







# THE CARIBBEAN KNOCKS ON YOUR DOOR

SAINT MARINE®







In Playa del Carmen, in the most privileged point of the city,  
where vibrant urban life meets the absolute serenity of the sea,  
**SAINT MARINE**<sup>®</sup> is born, an exclusive collection of residences  
designed for those seeking an unbreakable relationship  
with the Mexican Caribbean.



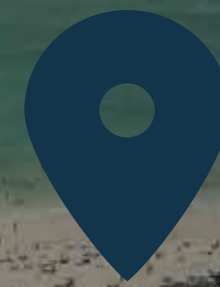
Here, luxury is not just a matter of design or exclusivity, but location.  
**AT 4TH STREET AND THE SEA,** in an unrepeatable terrain,  
this development is the only one where the ocean is not a distant setting,  
but a natural extension of your home.

Each residence has been designed so that the line between interior and exterior  
dissolves, with large terraces, windows that embrace light and  
an architecture that privileges the connection with the environment.



# 4TH STREET AND THE SEA

## SAINT MARINE®



INTI  
BEACH



FIFTH AVENUE

4 STREET

ADO

FOUNDERS PARK



FERRY TO COZUMEL



PASEO DEL CARMEN



*THE CARIBBEAN*  
IS NOT JUST TO BE  
*CONTEMPLATED.*  
IT'S TO BE *LIVED*, *FELT*  
& IT *WARM*S YOU UP  
ON EVERY DAWN

SAINT MARINE®

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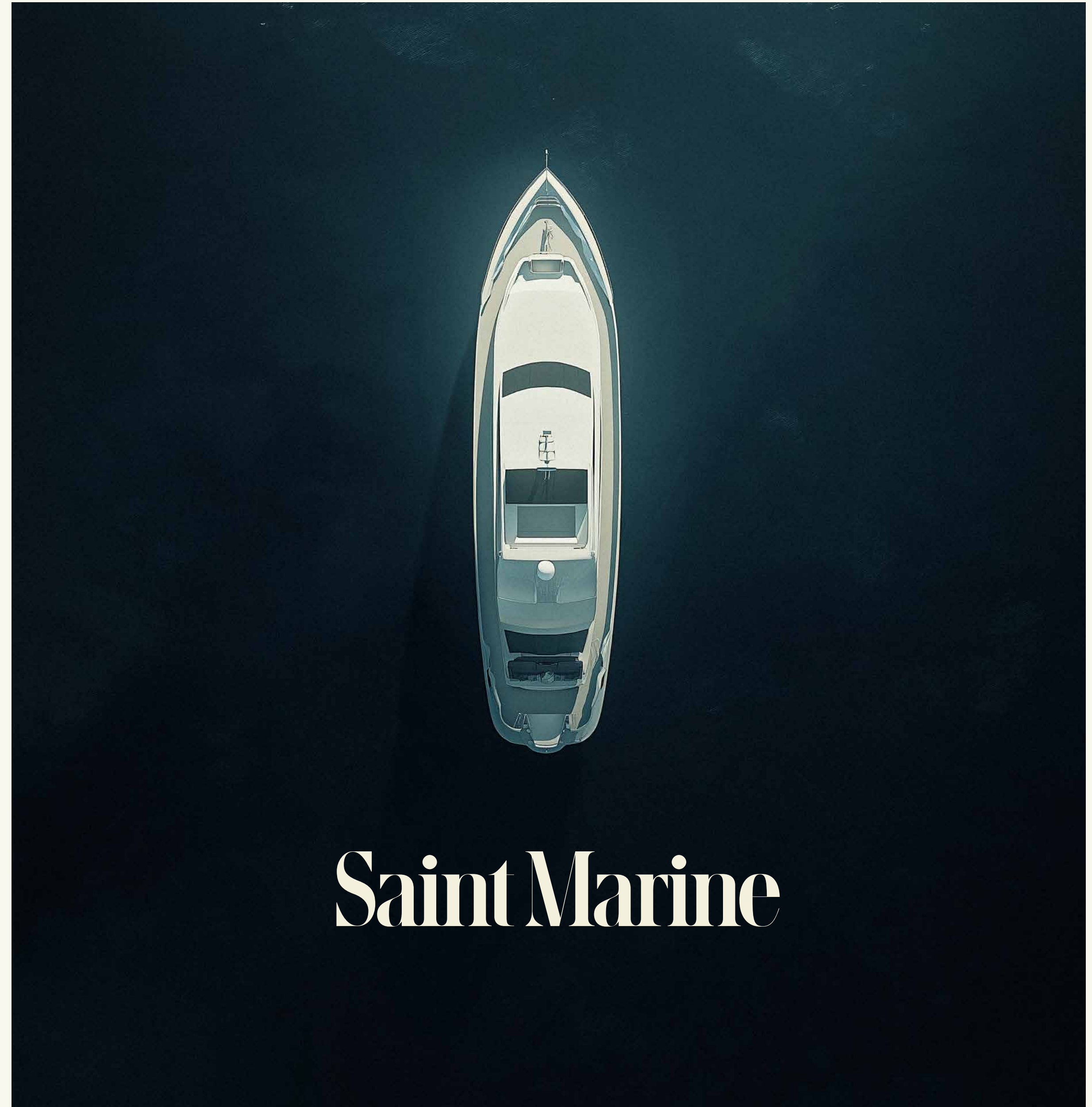






PLAYA DEL CARMEN

*The HEART of the  
EVER-EXPANDING  
CARIBBEAN*



**Saint Marine**



Playa del Carmen is not just a tourist destination,  
**IT IS THE BEATING HEART OF THE MEXICAN CARIBBEAN.**

A city that has gone from being a well-kept secret to becoming  
the meeting point for investors, visionaries and those seeking  
**AN UNMATCHED LIFE QUALITY.**





# INVESTING IN PEACE

SAINT MARINE

THE CARIBBEAN KNOCKS ON YOUR DOOR

SAINT MARINE®



Its capital gains continue to rise, driven by sustained growth,  
a high-level real estate offer and a constant flow of premium tourism.  
Its strategic location makes it a key connectivity point, with direct access  
to *Cancun, Tulum, Cozumel and the main Caribbean Islands.*

Unlike other destinations, Playa del Carmen balances growth and infrastructure:  
roads, nearby airports, private hospitals, luxury shopping centers,  
an international gastronomic and cultural offer.

All this, added to its consolidation as a high-end real estate hub,  
makes it *an investment backed by a solid and promising future.*









## THE PILLARS OF *SAINT MARINE*®

TRUE LUXURY IS *NOT LIMITED TO AESTHETICS*; IT IS BUILT ON **VISION, PRECISION AND SOLIDITY.**

BEHIND THERE IS A TEAM WITH DECADES OF EXPERIENCE, COMMITTED TO EXCELLENCE IN EVERY DETAIL.

FROM DESIGN TO EXECUTION, EACH SPACE HAS BEEN CONCEIVED TO OFFER AUTHENTIC CONNECTION WITH THE CARIBBEAN, COMBINING *SOPHISTICATION, FUNCTIONALITY AND UNWAVERING QUALITY.*



# SEIJO *ARQUITECTOS* DESIGN WITH *PURPOSE*, *LUXURY* WITH A VISION

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THE CARIBBEAN KNOCKS ON YOUR DOOR

