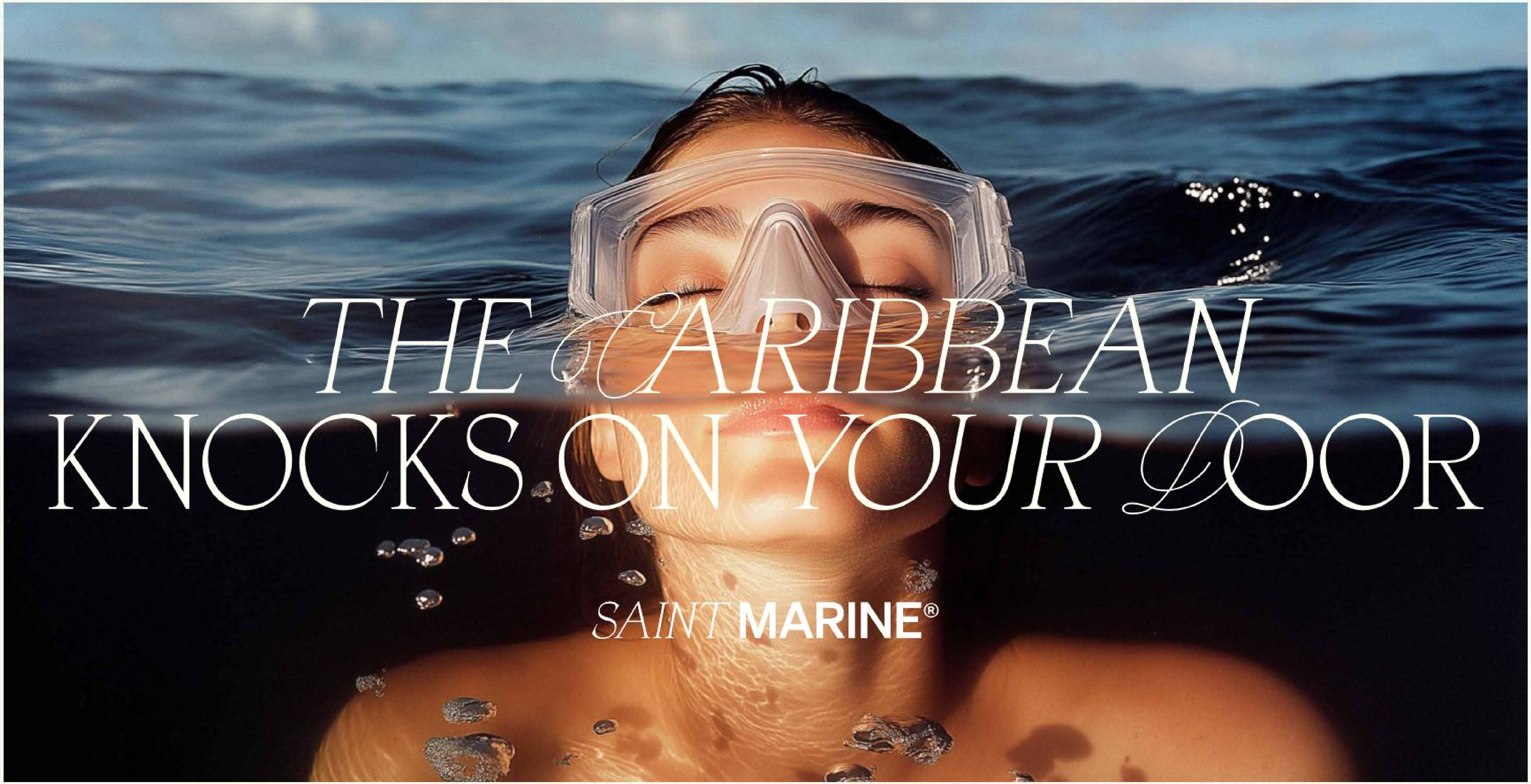



THE CARIBBEAN
KNOCKS ON YOUR DOOR
SAINT MARINE®

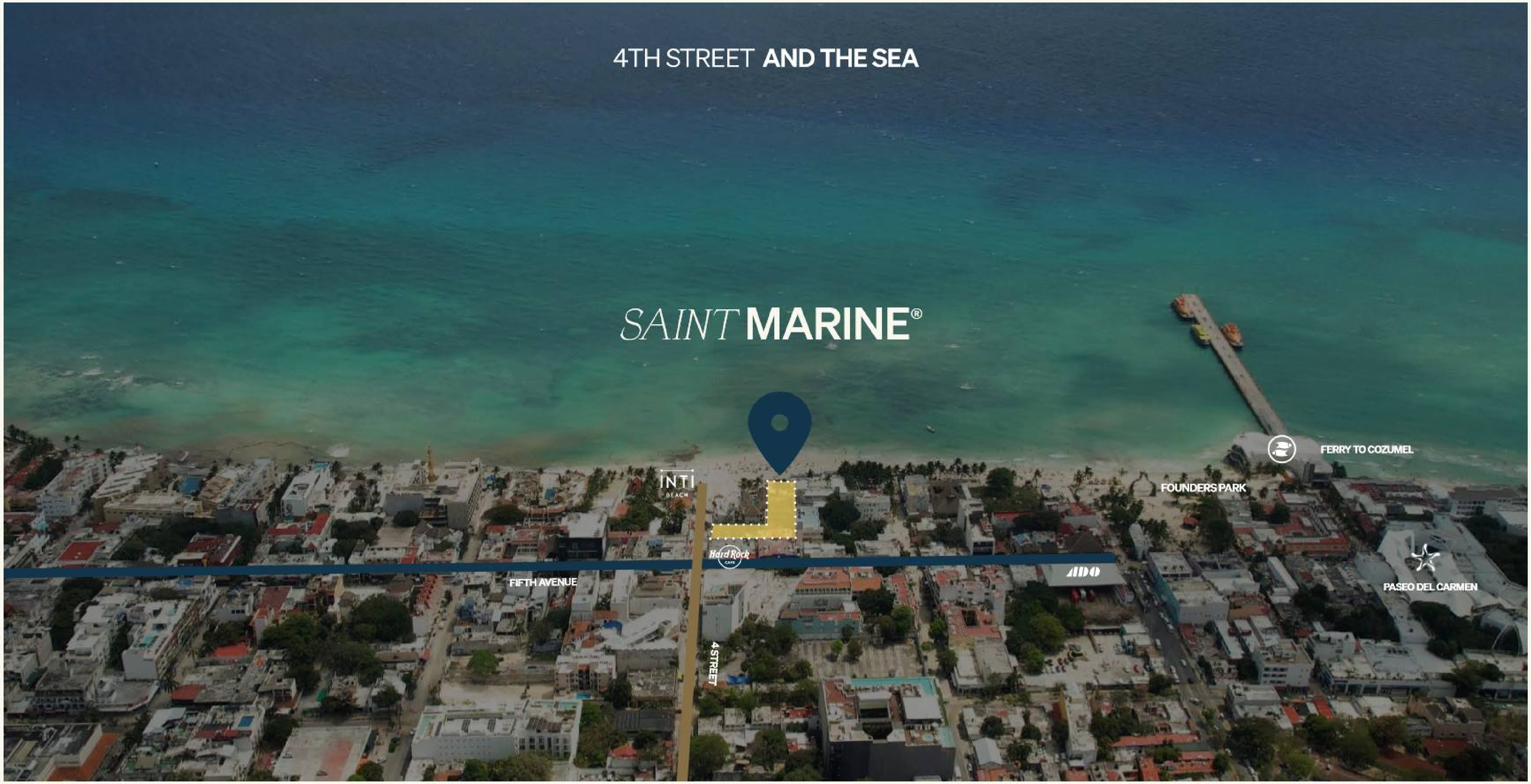


In Playa del Carmen, in the most privileged point of the city,
where vibrant urban life meets the absolute serenity of the sea,
SAINT MARINE® is born, an exclusive collection of residences
