



# OCEAN DROP II










OCEAN DROP II

# PLAYA DEL CARMEN


40th Avenue, between 24th and 26th, Col. Centro, Playa del Carmen, Quintana Roo, México. .

-  Downtown location
-  Shopping area
-  In front of sports facilities
-  Within a few minutes walking distance from the 5ta Avenida
-  On an easy access avenue



## TOURIST DESTINATION

- LIVE PLAYA DEL CARMEN**  
(ATTRACTIVE, PARKS, BEACHES, CENOTES, ANCIENT MAYAN RUINS)
- THE 5ta AVENIDA, OR FIFTH AVENUE**  
(RESTAURANTS AND INTERNATIONAL BARS)
- PLAYA DEL CARMEN LIFESTYLE (DOWNTOWN PLAYA)**

-  WORLD-CLASS UNIQUE EXPERIENCES
-  CUTTING-EDGE INFRASTRUCTURE
-  CUISINE
-  MILLENNARY CULTURE





- 4th best tourist destination worldwide
- 50% of tourism throughout Mexico
- 6.5 million tourists a year
- 76% average vacation rentals occupancy in PDC
- +10 world class natural and theme parks
- Protected biospheres and nature sanctuaries
- +400 hotels and resorts
- +43,500 vacation rental rooms available



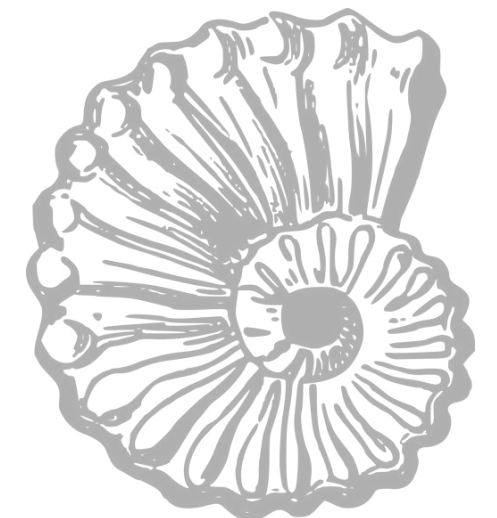
- 7% to 10% ROI for long term or vacation rent
- 76% occupancy rate AirBnB, VRBO, Expedia, Booking, etc.
- High capital gain urban tourist area
- Estate



- 5ta Avenida
- World-class unique experiences
- Cancun International Airport, the busiest in Latin America
- Tulum International Airport (2023)
- Tren Maya (2023)
- Ferries to Cozumel (Calica and Juárez piers)
- Modern infrastructure
- Mexican and international cuisine
- ADO transportation



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



Location



# Playa del Carmen

At the heart of the Riviera Maya's tourist circuit, Playa del Carmen, surrounded by parks, Mayan ancient ruins, cenotes and islands; is home of the renowned 5ta Avenida and enjoys easy-to-access turquoise-blue waters and white-sand beaches. Considered by tourists worldwide as one of the favorite vacation destinations thanks to its strategic location, affordability and the wide array of services and attractions.



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**QUALITY OF LIFE TO  
STEPS FROM THE BEACH**



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## ¿Why Playa del Carmen?

- **Population growth:**  
110% in the last 10 years  
425% in the last 20 years

**8.4%** annual average population growth rate\*

**10 to 30%** investment return per year

**7,200 MDD** annual economic income, with an increase of 236% in the last 10 years\*\*

**82%** average hotel occupancy per year\*\*

**130%** tourists flow increase in 10 years\*\*

\* (Source: Solidaridad Council)

\*\* (Source: Sedetur)



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# Ocean Drop II

is a unique piece in the sea of real estate opportunities. Its intelligent space planning within a condohotel maximizes its rooftop and shopping area activities. Inspired by an appealing design that captures its privileged location, with balconies full of nature ornaments and wide windows facing outside to mirror Playa's lifestyle for your comfort and wellbeing.



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**AVENIDA 40, CENTRO**

**Restaurantes | Restaurant**

- Mu Burger House
- Chester Pasta
- Peace & Bowl
- Buzo's Restaurant
- Chiltepin Marisquillos
- Choux Choux Cafe
- El Fogon
- Ilios
- Harrys
- Sonora Prime
- Porfirios
- Sushi Roll
- Aldas
- Bovinos

**Bares | Bars**

- Coco Bongo
- Mandala
- La Vakita

**Entretenimiento | Entertainment**

- Quinta Alegria

Map labels include: PLAYAMED, OFFICE DEPOT, CHEDRAUI, WALMART, THE FIVES DOWNTOWN, BBVA, SORIANA, HOLIDAY INN, FIESTA INN, DEPORTIVO MARIO VILLANUEVA, THE REEF 28, GRAN HYATT, PLAYA MAMITAS, and various street names like Carr. Cancun-Tulum, Av. Constituyentes, and C. 34 Nte.