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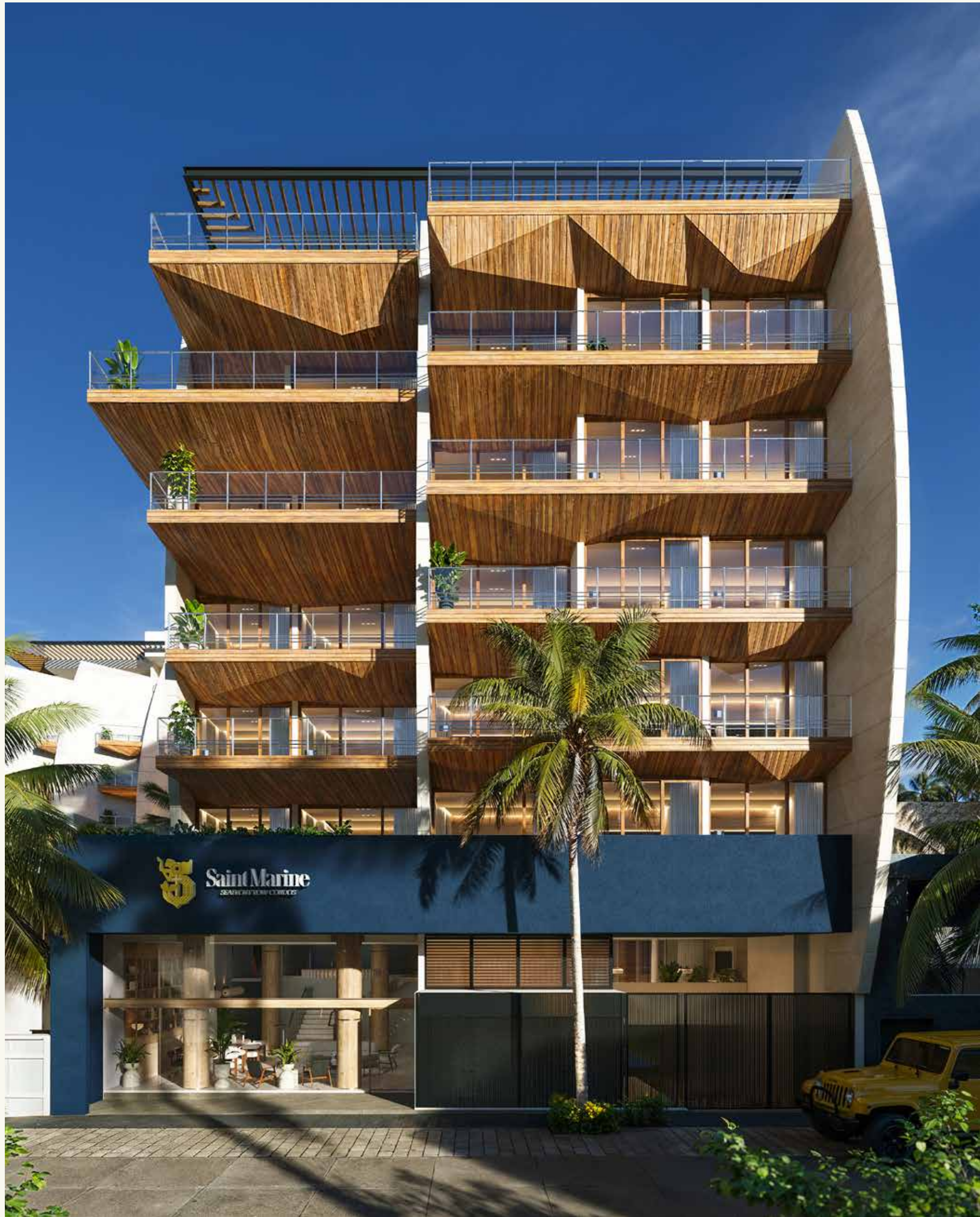
# SEIJO

The architecture is the work of *Seijo Arquitectos*, a firm with more than *20 years* track record and more than *550 projects* in its portfolio, as are *Singular Dream, Miranda, Marila, and Siempre Playa*, among others.

Its approach integrates design, functionality and environment, creating spaces that maximize the relationship with the sea.

Under the direction of *Juan Carlos Seijo*, an architect with training at *Harvard, Michigan State and NYU*, the firm has been recognized for its ability to generate projects that stand out visually and establish a natural dialogue with its environment.





SAINT MARINE



SEA FRONT ROW RESIDENCES



*SAINT* **MARINE®**

WHERE ARCHITECTURE IS  
*AT THE SERVICE OF THE CARIBBEAN*  
**NO BARRIERS, NO LIMITS,**  
ONLY THE IMMENSITY OF THE HORIZON  
ENTERING HOME.









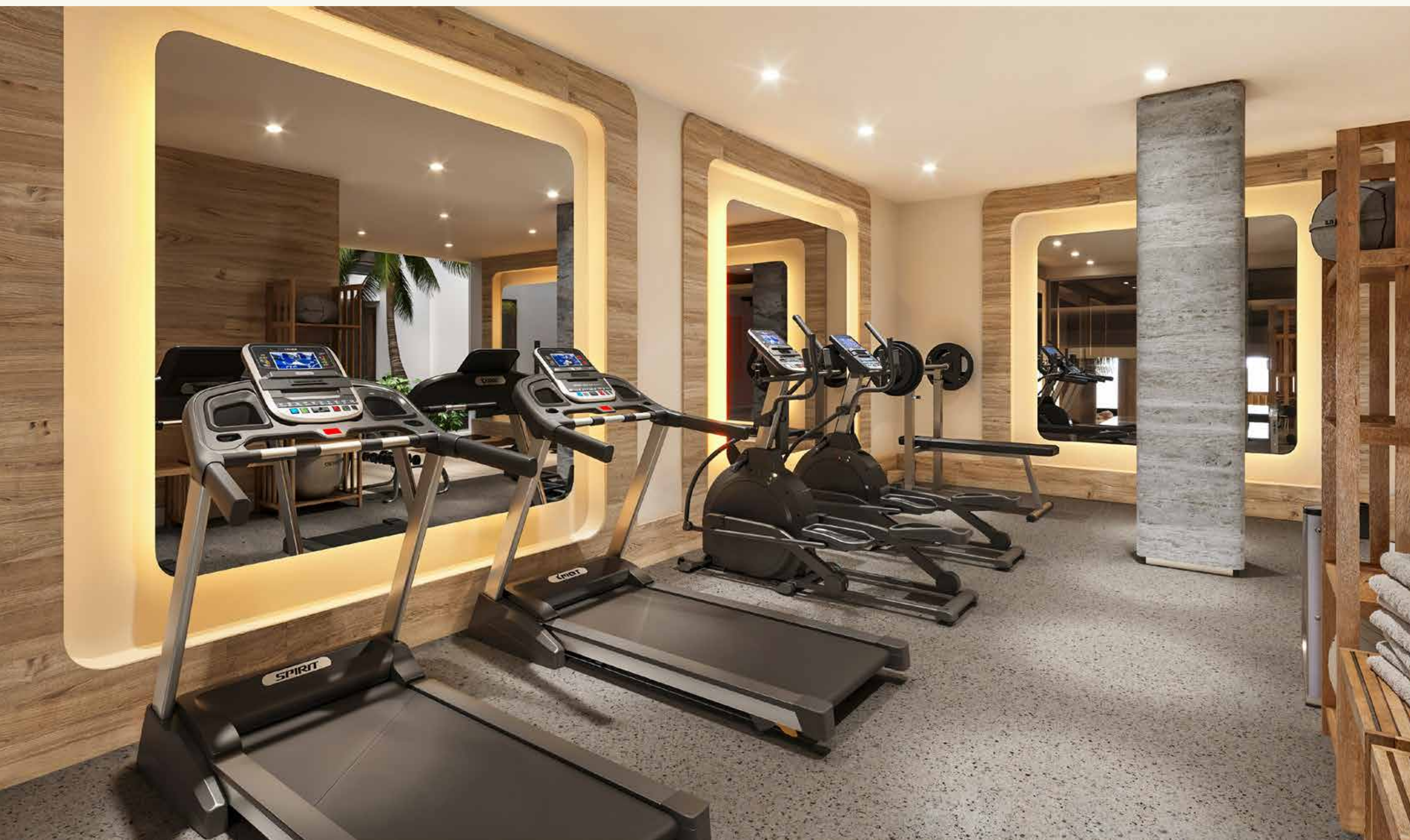


# SENSIBILIDAD APLICADA

*The Art of Immersive Luxury*

At *Saint Marine*, interior design is more than aesthetics—it's an immersive experience. The vision behind every space is crafted by *Sensibilidad Aplicada*, led by *Carlos Cole*, a studio known for creating interiors that blend sophistication with a deep connection to their surroundings.





GYM SAINT MARINE®

With a portfolio that includes *Almirante Pech and Canibal Royal* in Playa del Carmen, the *Mercado Gourmet Samara* in Mexico City, and high-profile projects such as *Mercato della Pesceria at The Venetian Las Vegas, Habitas Tulum, Be Tulum, Arca, and Nômade*, the firm has built a reputation for designing spaces that go beyond function, turning them into sensory experiences.

