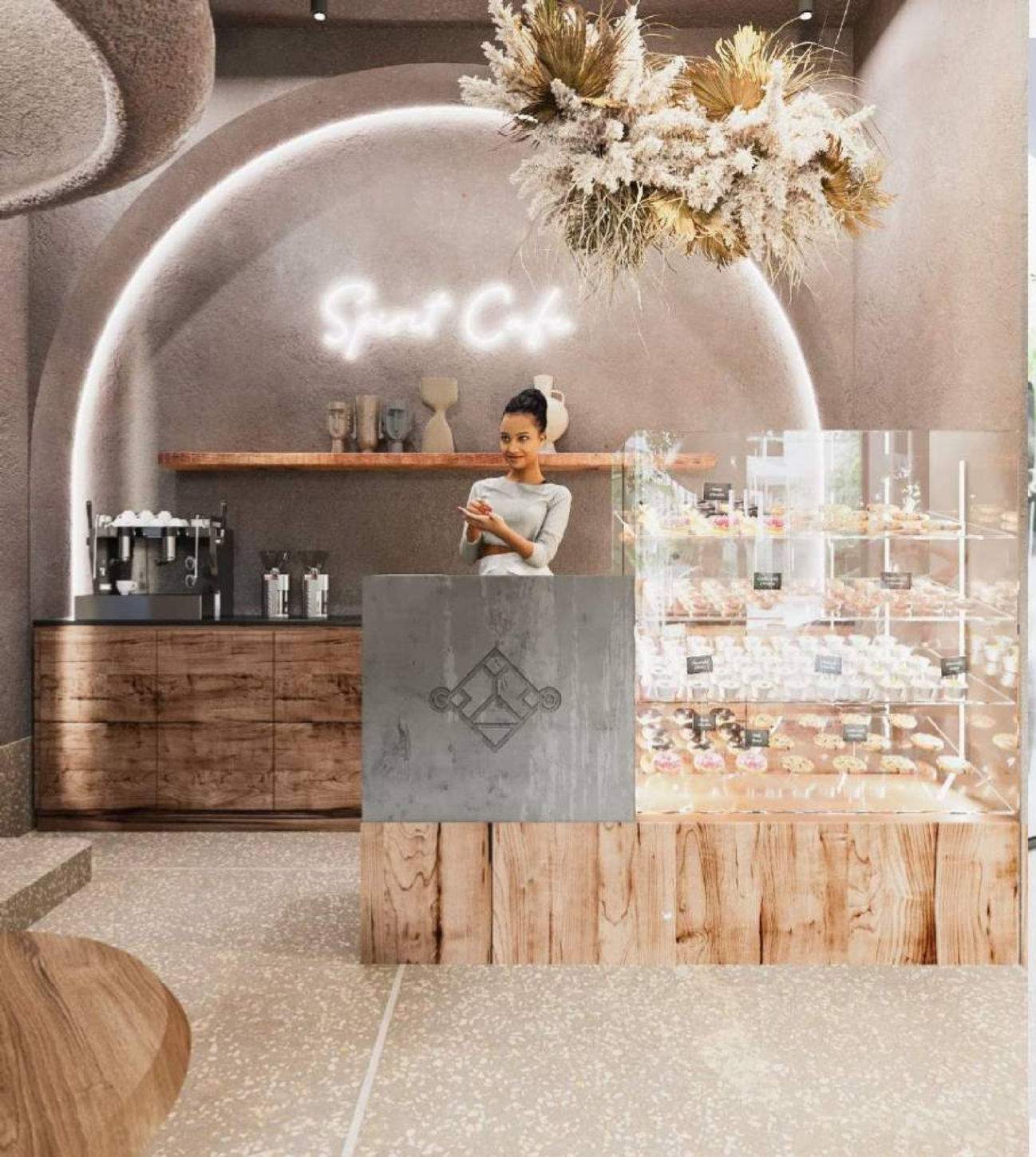
25 Condos

7 Levels

6 Typologies

2368 ft² of land

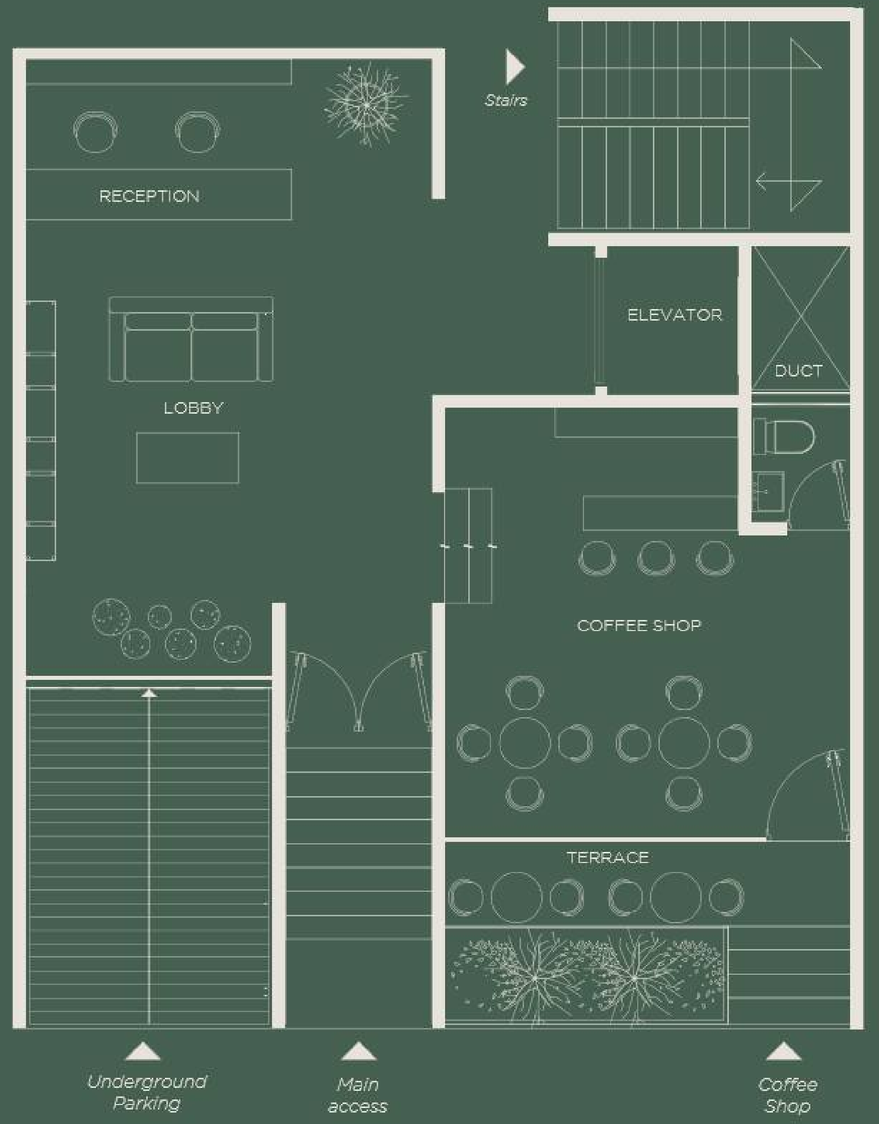



Sweet Cafe



GROUND FLOOR AMENITIES

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

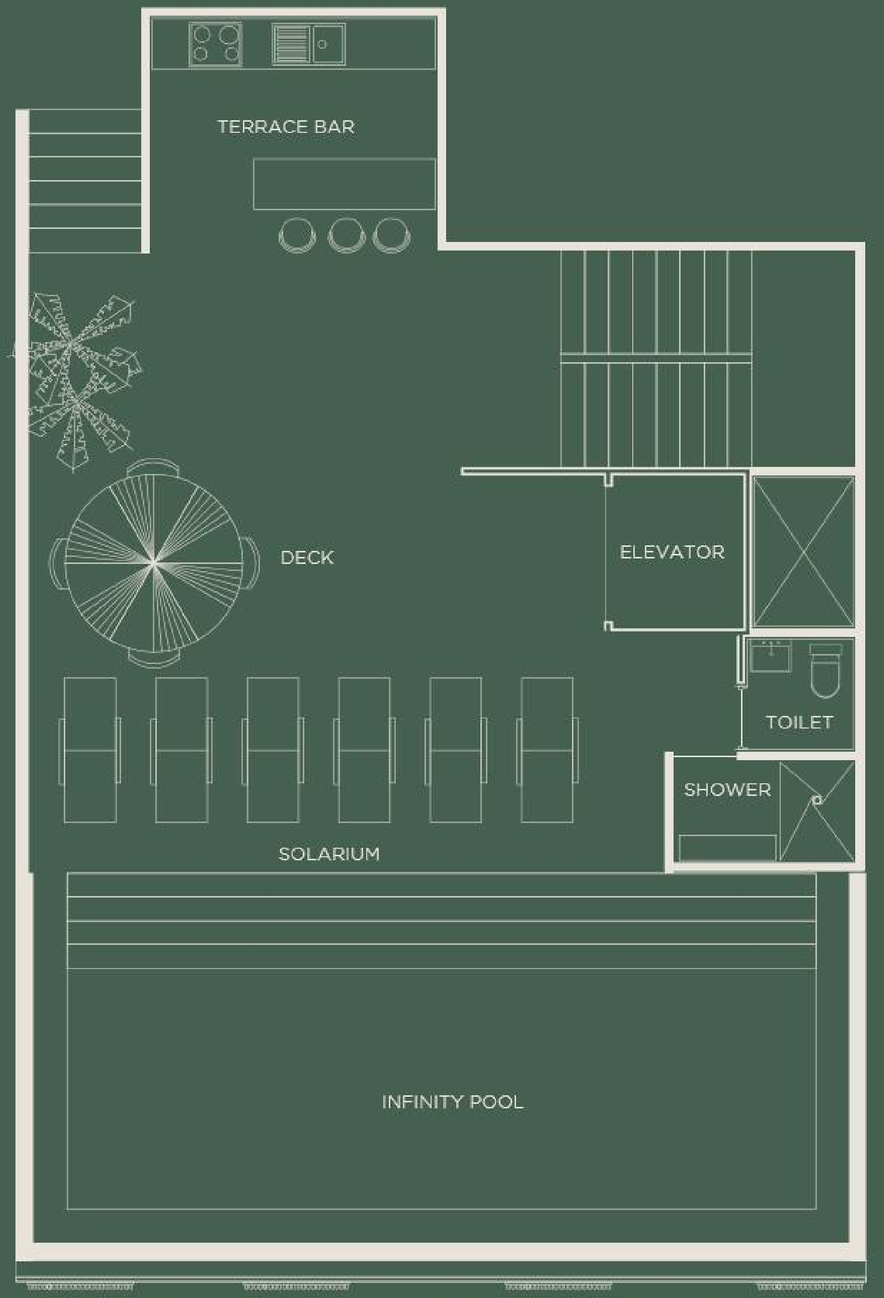