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**40th Avenue, between 24th and 26th, Col. Centro,  
Playa del Carmen, Quintana Roo, México.**



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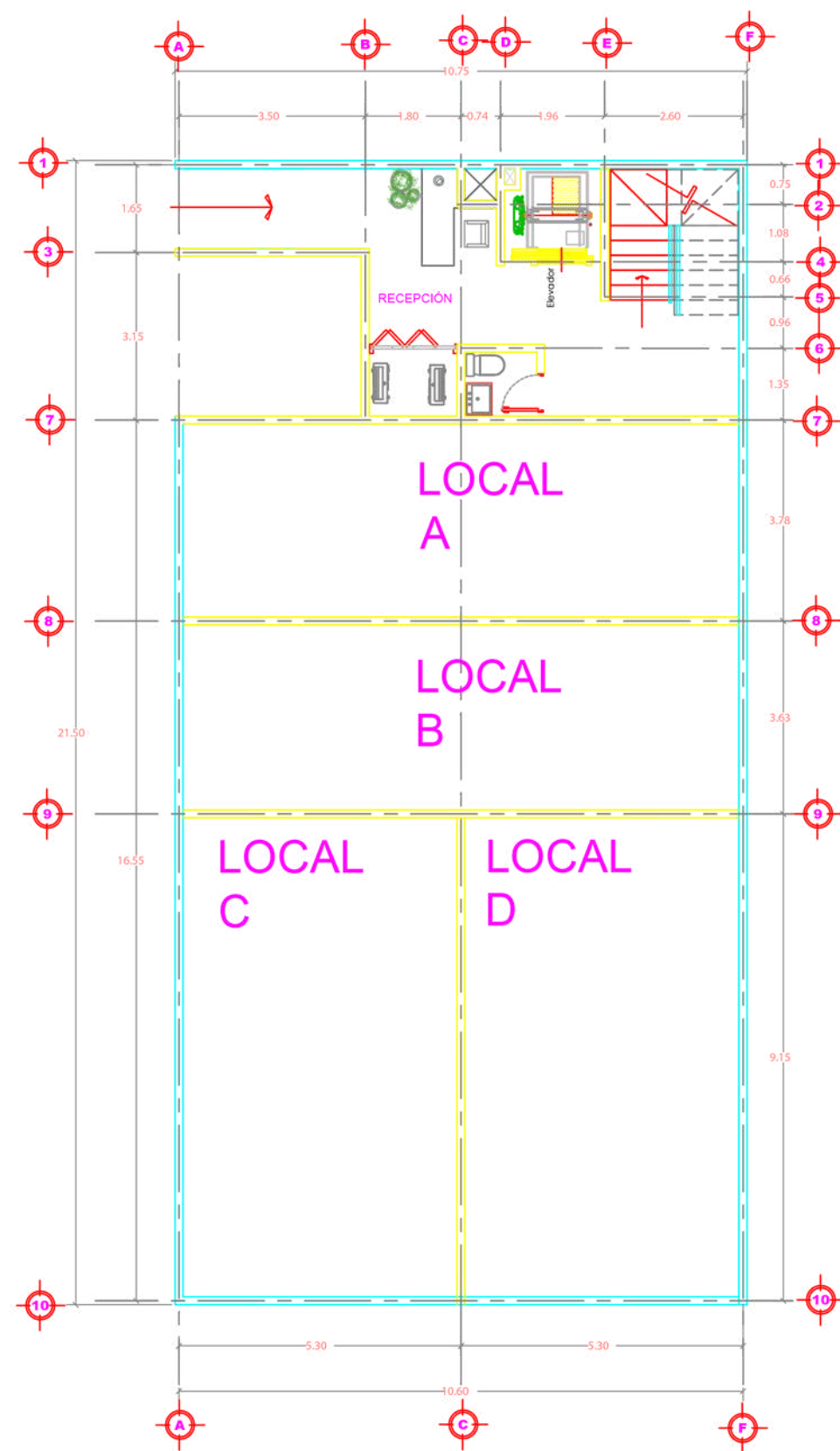


## FEATURE

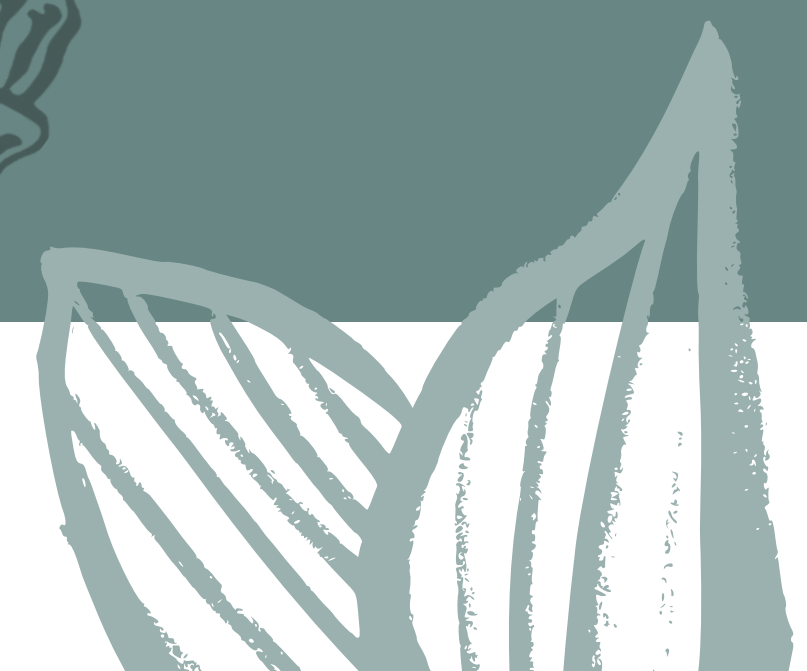
- 29 Units
- 3 Business premises
- 6 Levels
  