At *Saint Marine*, this vision takes shape through interiors where the boundaries between inside and out disappear. Organic materials, carefully orchestrated lighting, and layouts designed to embrace the ocean create an atmosphere of understated exclusivity. Every detail is intentional, elevating the experience of oceanfront living: seamless, effortless, and without compromise.



# WELCOME TO OUR RESIDENCES

SAINT MARINE®

THE CARIBBEAN KNOCKS ON YOUR DOOR

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*SAINT* **MARINE®**  
**SEAFRONT ROW RESIDENCES**

**28 EXCLUSIVE RESIDENCES**  
BY THE BEACH.


**RESIDENCES**  
**FROM 1,648.49 FT² UP TO 4,059.93 FT²,**  
WITH FUNCTIONAL OPEN DESIGNS.

**THREE AND FOUR BEDROOMS,**  
DESIGNED FOR A LIFESTYLE  
WITHOUT CONCESSIONS.

**SIX LEVELS OF ARCHITECTURE**  
EACH MAXIMIZING  
THE SEA VIEWS.

THE ONLY DEVELOPMENT WHERE  
**THE CARIBBEAN IS LITERALLY**  
**ON YOUR DOOR.**



A woman is shown from the chest up, submerged in water. She is looking directly at the camera with a calm expression. Her hair is dark and wet, and she is holding a thin, light-colored headband across her forehead with both hands. The water is clear, and the lighting is soft, creating a serene and ethereal atmosphere. The overall color palette is dominated by the blues and greys of the water, contrasted with the warm tones of her skin and hair.

# A PRIVILEGE WITHOUT COMPARISON

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THE CARIBBEAN KNOCKS ON YOUR DOOR

SAINT MARINE®



Its strategic position not only offers uninterrupted views and an unparalleled experience, but also translates into exceptional heritage value.

In a destination where exclusivity is measured in meters of coastline, *Saint Marine redefines what it means to live in front of the sea:* without barriers, without distance, just the breeze, the horizon and the certainty of having the Caribbean at your feet.



EXCLUSIVITY  
WITH CHARACTER,  
COMFORT WITH  
ATTENTION.

OUR AMENITIES





### **CO-WORKING:**

A space designed to enhance creativity with sea views.

### **GYM:**

Equipped with cutting-edge technology and an atmosphere designed for well-being.

### **24/7 RECEPTION AND CONCIERGE:**

Impeccable attention to every detail.

### **OCEANFRONT INFINITY POOL:**

A liquid horizon where water merges with the Caribbean.











### **INTERIOR COURTYARD:**

A private heaven of tranquility within the development.

### **BEACHFRONT POOL BAR:**

Absolute relaxation with the sound of the sea as a soundtrack.

### **ROOFTOP PANORAMIC BAR:**

A private sanctuary with uninterrupted views of the ocean.

### **ROOFTOP INFINITY POOL:**

A pool where the horizon and the Caribbean merge in a unique experience.







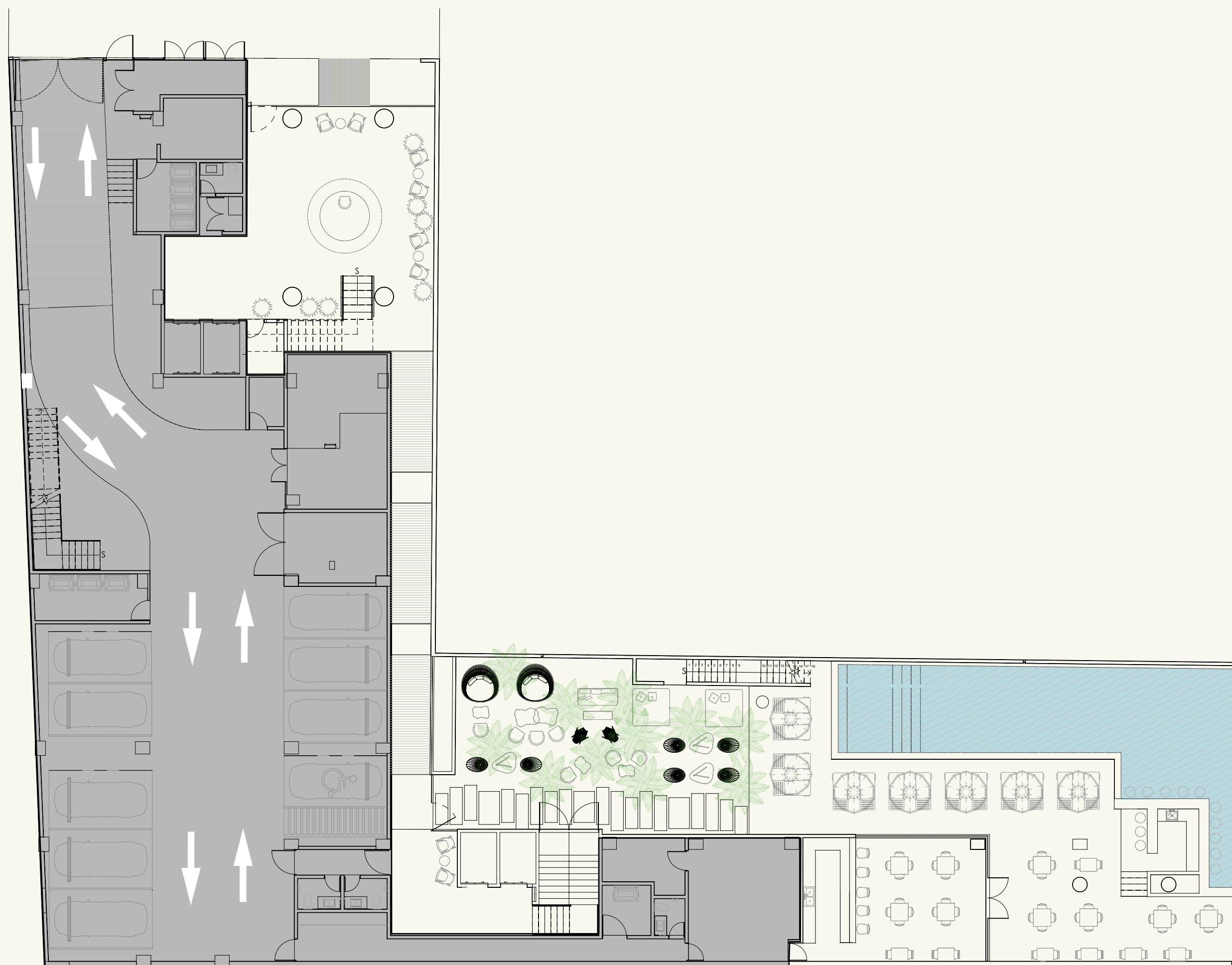
At **SAINT MARINE**<sup>®</sup>, exclusivity translates into location, design and service. A development that not only offers luxury residences, but an unparalleled connection with paradise.

To learn more about availability and personalized options, we invite you to contact our team, where you will receive exclusive attention to advise you on every detail.