ROOF TOP AMENITIES

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



FLOOR LEVEL

Roof
L7
L6
L5
L4
L3
L2
L1
GF

TYPOLOGIES

Garden Loft
Studio | 453.1 ft²

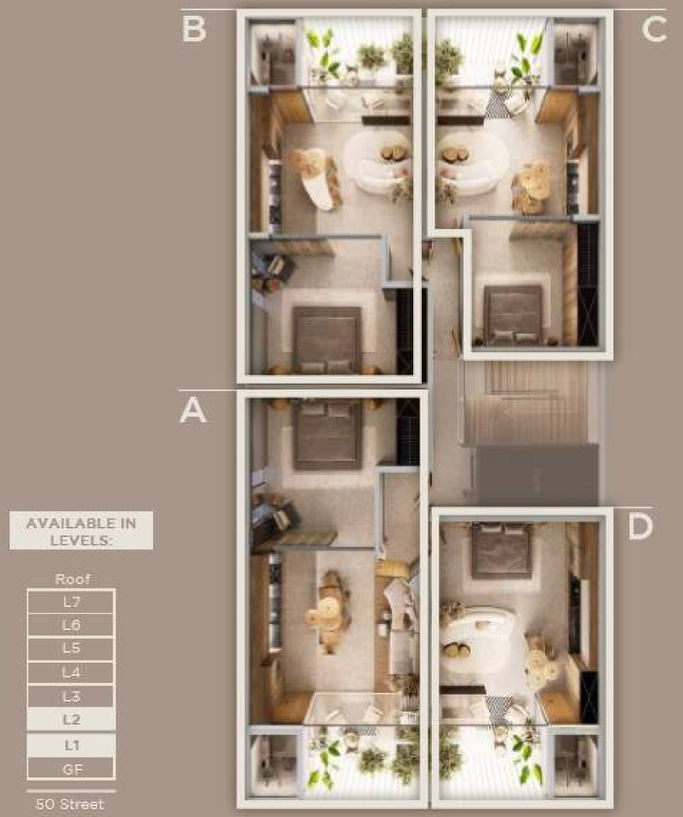
Condo A
1 Bedroom | 554.3 ft²

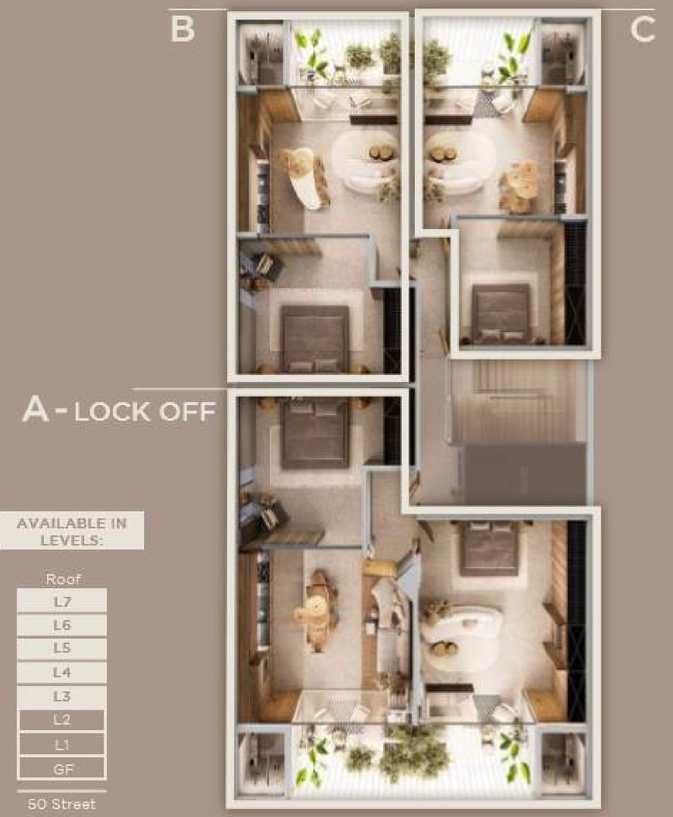