designed for those seeking an unbreakable relationship
with the Mexican Caribbean.

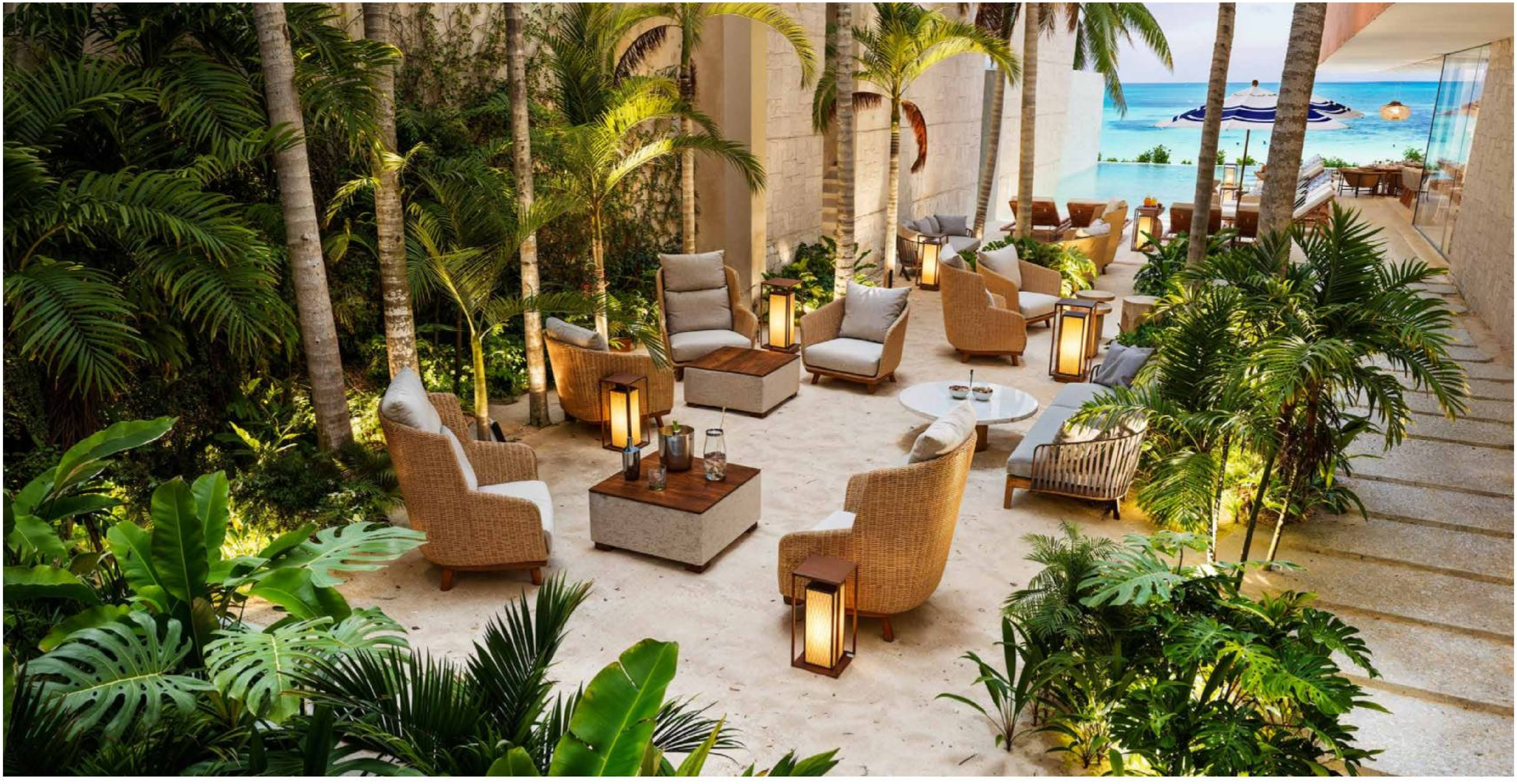
Here, luxury is not just a matter of design or exclusivity, but location.
AT 4TH STREET AND THE SEA, in an unrepeatable terrain,
this development is the only one where the ocean is not a distant setting,
but a natural extension of your home.