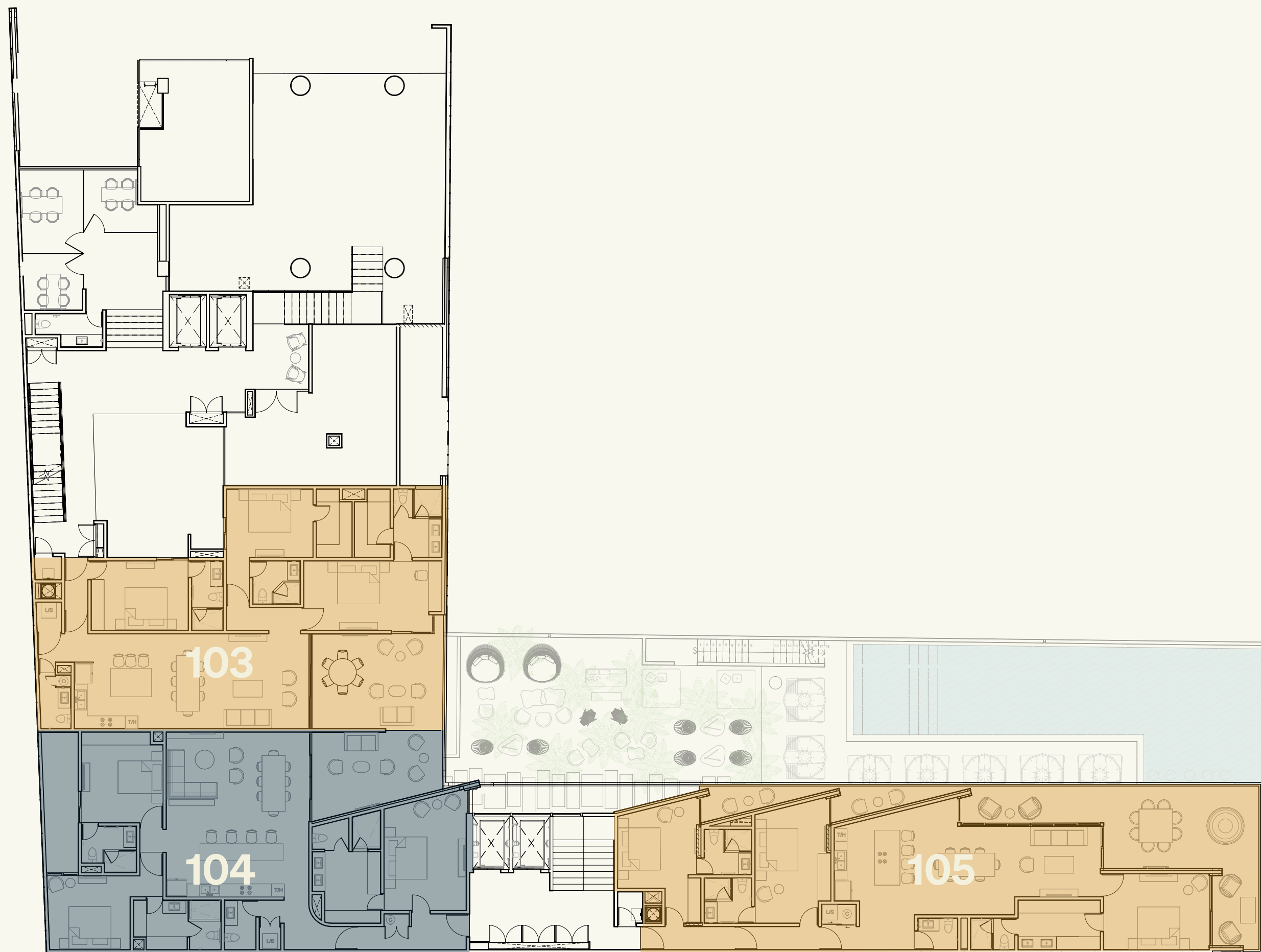
# GENERAL BUILDING PLANS & LAYOUTS





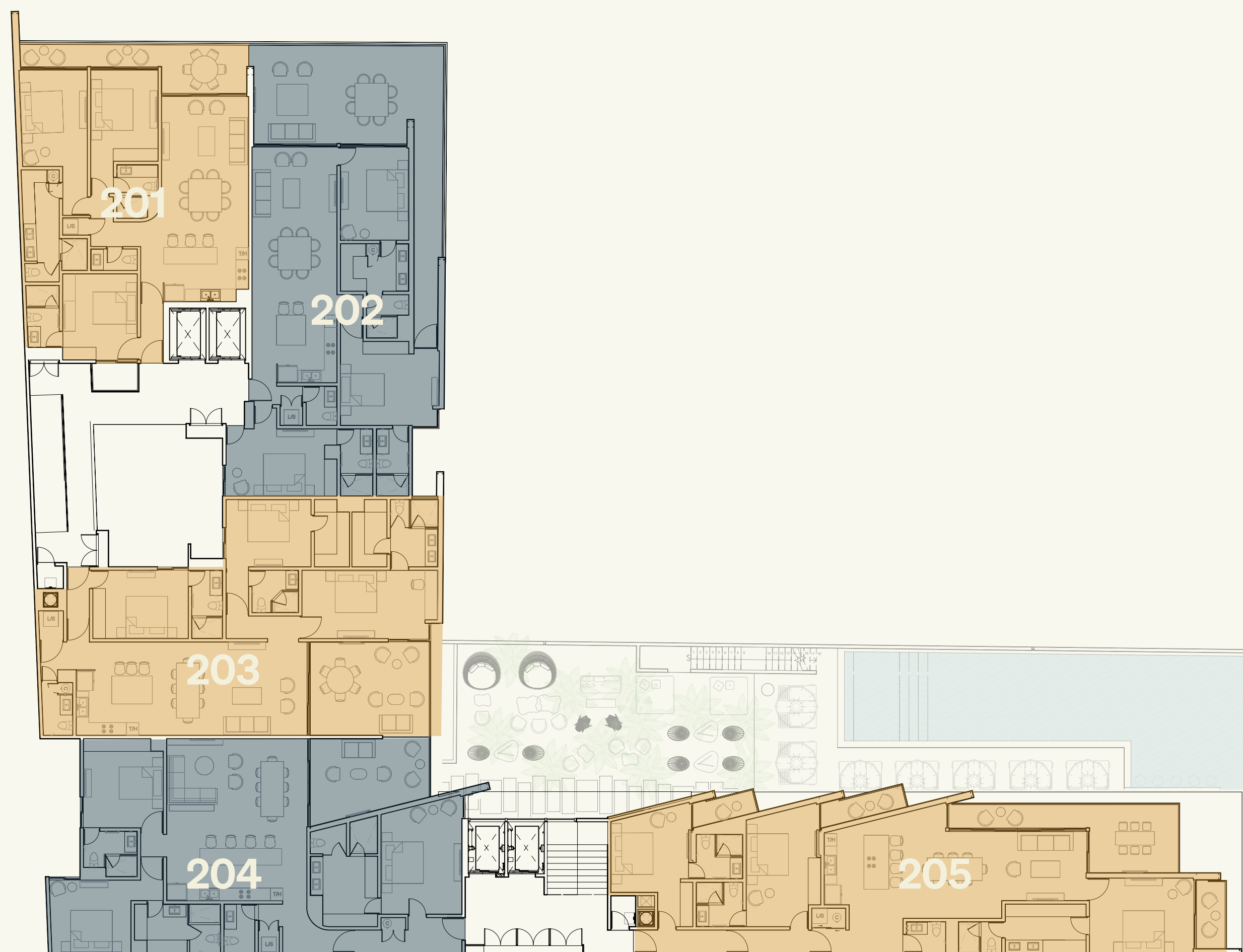
# LEVEL 00





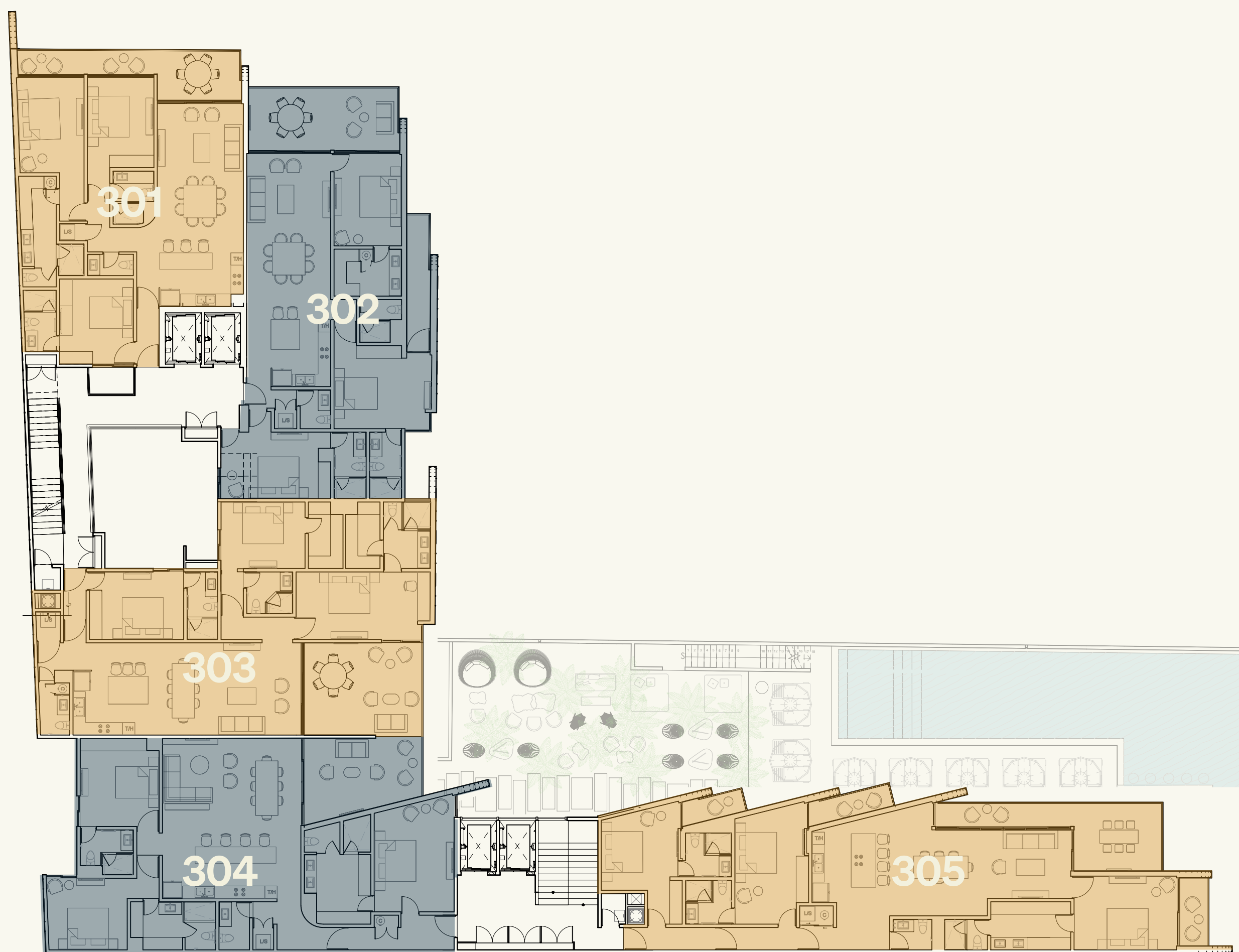
# LEVEL 01





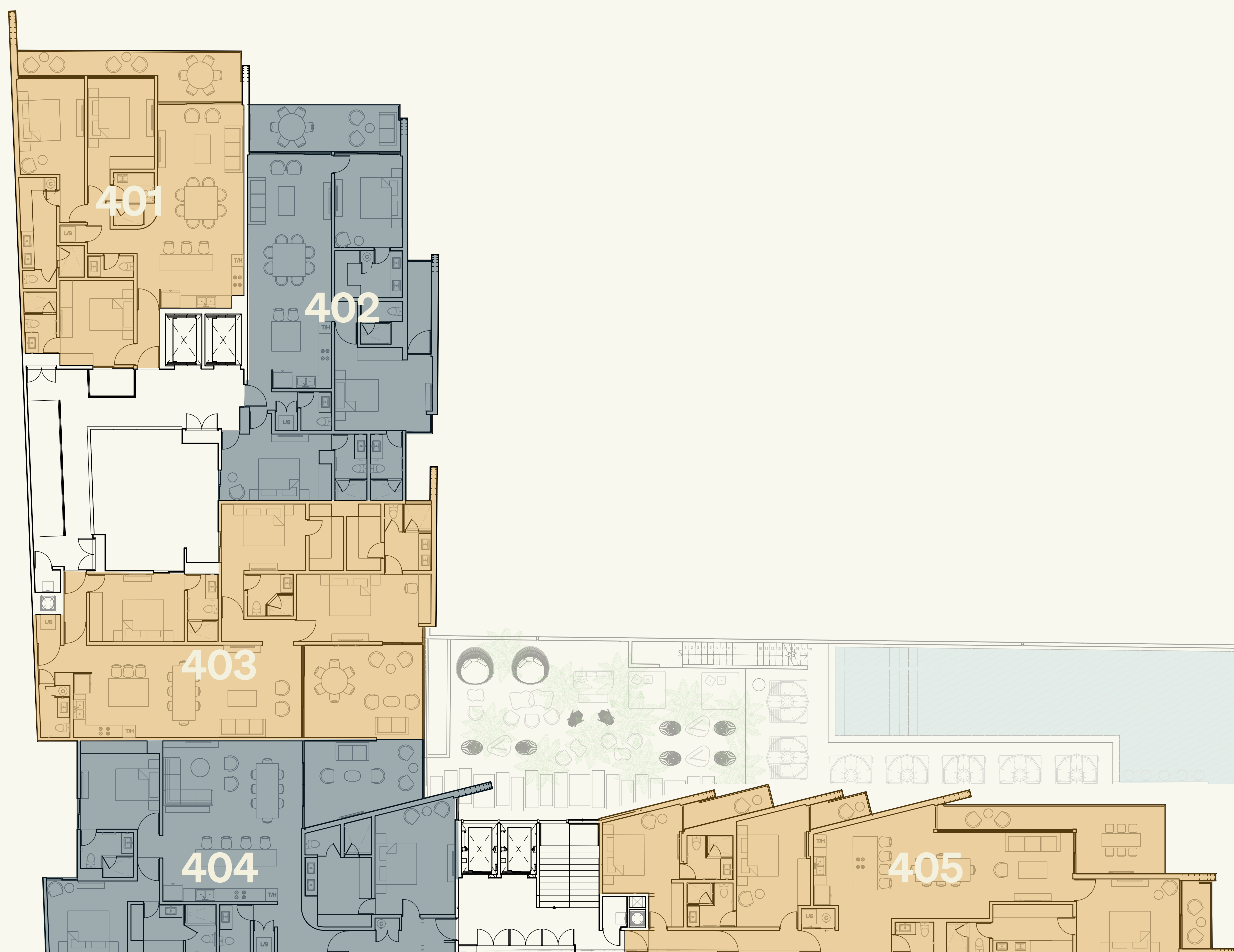
# LEVEL 02





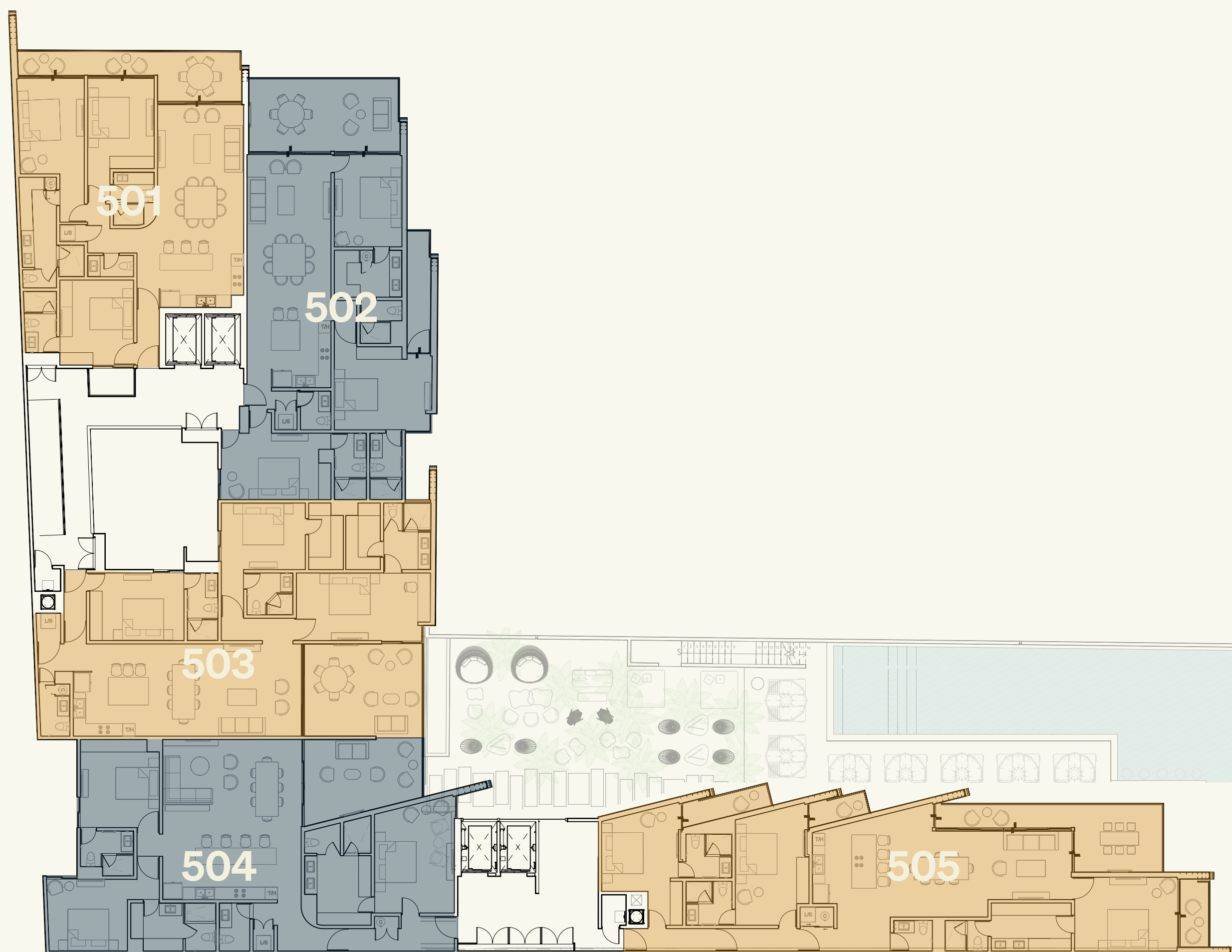
# LEVEL 03





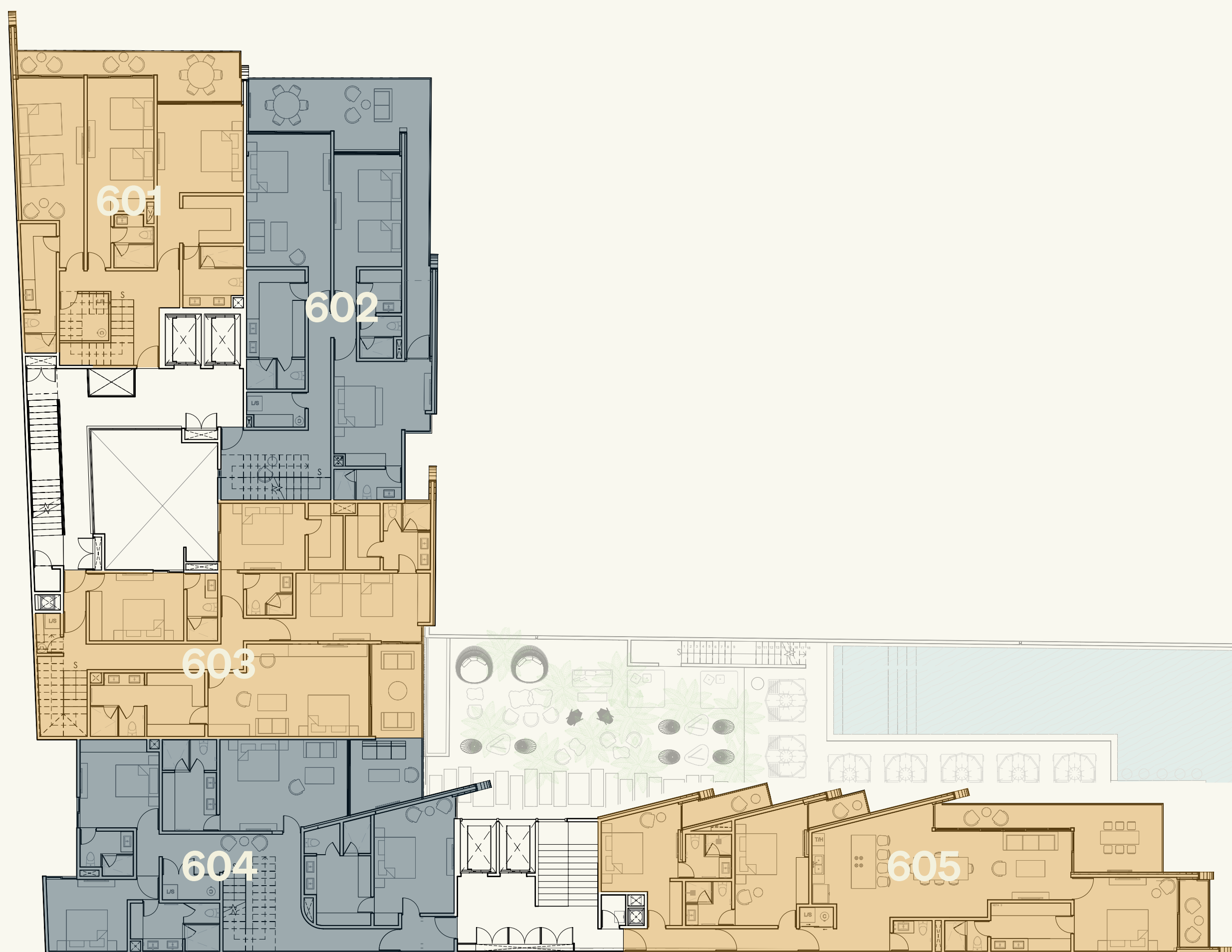
# LEVEL 04





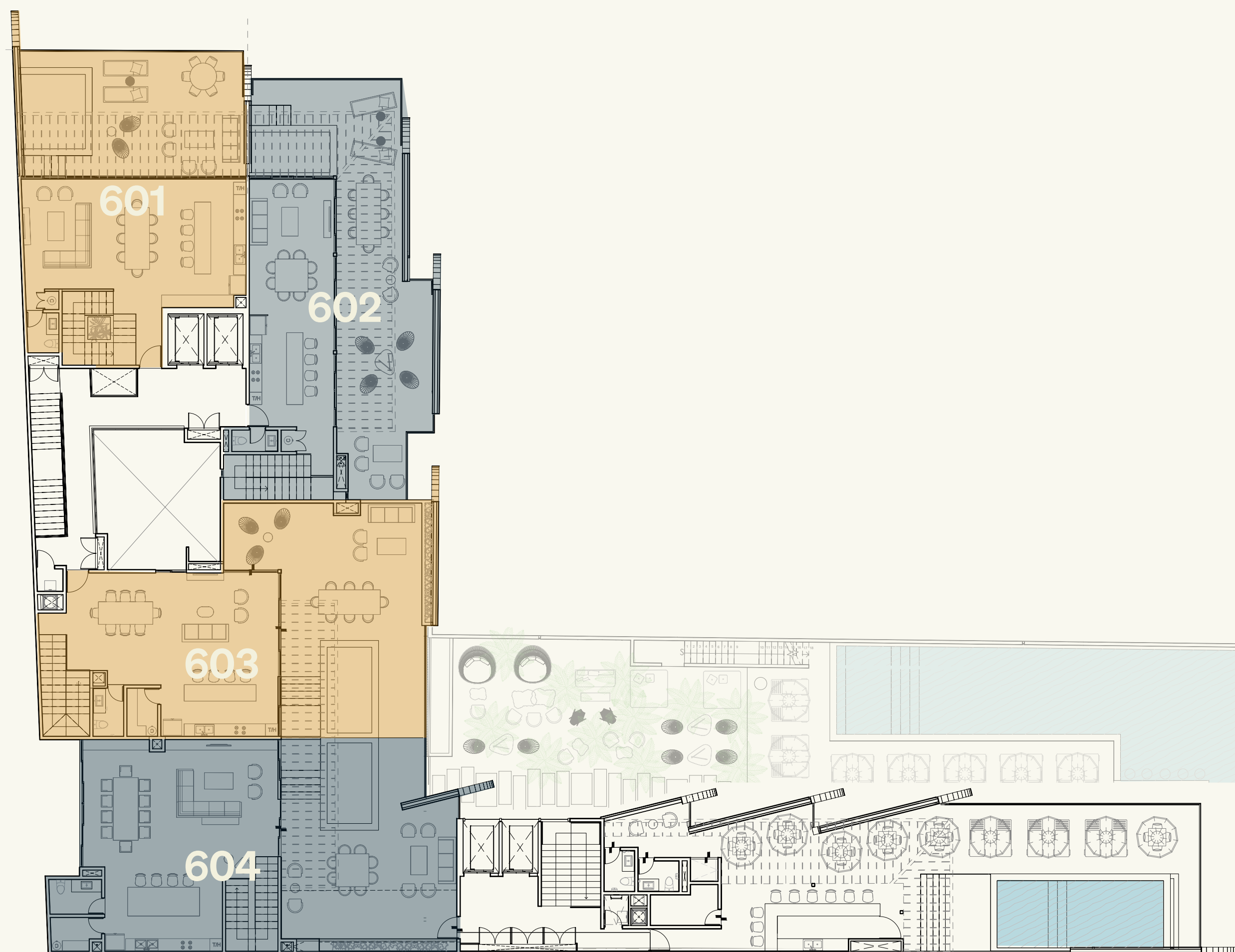
# LEVEL 05





# LEVEL 06






# LEVEL 07

## ROOF TOP





# A JEWEL IN FRONT OF THE MEXICAN *CARIBBEAN*

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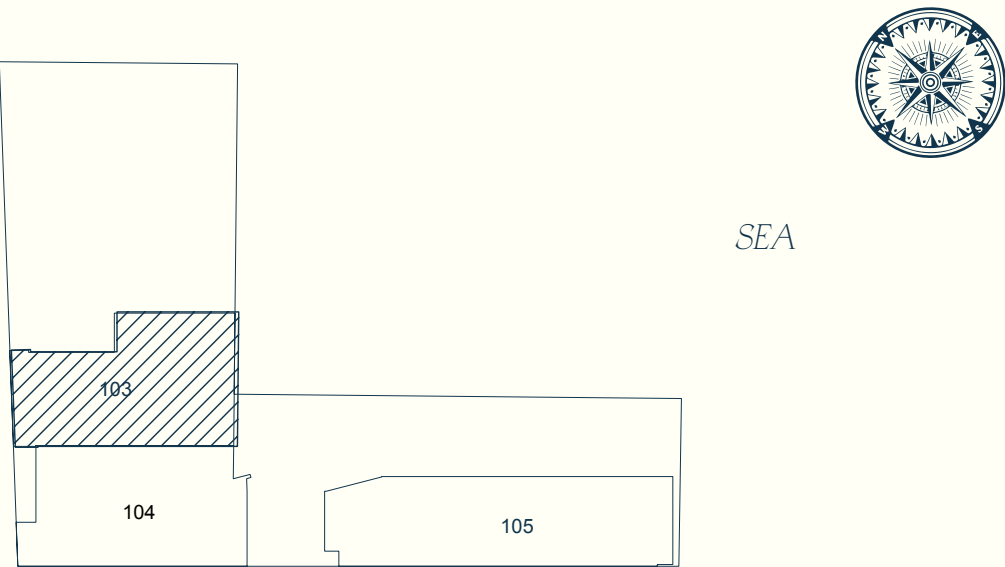
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INTERIOR	1,685.20	ft <sup>2</sup>
COVERED TERRACE	278.78	ft <sup>2</sup>
UNCOVERED TERRACE	24.54	ft <sup>2</sup>
TOTAL	1,988.52	ft <sup>2</sup>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	1-2-3-4-5	

UNITS: 5



CONDO TYPE A1

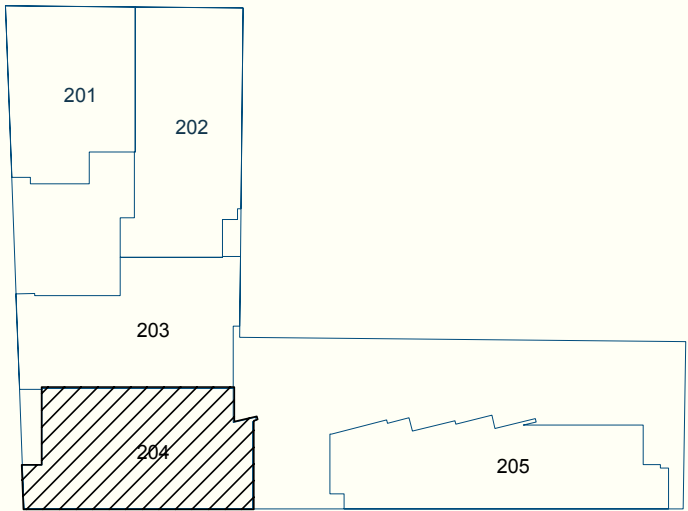






INTERIOR	1,797.25	ft <sup>2</sup>
COVERED TERRACE	222.38	ft <sup>2</sup>