- Studios 1 (24.6 m<sup>2</sup>)
- Studios 2 (28.6m<sup>2</sup>)
- 1 bedroom A (45.55 m<sup>2</sup>)
- 1 bedroom B (35.35 m<sup>2</sup>)

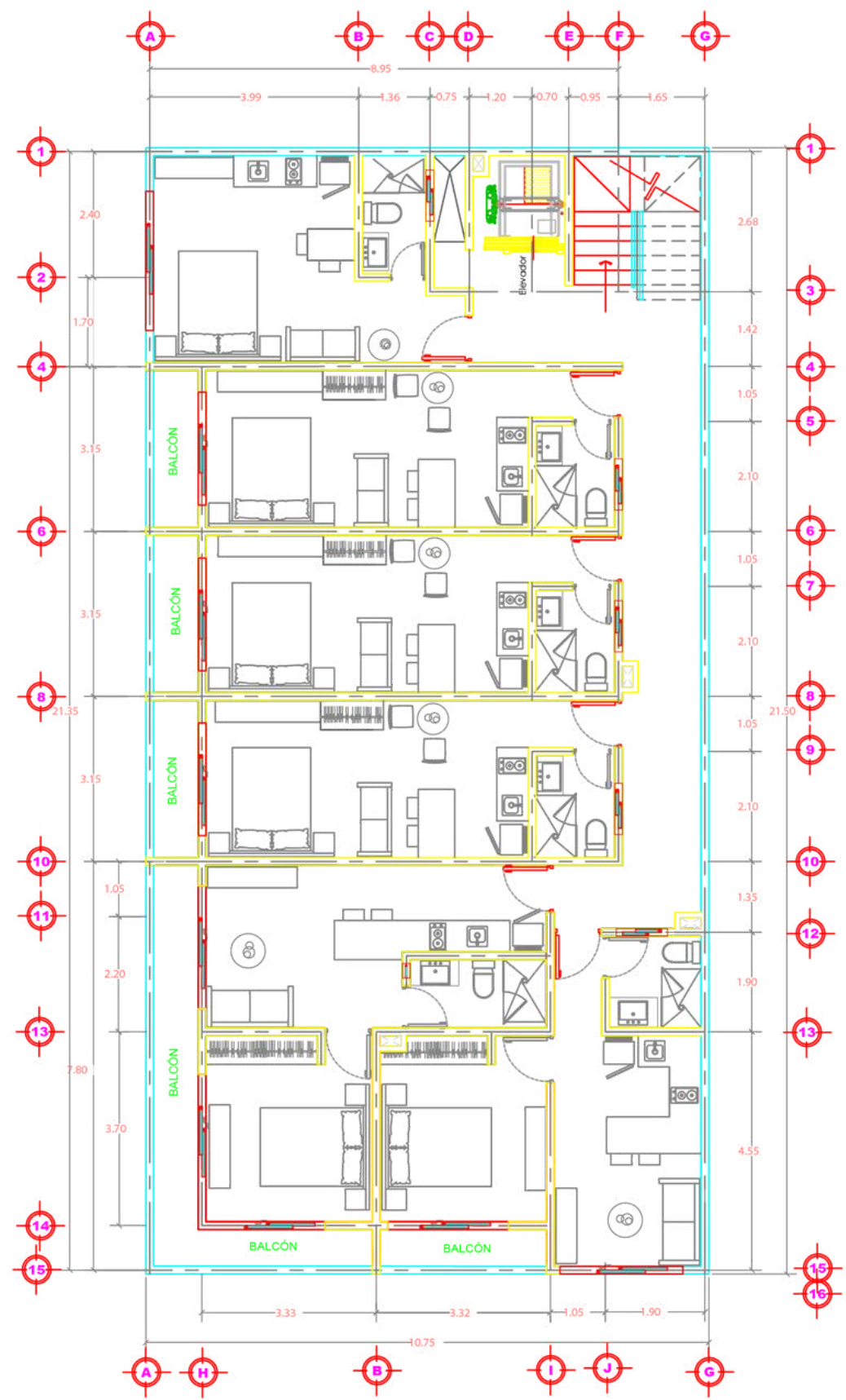