Condo B
1 Bedroom | 581.2 ft²

Condo C
1 Bedroom | 463.9 ft²

Condo D
Studio | 405.7 ft²

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



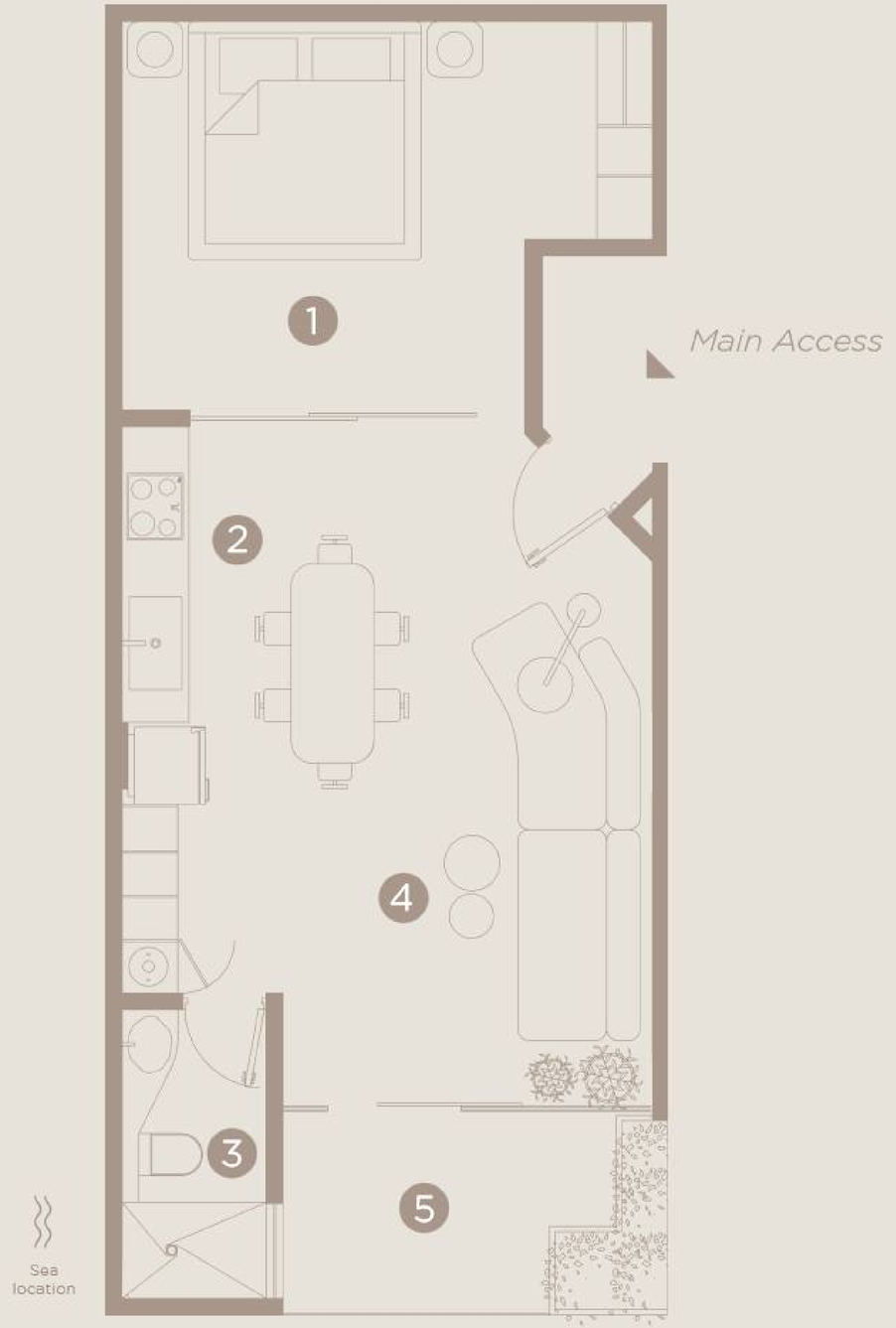


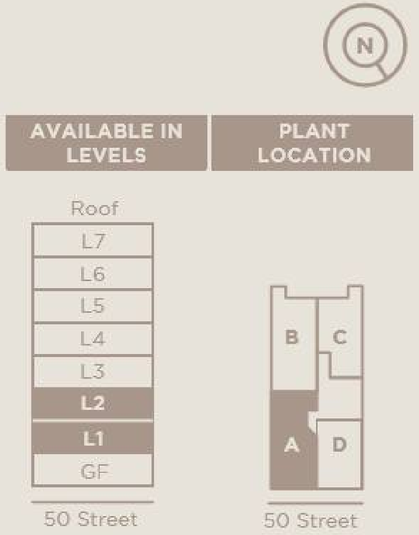
CONDO A

554.3 ft² | 1 Bedroom