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**

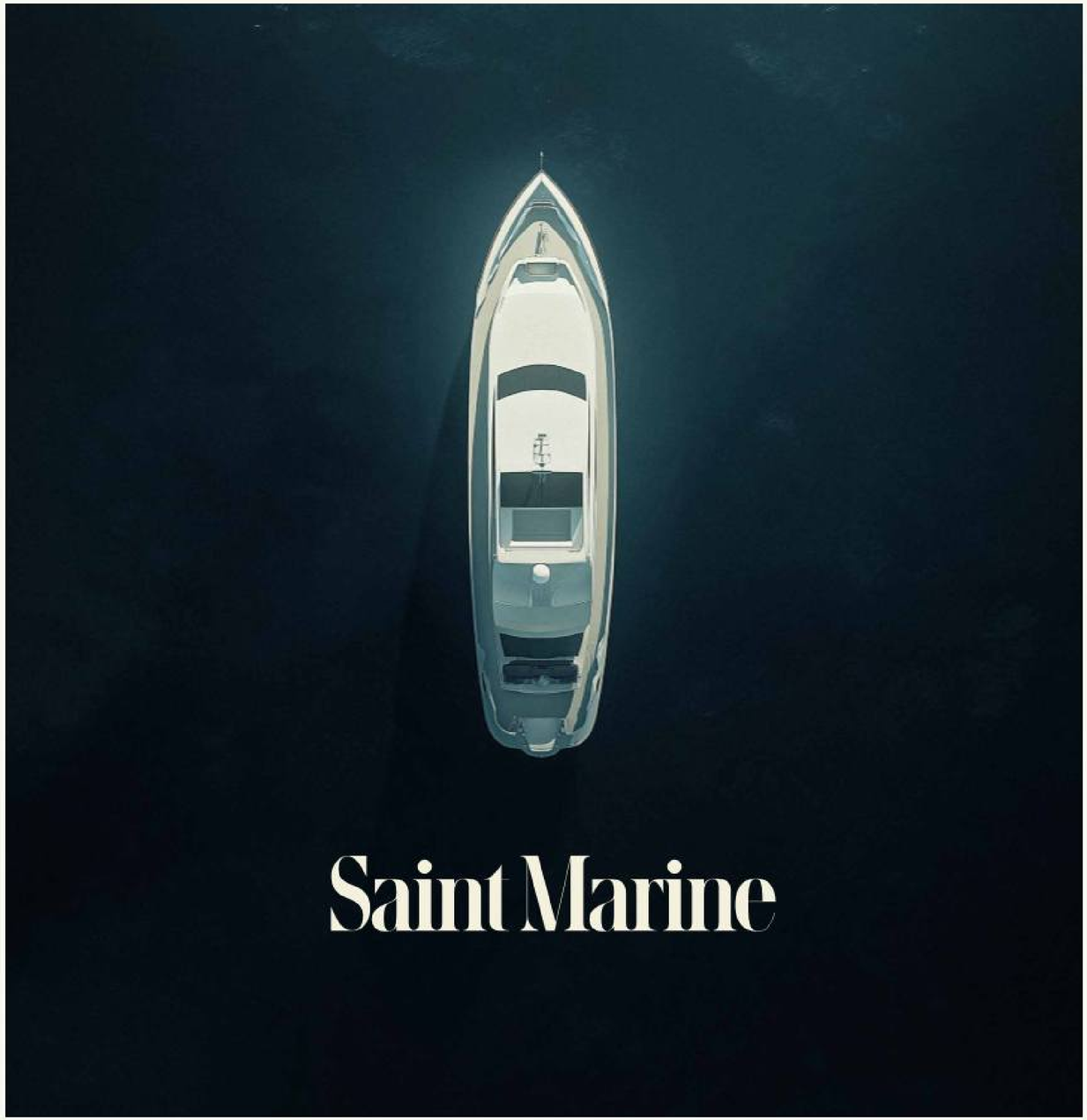


THE CARIBBEAN IS NOT JUST TO BE *CONTEMPLATED.* IT'S TO BE *LIVED, FELT* & IT *WARMS* YOU UP ON EVERY DAWN



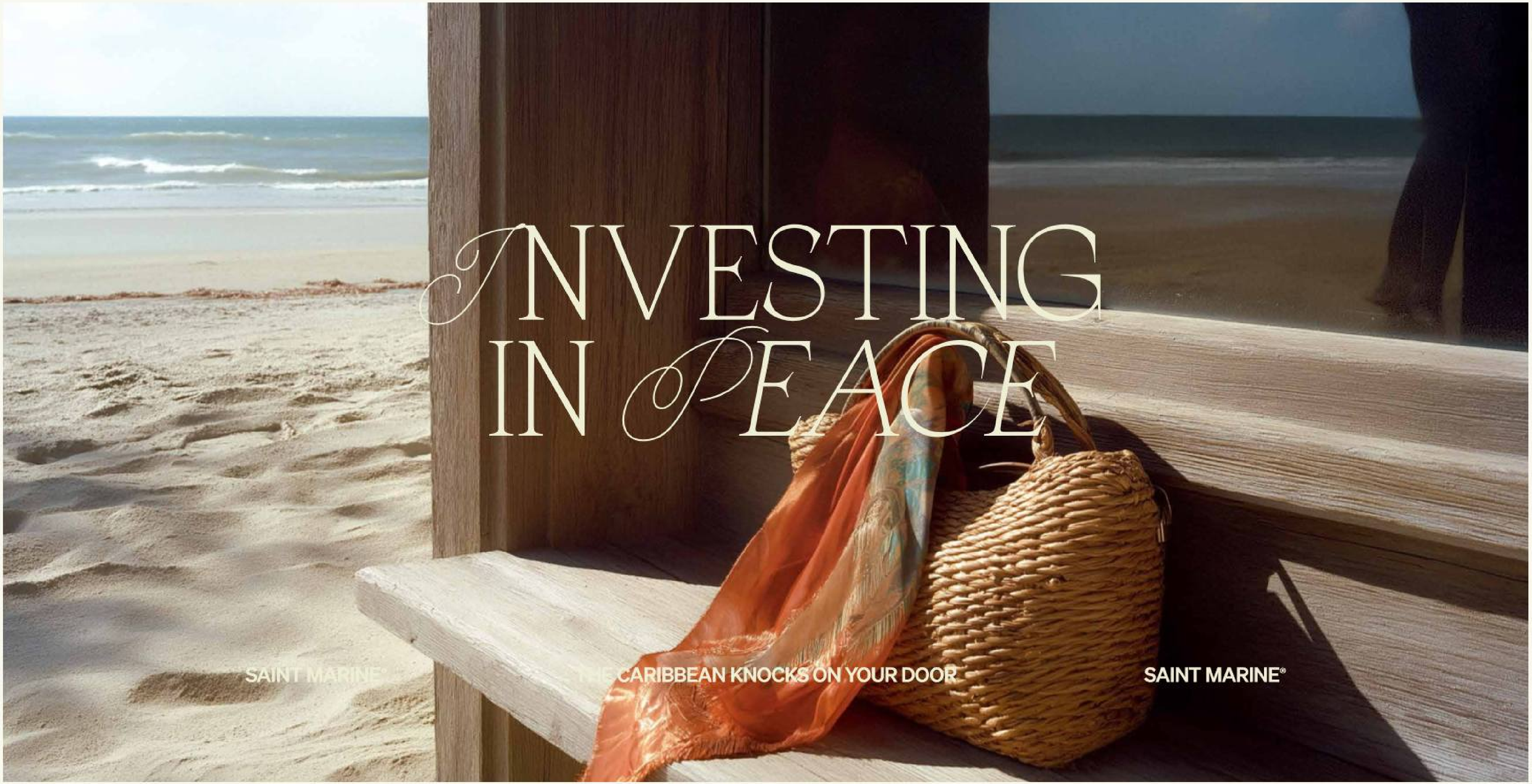
PLAYA DEL CARMEN

The HEART *of the* *EVER-EXPANDING* *CARIBBEAN*



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

SAINT MARINE®

THE CARIBBEAN KNOCKS ON YOUR DOOR

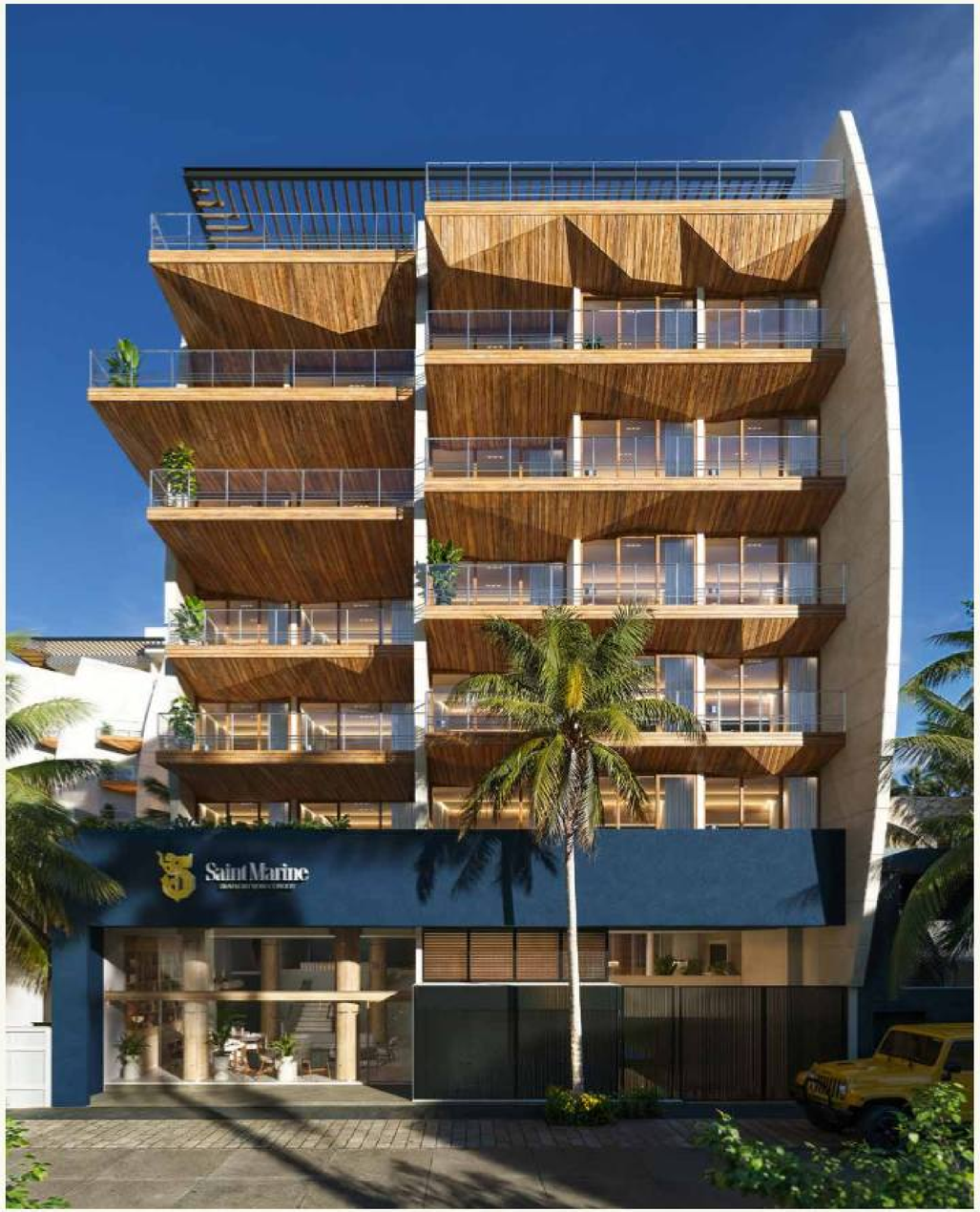
SAINT MARINE®



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



SAINT **MARINE®**

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



CARLOS COLE SENSIBILIDAD APLICADA

SAINT MARINE®

THE CARIBBEAN KNOCKS ON YOUR DOOR

SAINT MARINE®



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

SAINT MARINE®



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 PRIVILEGE WITHOUT COMPARISON
SAINT MARINE®
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 INTENTION.

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:

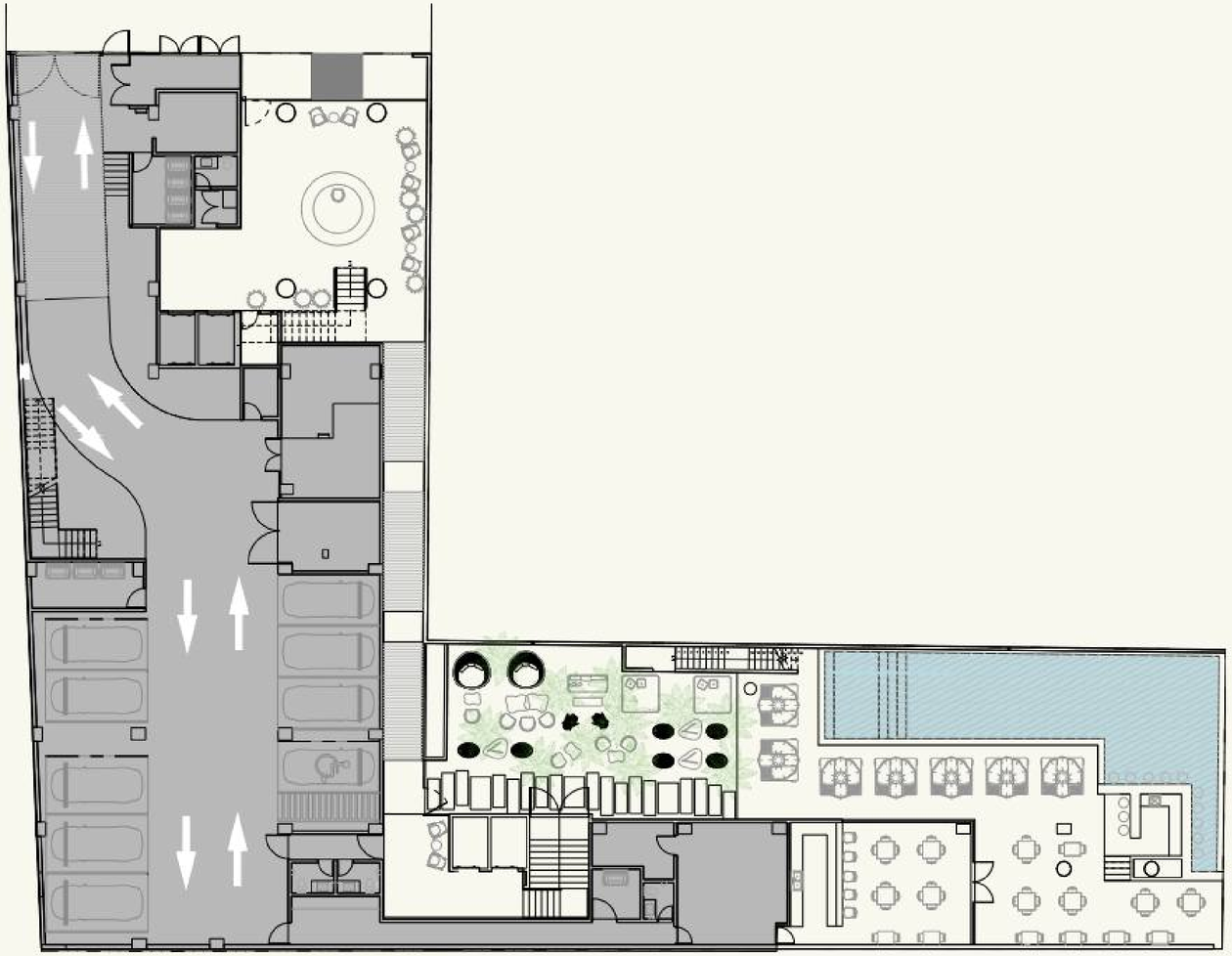
A pool where the horizon and the Caribbean merge in a unique experience.



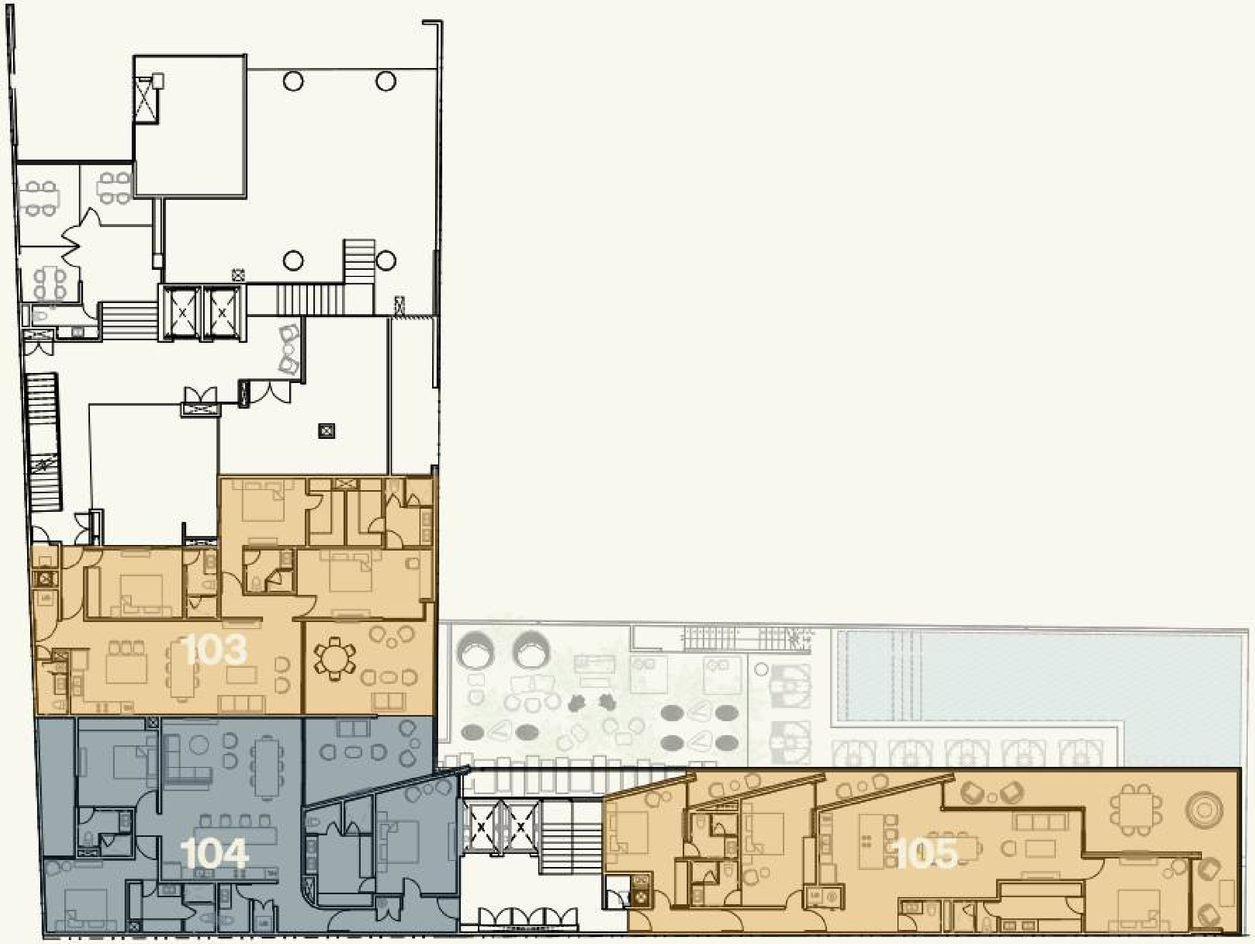
At **SAINT MARINE®**, exclusivity translates into location, design and service. A development that not only offers luxury residences, but an unparalleled connection with paradise.