DELIVERY DECEMBER 2022





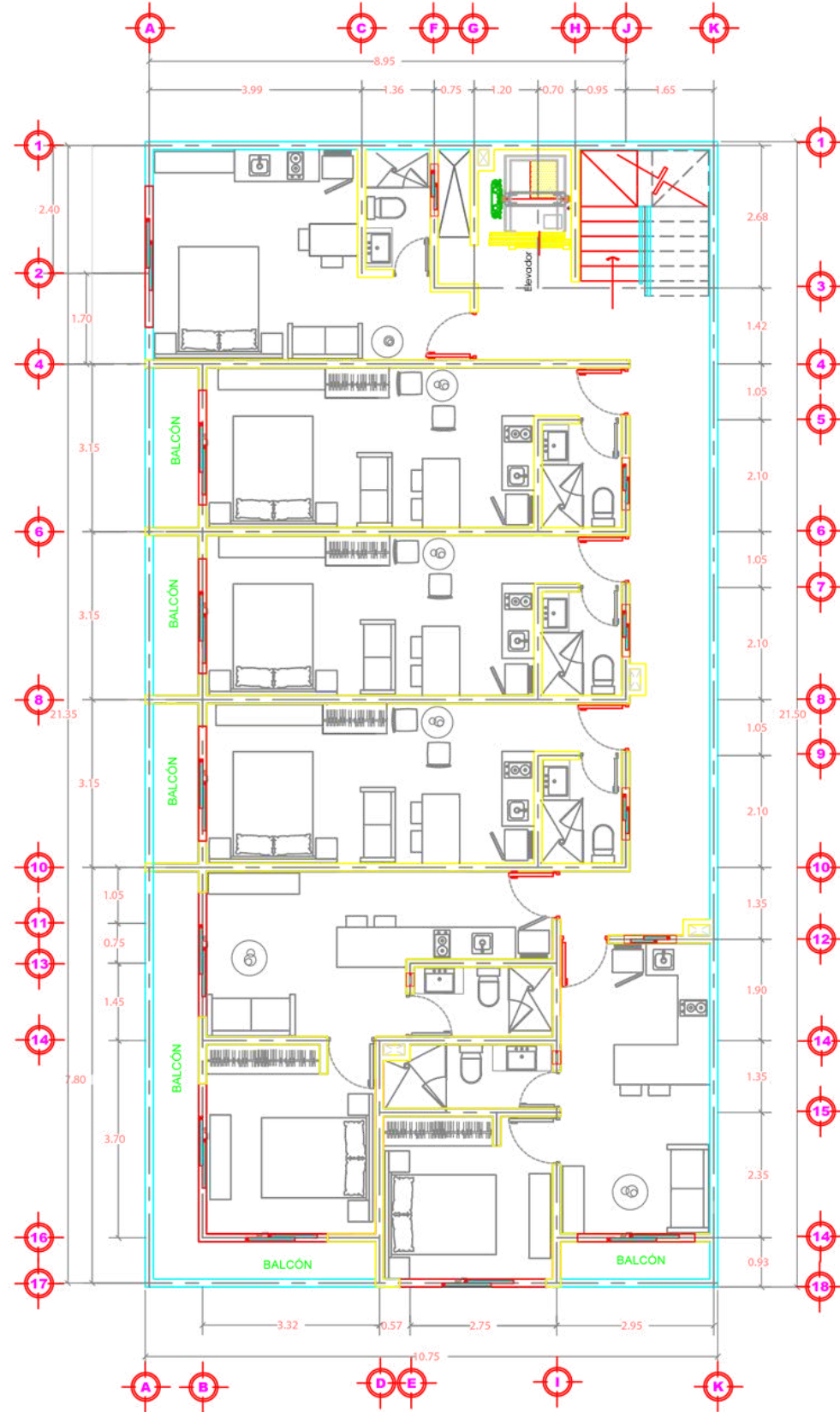
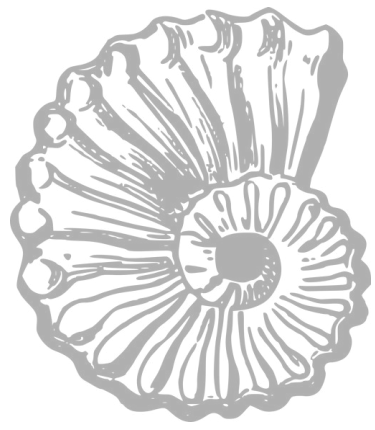
# Development's general architectural plans