UNCOVERED TERRACE	0.00	ft <sup>2</sup>
<b>TOTAL</b>	<b>2,019.63</b>	<b>ft<sup>2</sup></b>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	1-2-3-4-5	

UNITS: 5



# CONDO TYPE A2







INTERIOR	1,739.01	ft <sup>2</sup>
COVERED TERRACE	393.42	ft <sup>2</sup>
UNCOVERED TERRACE	262.53	ft <sup>2</sup>
<b>TOTAL</b>	<b>2,394.96</b>	<b>ft<sup>2</sup></b>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	1-2-3-4-5	

UNITS: 6



SEA



# CONDO TYPE A3

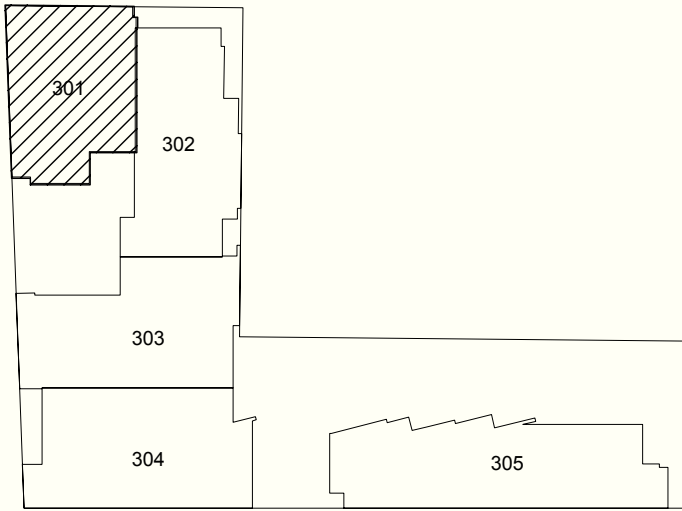