Distribution

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







Condo **A**





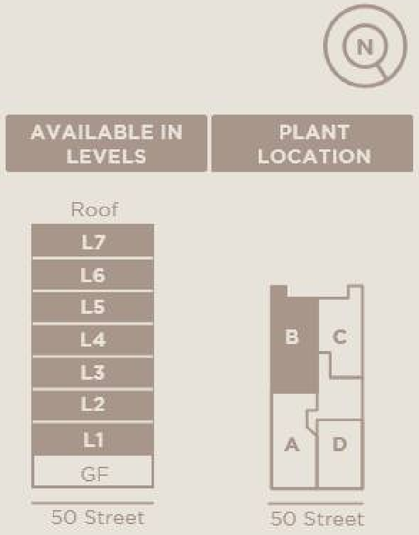
CONDO B

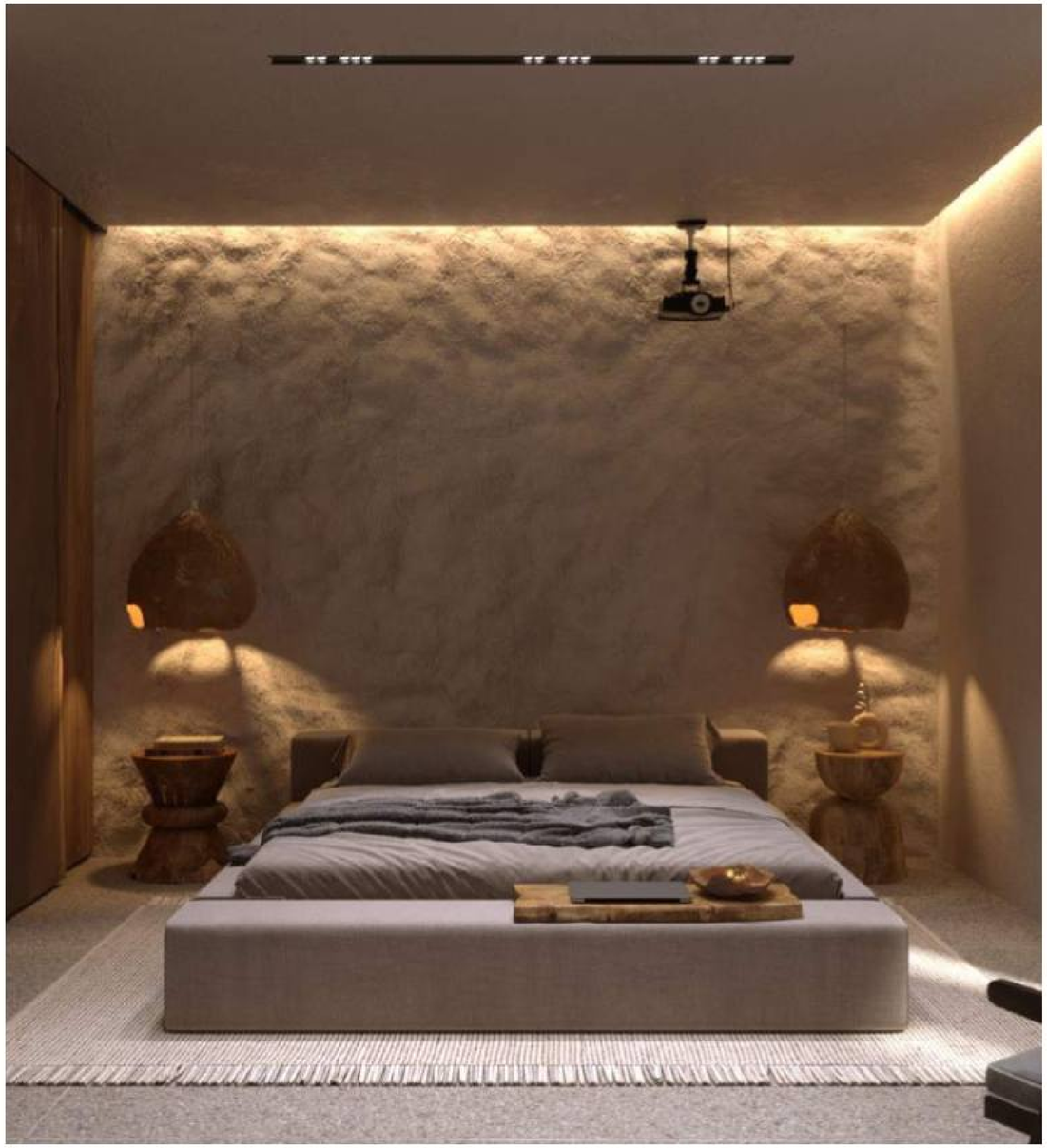
581.2 ft² | 1 Bedroom

Distribution

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