# Studio architectural plans (30.54m<sup>2</sup>)





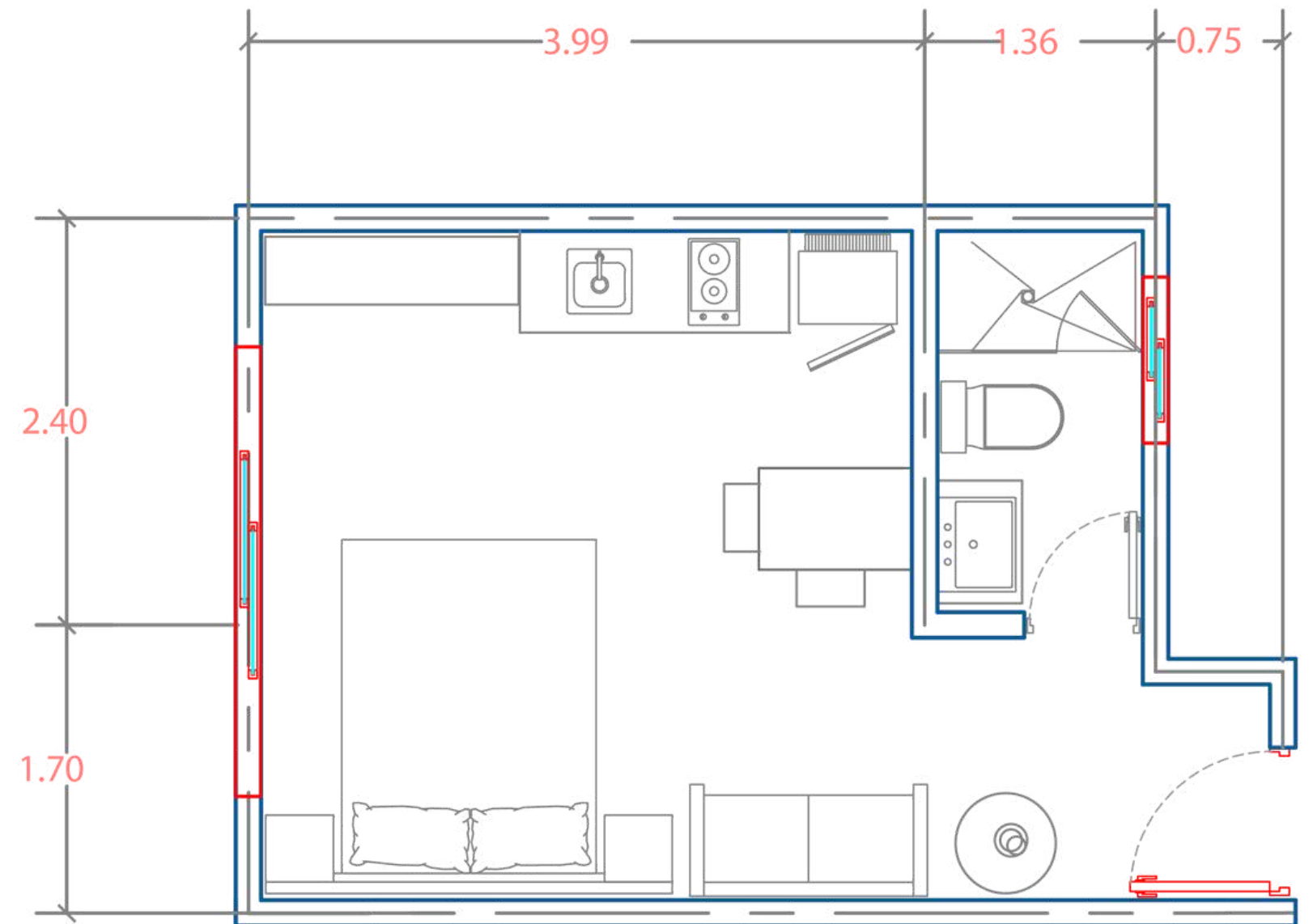
# Lofts

## architectural plans

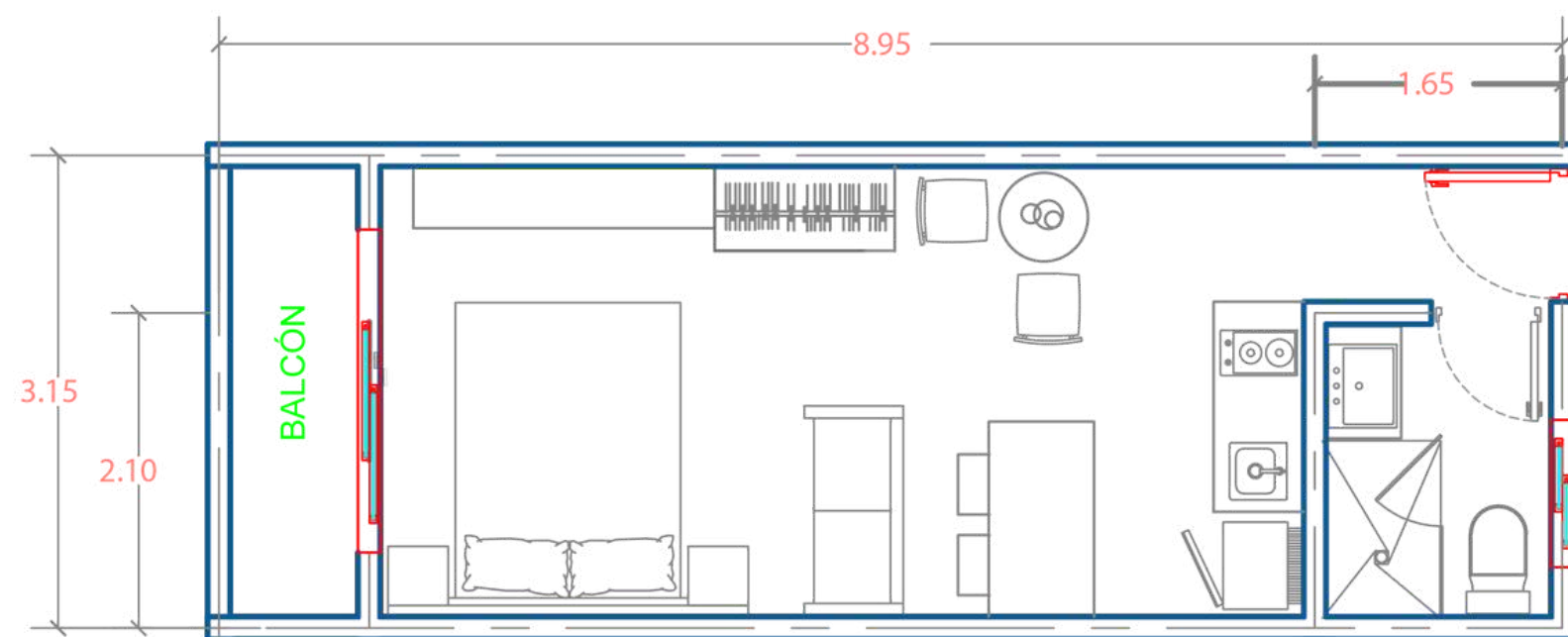
(48.68 m<sup>2</sup> - 81.84 m<sup>2</sup>)