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.

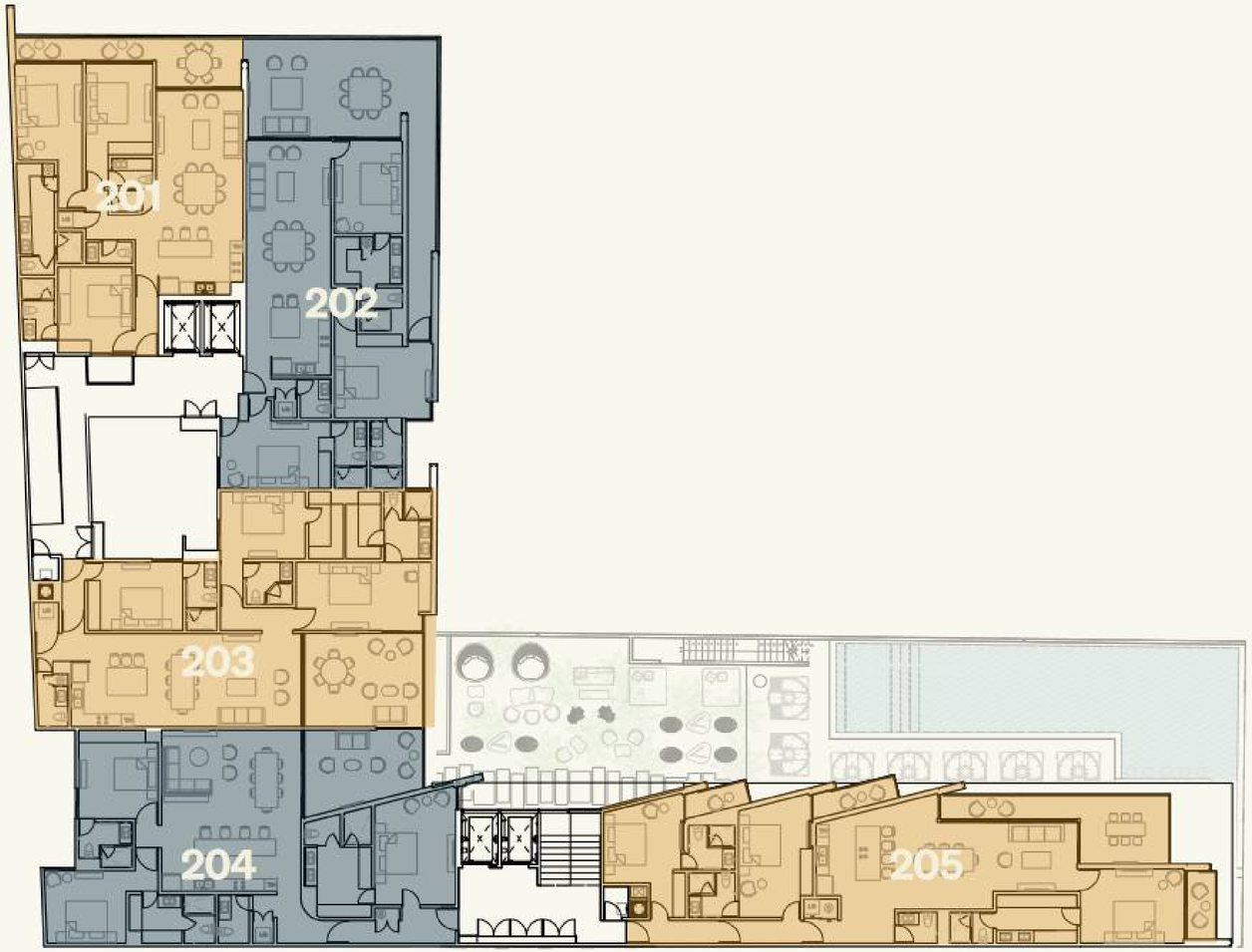
General Building Plans & Layouts



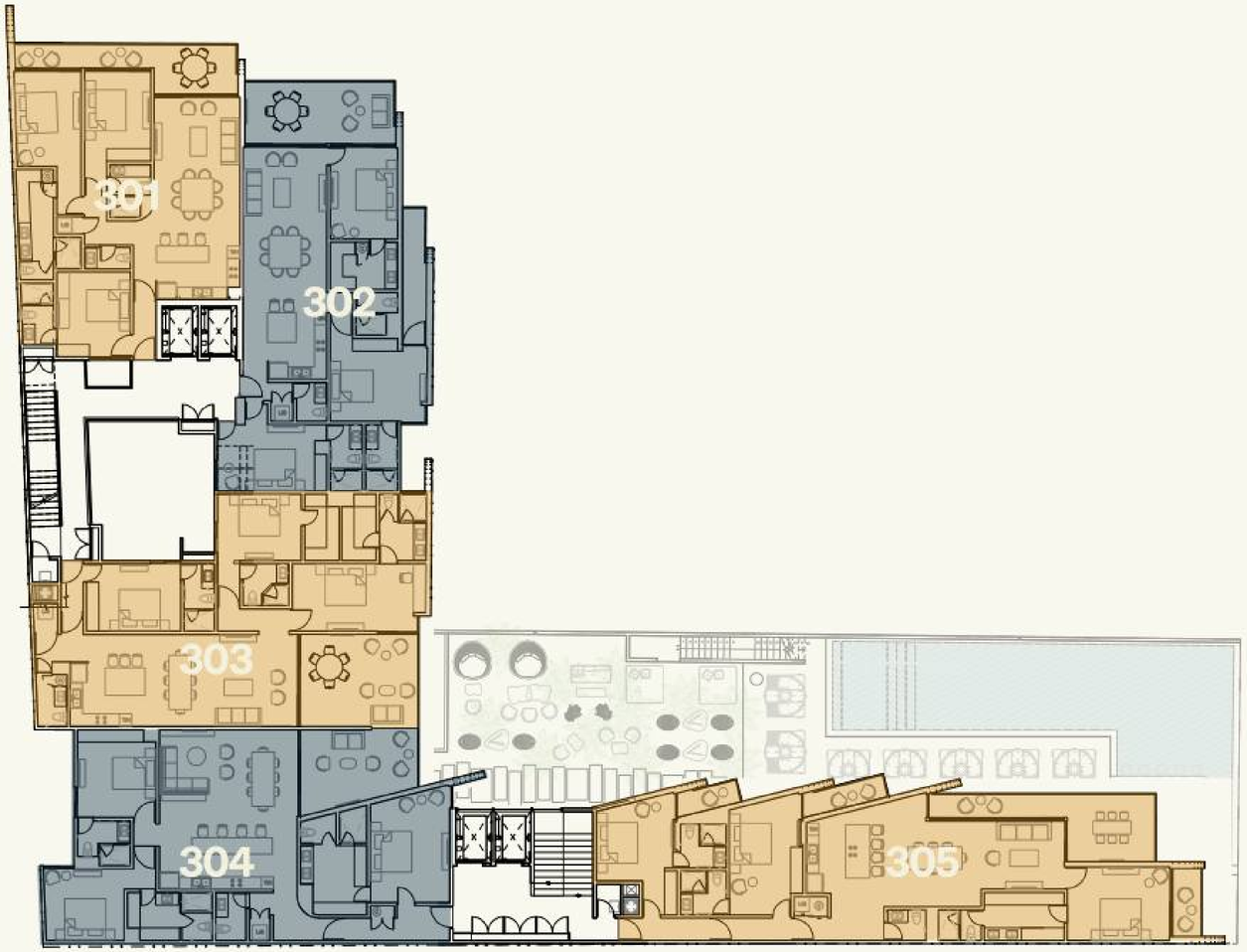
LEVEL 00



LEVEL 01



LEVEL 02



LEVEL 03



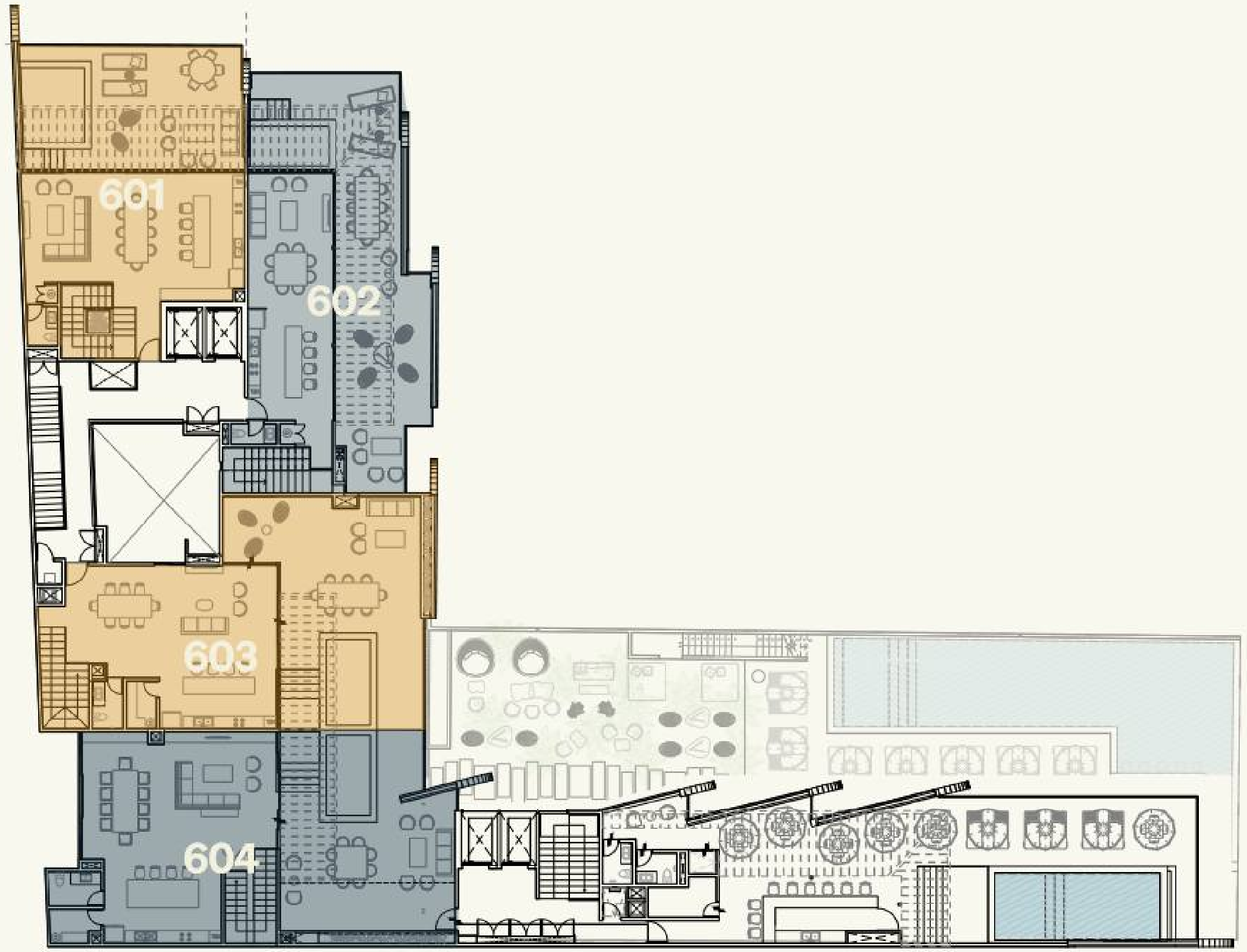
LEVEL 04



LEVEL 05



LEVEL 06

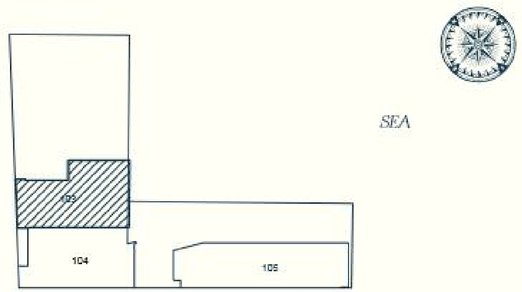


LEVEL 07
ROOF TOP


A JEWEL
IN FRONT OF THE
MEXICAN CARIBBEAN
SAINT MARINE®
THE CARIBBEAN KNOCKS ON YOUR DOOR
SAINT MARINE®

INTERIOR	1,685.20	ft²
COVERED TERRACE	278.78	ft²
UNCOVERED TERRACE	24.54	ft²
TOTAL	1,988.52	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	1-2-3-4-5	