INTERIOR	1,455.39	ft <sup>2</sup>
COVERED TERRACE	193.10	ft <sup>2</sup>
UNCOVERED TERRACE	0.00	ft <sup>2</sup>
TOTAL	1,648.49	ft <sup>2</sup>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	2-3-4-5	

UNITS: 4



# CONDO TYPE A4

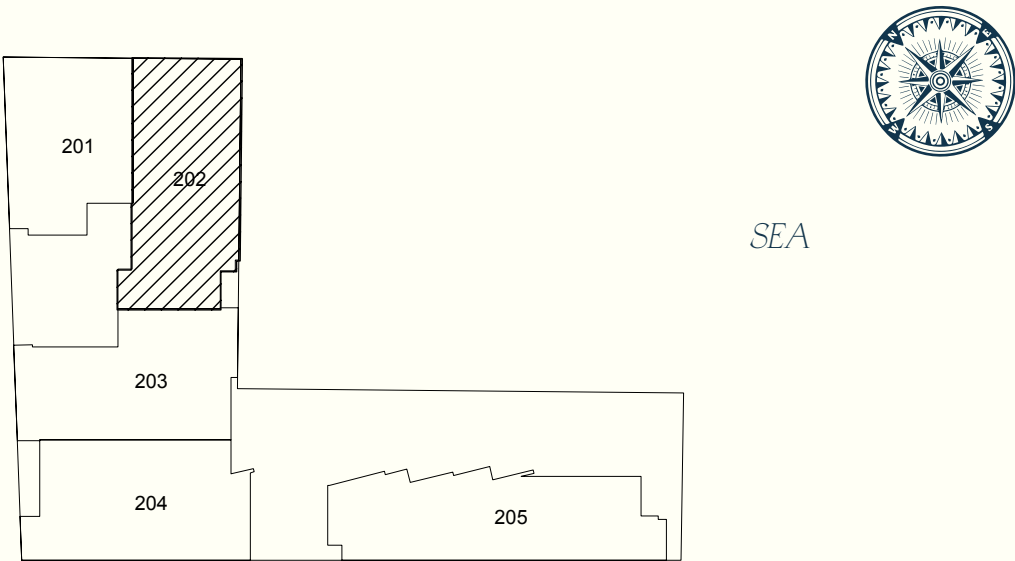






INTERIOR	1,483.80	ft <sup>2</sup>
COVERED TERRACE	338.09	ft <sup>2</sup>
UNCOVERED TERRACE	277.17	ft <sup>2</sup>
TOTAL	2,099.06	ft <sup>2</sup>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	2-3-4-5	