**1 bedroom  
apartment  
architectural  
plans  
(40.92 m<sup>2</sup>)**

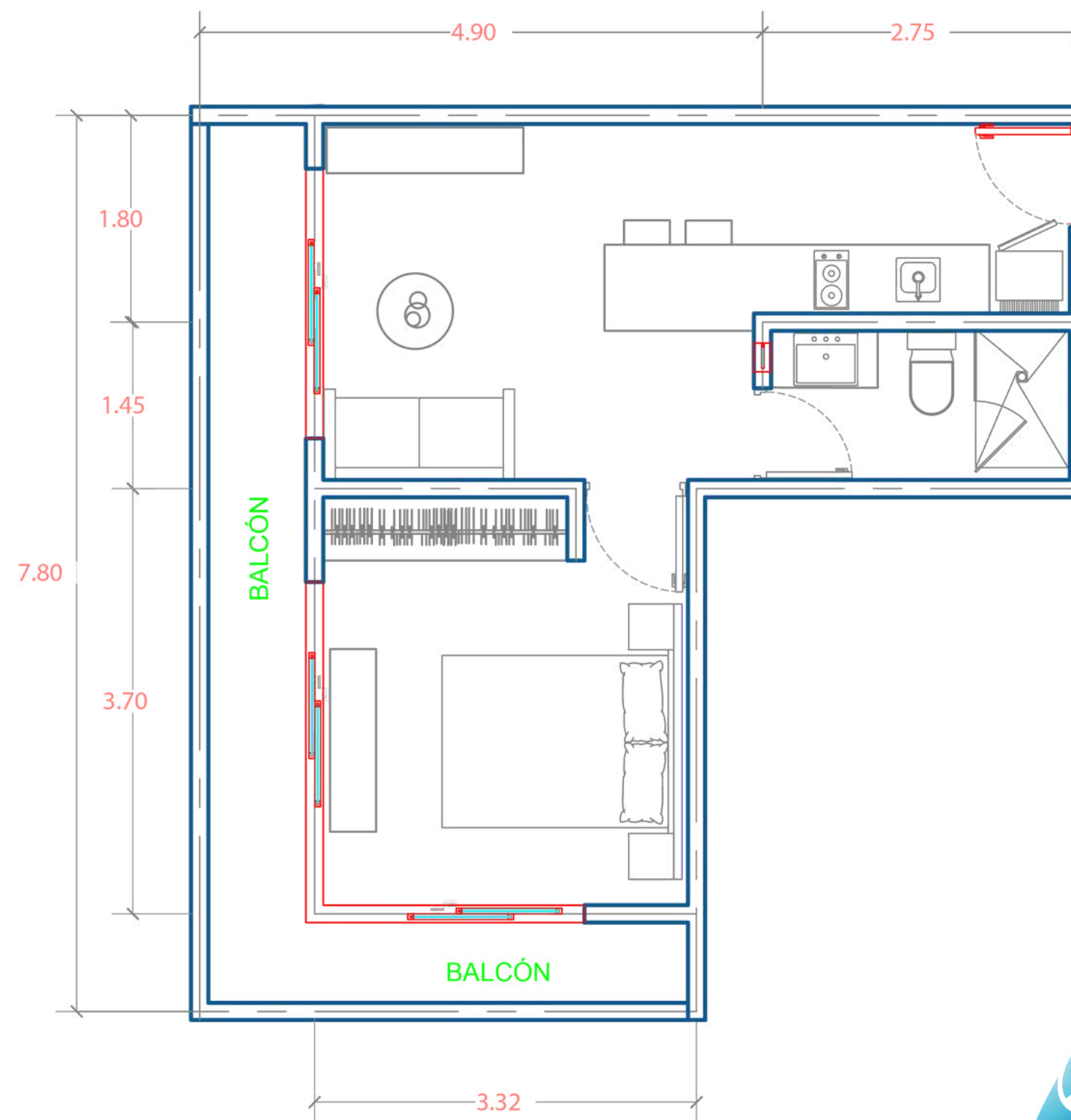


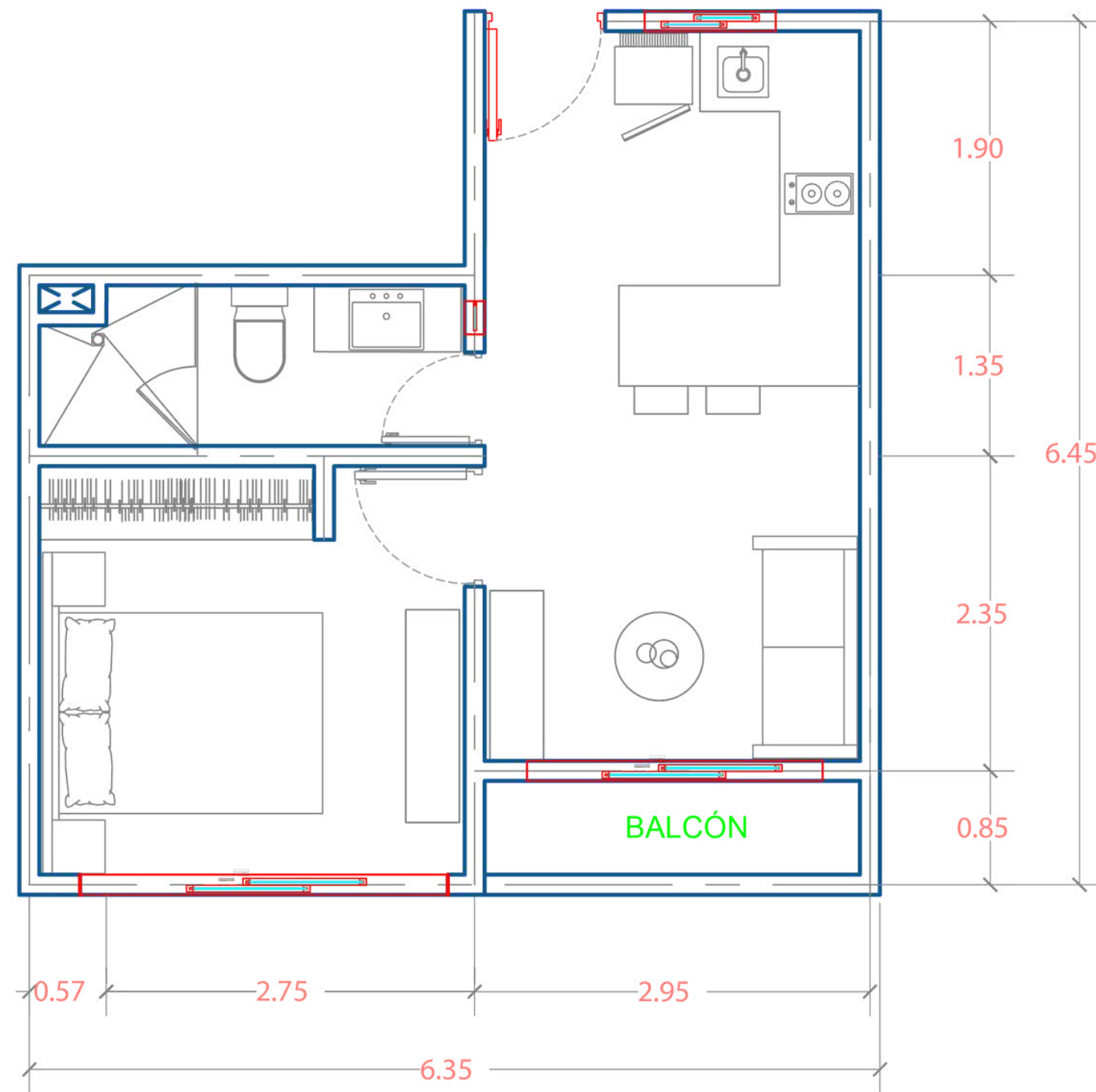