Condo **B**



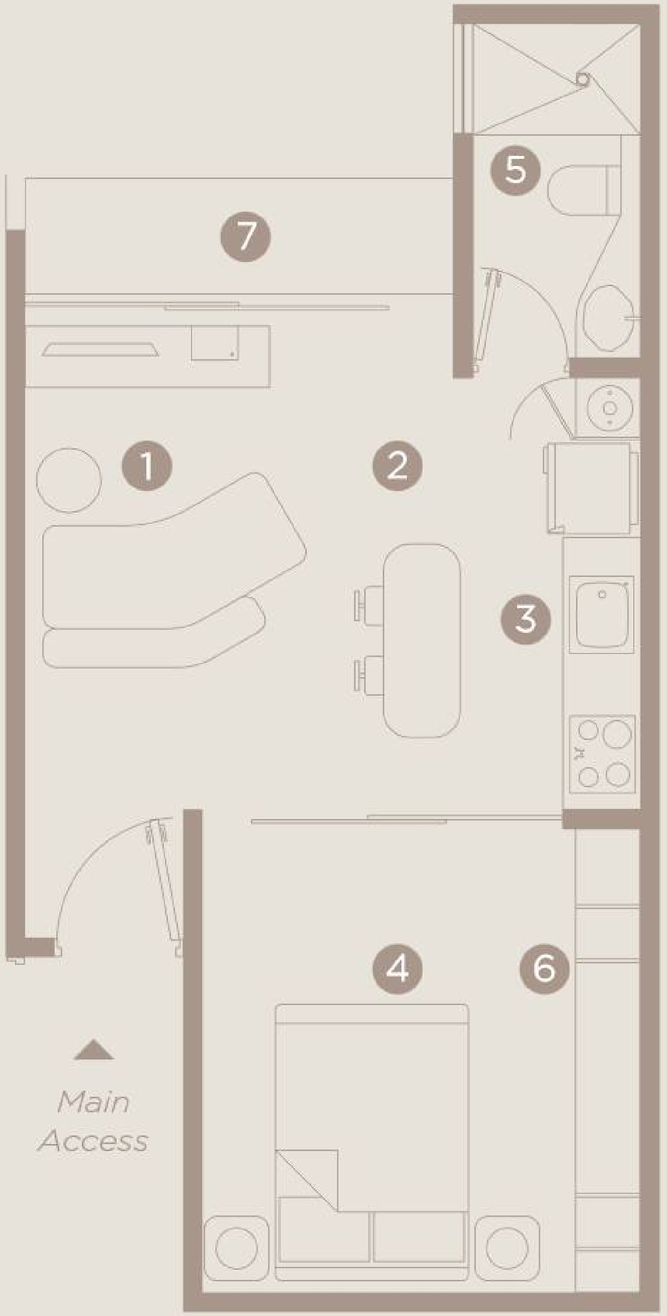


CONDO C

463.9 ft² | 1 Bedroom

Distribution

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



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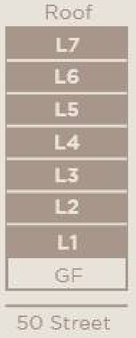