UNITS: 4



CONDO TYPE A5

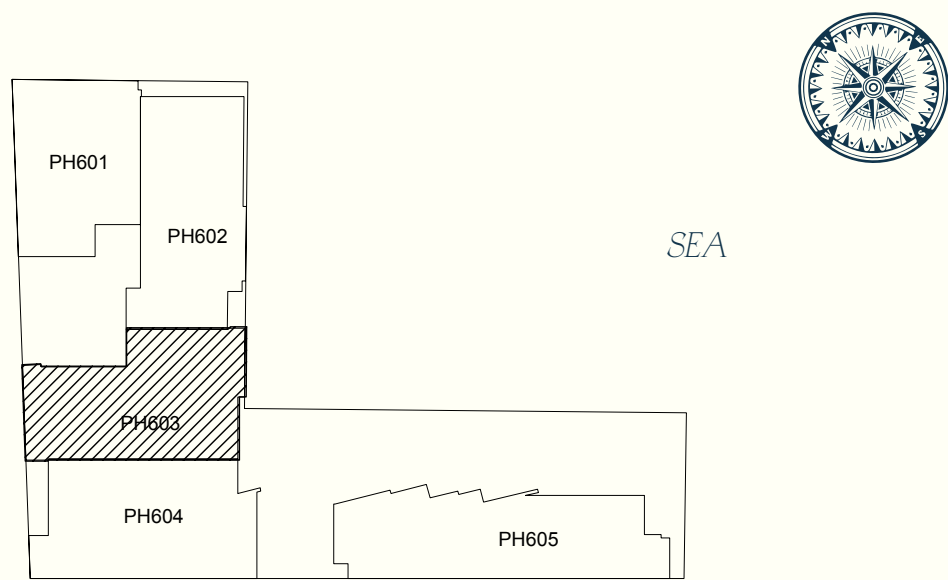






INTERIOR	2,821.44	ft <sup>2</sup>
COVERED TERRACE	116.03	ft <sup>2</sup>
UNCOVERED TERRACE	980.70	ft <sup>2</sup>
TOTAL	3,918.17	ft <sup>2</sup>
BEDROOMS	4	
BATHROOMS	4.5	
LEVEL	6	

UNITS: 1



LOWER FLOOR



HIGHER FLOOR



CONDO TYPE PH A1

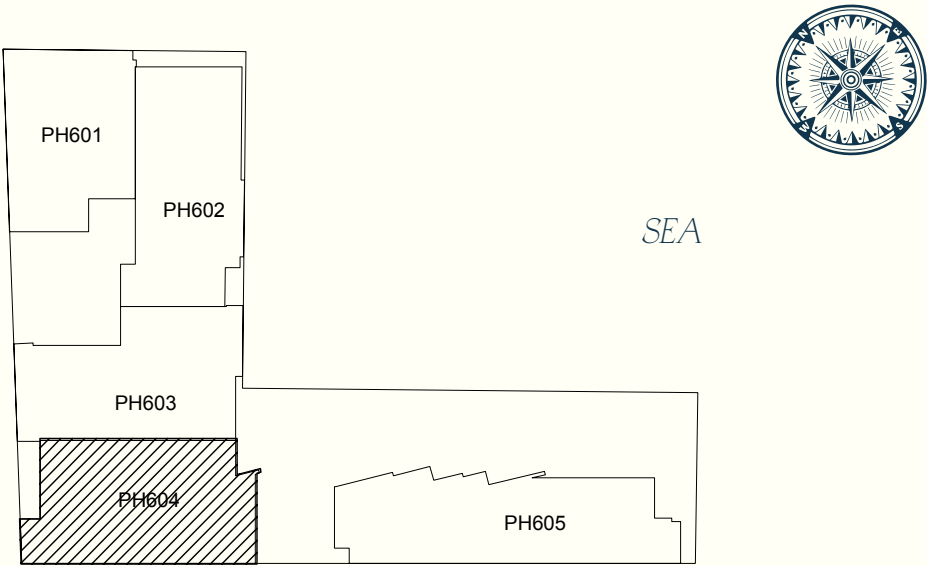






INTERIOR	3,030.68	ft <sup>2</sup>
COVERED TERRACE	126.80	ft <sup>2</sup>
UNCOVERED TERRACE	902.45	ft <sup>2</sup>
TOTAL	4,059.93	ft <sup>2</sup>
BEDROOMS	4	
BATHROOMS	4.5	
LEVEL	6	

UNITS: 1



LOWER FLOOR



HIGHER FLOOR



CONDO TYPE PH A2

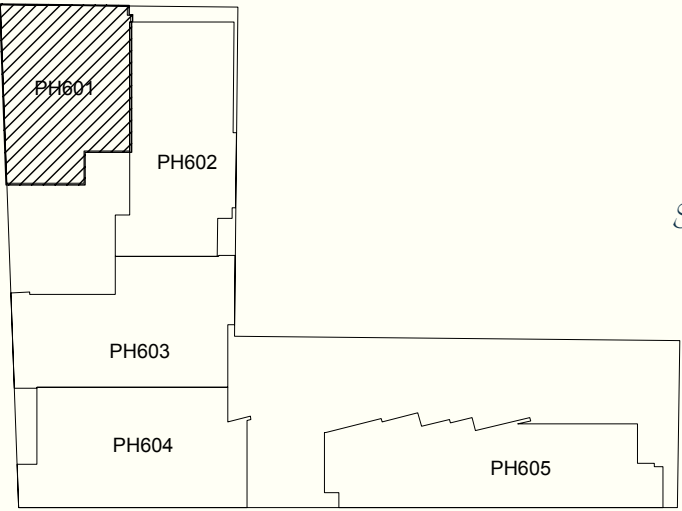






INTERIOR	2,392.06	ft <sup>2</sup>
COVERED TERRACE	193.43	ft <sup>2</sup>
UNCOVERED TERRACE	712.14	ft <sup>2</sup>
TOTAL	3,297.63	ft <sup>2</sup>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	6	

UNITS: 1



LOWER FLOOR



HIGHER FLOOR

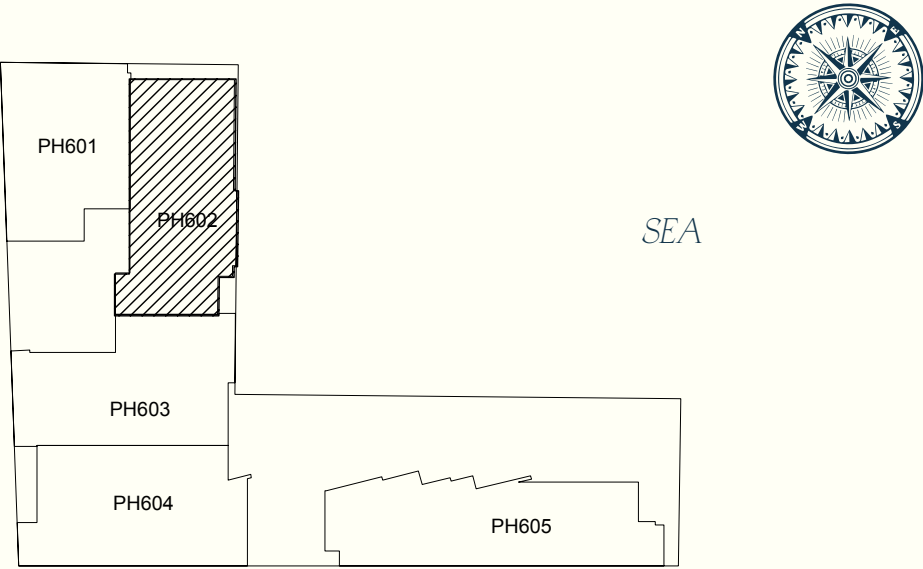


# CONDO TYPE PH B1



INTERIOR	2,298.21	ft <sup>2</sup>
COVERED TERRACE	279.86	ft <sup>2</sup>
UNCOVERED TERRACE	1,149.66	ft <sup>2</sup>
TOTAL	3,727.73	ft <sup>2</sup>
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	6	

UNITS: 1



LOWER FLOOR



HIGHER FLOOR



CONDO TYPE PH B2