## 2 bedroom apartment architectural plans (57.84 m<sup>2</sup>)

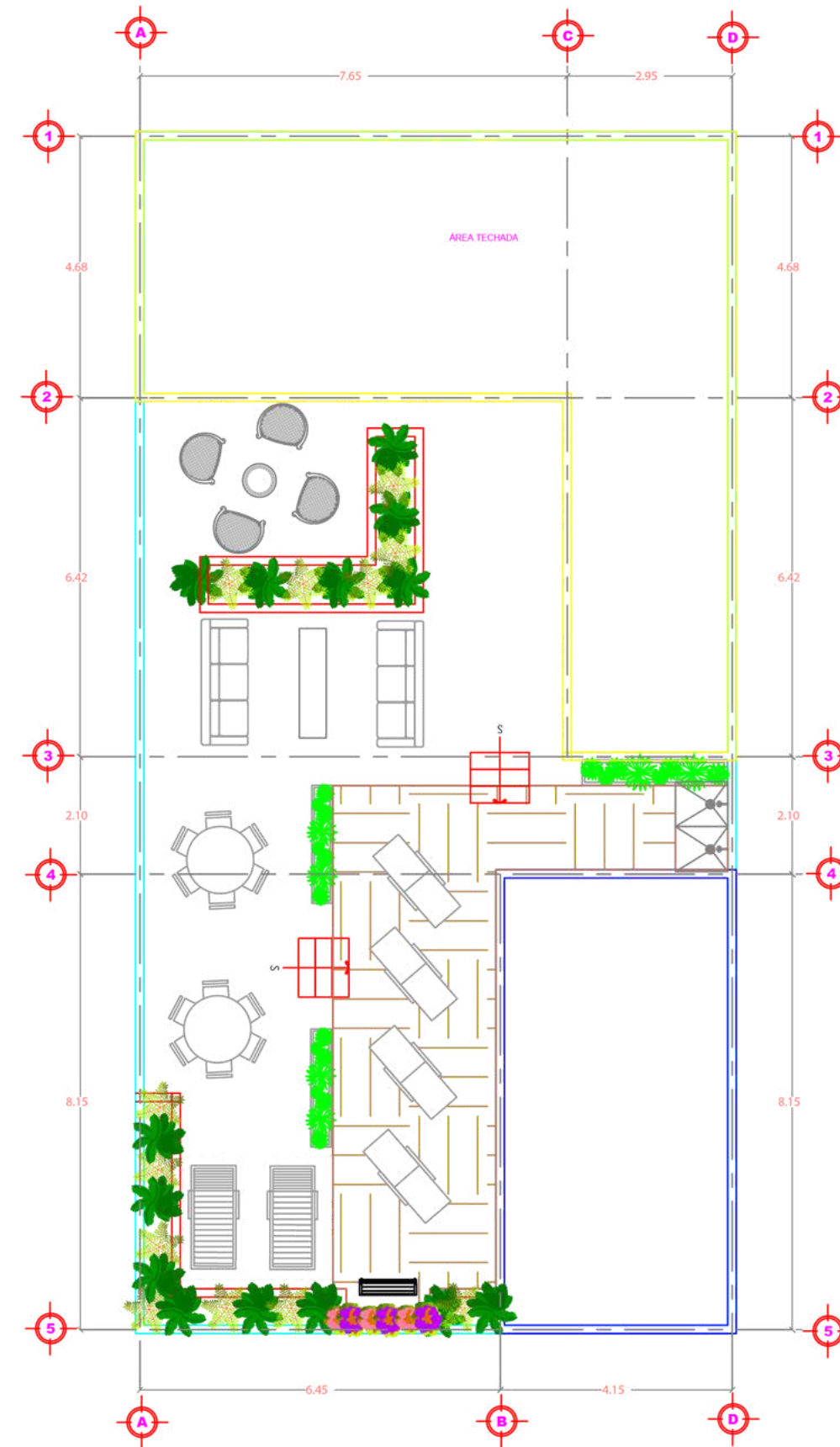
**1 bedroom  
apartment  
architectural  
plans A  
(40.92 m<sup>2</sup>)**