AVAILABLE IN LEVELS	PLANT LOCATION









Condo C

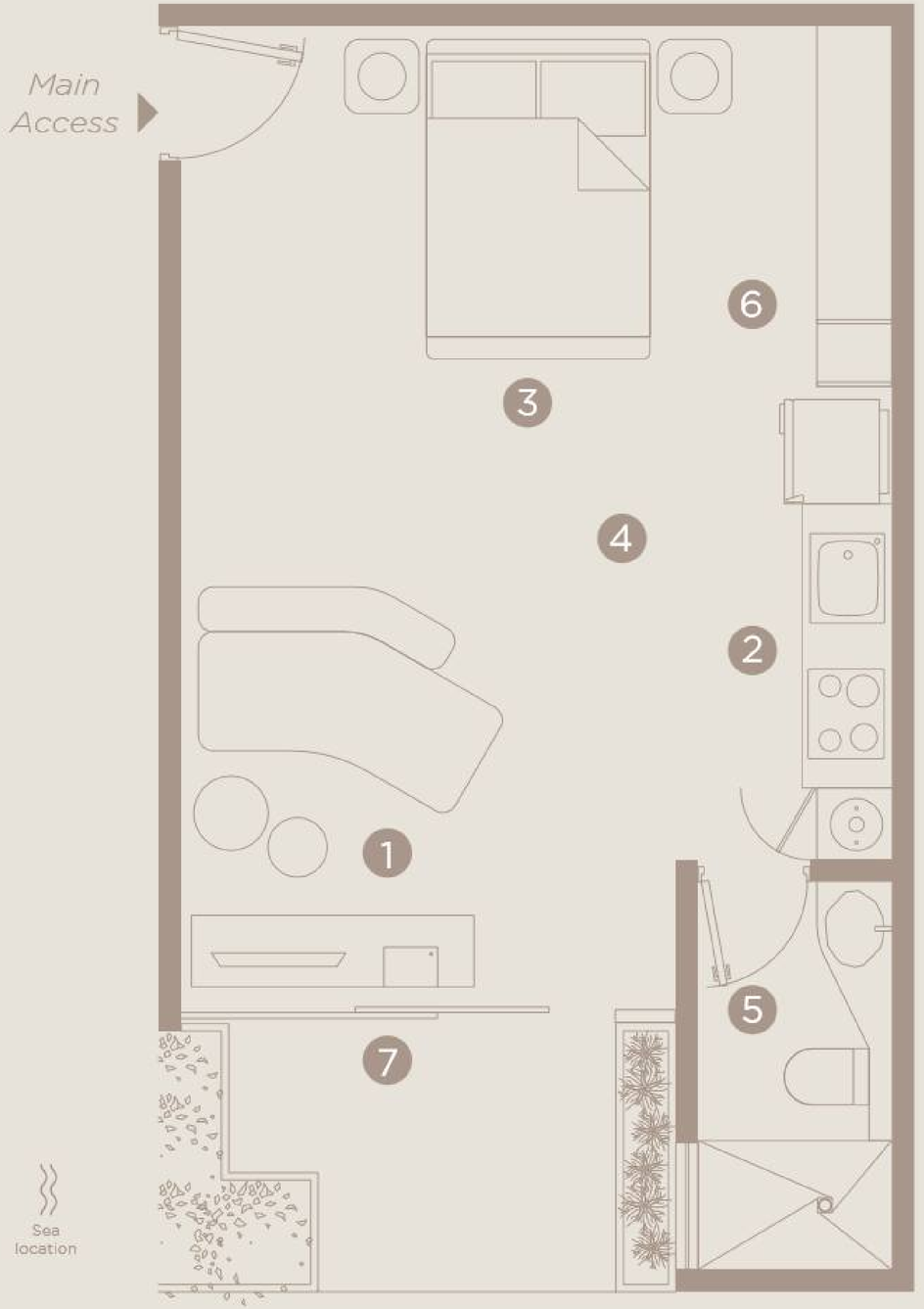


CONDO D

405.7 ft² | Studio

Distribución

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



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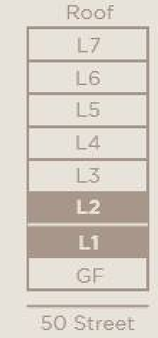