UNITS: 5



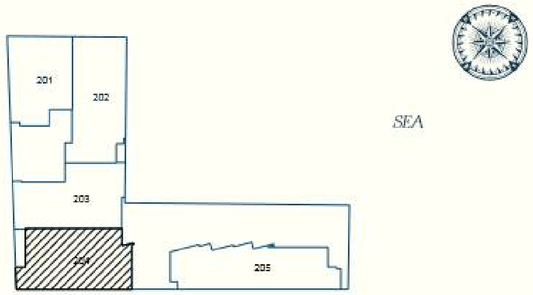


CONDO TYPE A1



INTERIOR	1,797.25	ft²
COVERED TERRACE	222.38	ft²
UNCOVERED TERRACE	0.00	ft²
TOTAL	2,019.63	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	1-2-3-4-5	

UNITS: 5



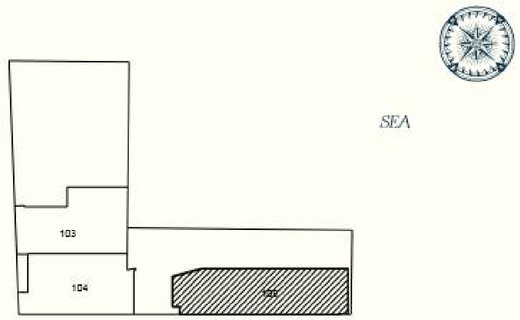


CONDO TYPE A2



INTERIOR	1,739.01	ft²
COVERED TERRACE	393.42	ft²
UNCOVERED TERRACE	262.53	ft²
TOTAL	2,394.96	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	1-2-3-4-5	

UNITS: 6



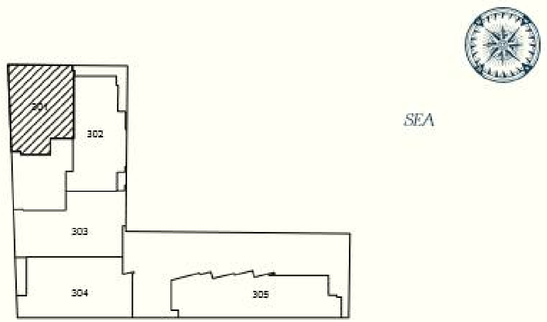


CONDO TYPE A3



INTERIOR	1,455.39	ft²
COVERED TERRACE	193.10	ft²
UNCOVERED TERRACE	0.00	ft²
TOTAL	1,648.49	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	2-3-4-5	

UNITS: 4



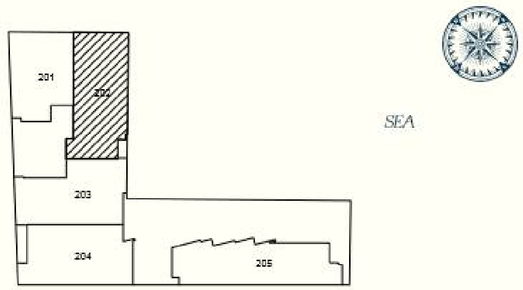


CONDO TYPE A4



INTERIOR	1,483.80	ft²
COVERED TERRACE	338.09	ft²
UNCOVERED TERRACE	277.17	ft²
TOTAL	2,099.06	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	2-3-4-5	

UNITS: 4



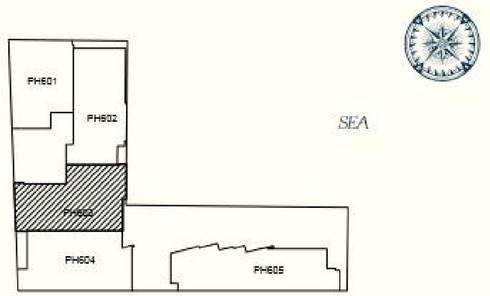


CONDO TYPE A5



INTERIOR	2,821.44	ft²
COVERED TERRACE	116.03	ft²
UNCOVERED TERRACE	980.70	ft²
TOTAL	3,918.17	ft²
BEDROOMS	4	
BATHROOMS	4.5	
LEVEL	6	

UNITS: 1



Lower Floor



Higher Floor

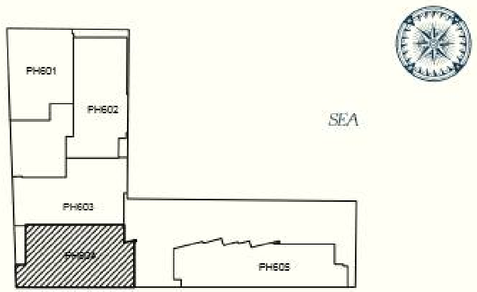


Condo Type PH A1



INTERIOR	3,030.68	ft²
COVERED TERRACE	126.80	ft²
UNCOVERED TERRACE	902.45	ft²
TOTAL	4,059.93	ft²
BEDROOMS	4	
BATHROOMS	4.5	
LEVEL	6	

UNITS: 1



Lower Floor



Higher Floor



Condo Type PH A2



INTERIOR	2,392.06	ft²
COVERED TERRACE	193.43	ft²
UNCOVERED TERRACE	712.14	ft²
TOTAL	3,297.63	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	6	

UNITS: 1



Lower Floor



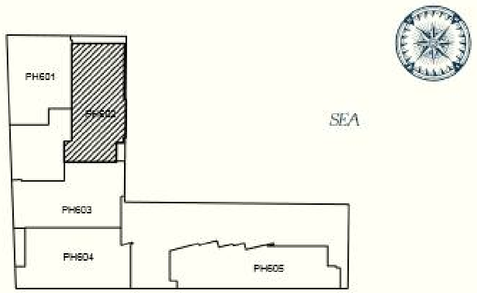
Higher Floor



Condo Type PH B1

INTERIOR	2,298.21	ft²
COVERED TERRACE	279.86	ft²
UNCOVERED TERRACE	1,149.66	ft²
TOTAL	3,727.73	ft²
BEDROOMS	3	
BATHROOMS	3.5	
LEVEL	6	

UNITS: 1



Lower Floor



Higher Floor



Condo Type PH B2