# 1 bedroom apartment architectural plans B (40.92 m<sup>2</sup>)

# ROOFTOP

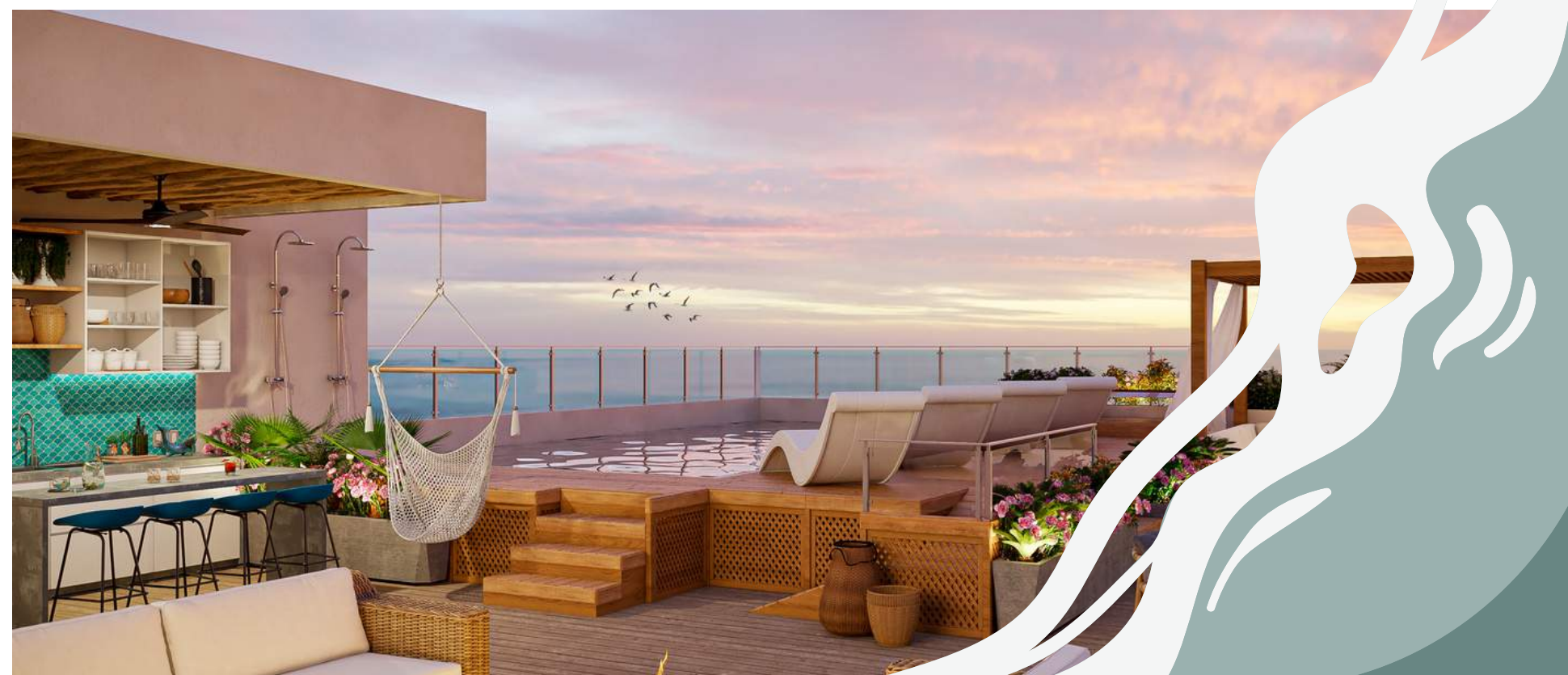


# Amenities

- Rooftop
- Swimming pool
- Fitness center
- Grill
- Lounge chairs
- Cellar
- Laundry
- Parking lot for motorcycles and bicycles
- Reception
- Security: CCTV and night guard

# Highlights

- Fully equipped
- Furnished units
- Smart furniture
- High capital gain area
- Area of high demand for vacation rentals
- Facing sports facilities
- 10 minutes walking distance from the new Tren Maya station





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