Condo **D**



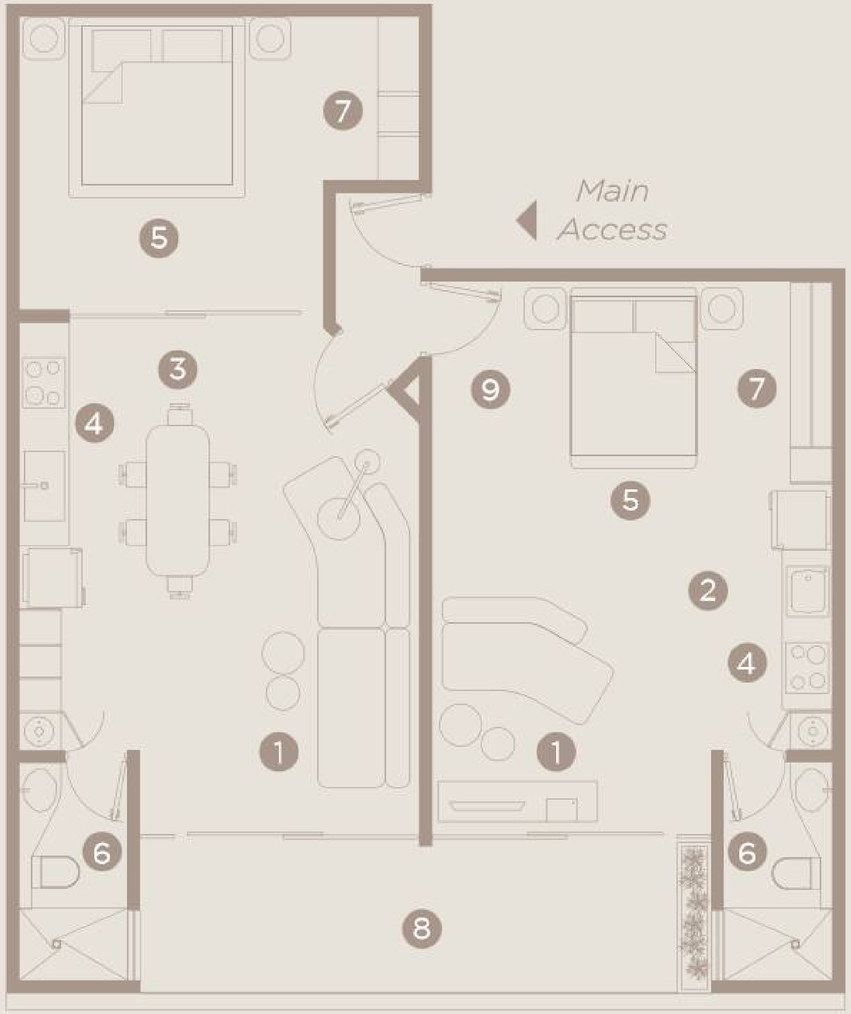


CONDO
A-LOCK OFF

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



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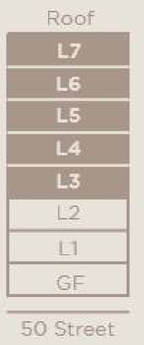
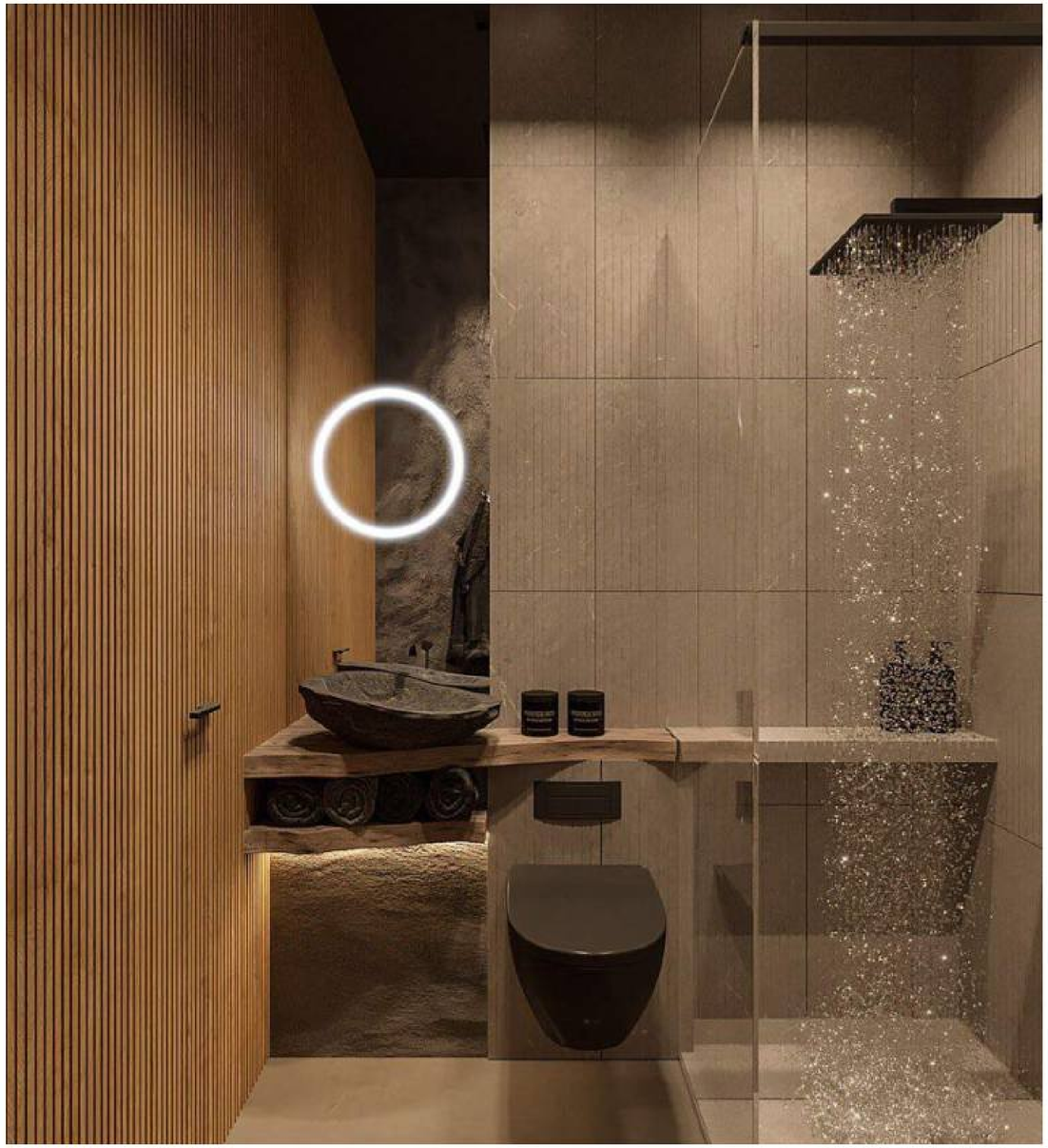






Condo **A-Lock Off**



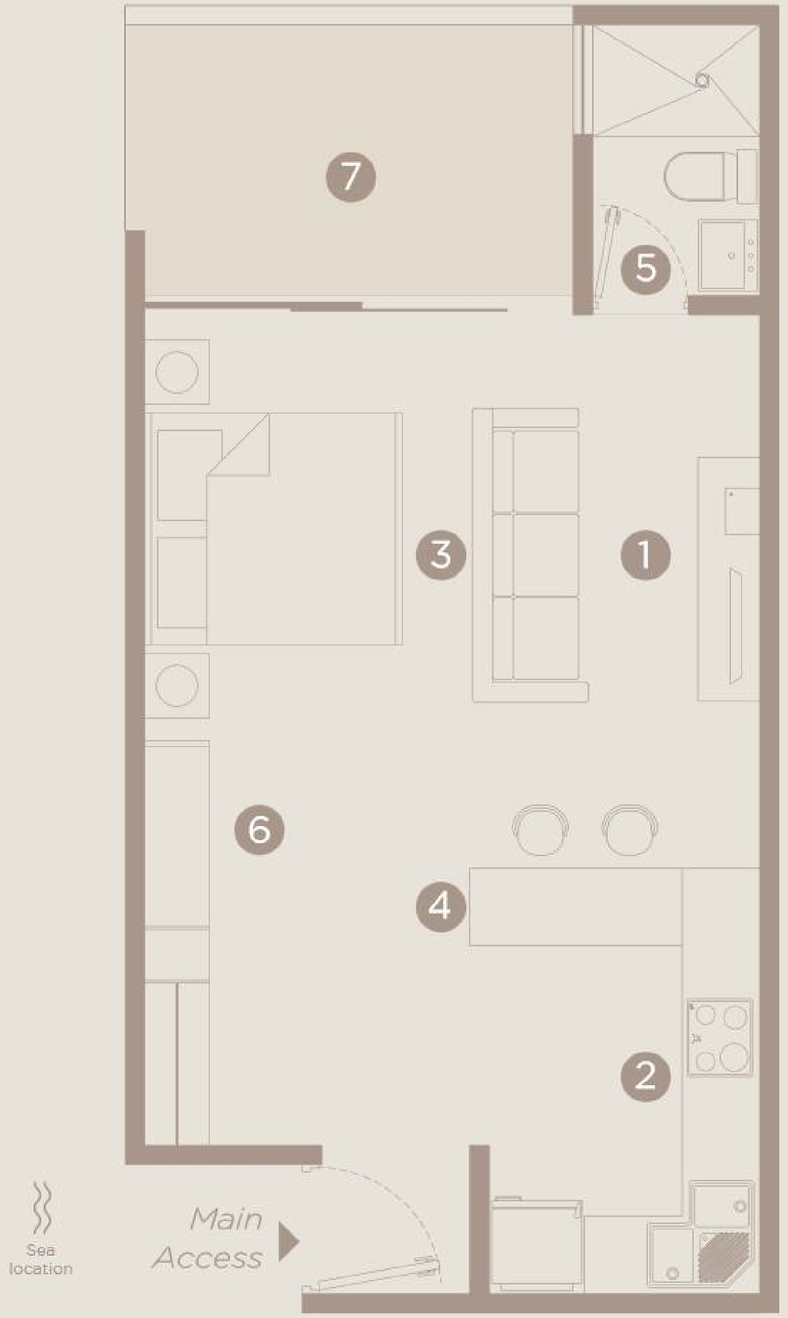


GARDEN LOFT

453.1 ft² | Studio

Distribution

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



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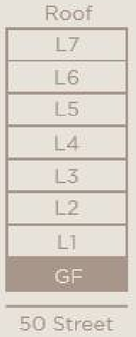
AVAILABLE IN LEVELS	PLANT LOCATION







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**Images for illustrative purposes*