



The background of the image is a dense, repeating pattern of tropical leaves, likely palm fronds, in a dark blue color. The leaves are oriented in various directions, creating a textured, jungle-like appearance.

The Kool Side of Playa

Playa del Carmen

Playa del Carmen is the *Coolest* destination in the Riviera Maya, with its impressive combination of dreamy beaches, warm and sunny weather, and a magical vibe that will make you feel right at home.

iVive Playa!

- Unique world-class experiences
- Cutting-edge infrastructure
- Gastronomy
- Millennia-old culture

Quality & Lifestyle

- Central location
- Shopping area
- Bars and restaurants zone
- Within walking distance to 5th Avenue









- 4th best tourist destination worldwide*
- 50% of all tourism in Mexico
- 6.5 million tourists per year
- Average vacation rental occupancy in Playa del Carmen is 76%
- +10 world-class natural and theme parks
- **Biospheres and protected natural reserves**
- +400 hotels and resorts
- +43,500 vacation rental rooms



- ROI (Return on Investment) of 7% to 10% for Long-Term Rentals / Vacation Rentals
- 76% Occupancy Rate on Platforms like AirBnB, VRBO, Expedia, Booking, etc...
- High appreciation potential in the tourist urban area
- Investment in real estate as a heritage asset



- 5th Avenue
- Unique world-class experiences
- Cancun International Airport with the highest traffic in Latin America
- Tulum International Airport (2023)
- **Tren Maya (Mayan Train) project (expected to be completed in 2023)**
- Ferries to Cozumel (Maritime Terminals in Calica and Juárez)
- Modern infrastructure



- Parks
- Islands
- Cenotes (natural sinkholes)
- Mayan Civilization
- Restaurants
- Golf, Yachts, Water Sports
- **Nightlife**
- Fifth Avenue

Why Playa Del Carmen?

- **Population increase:**

110% in the last 10 years

425% in the last 20 years (the municipality with the highest growth in all of Latin America)*

- Average annual **population growth rate: 8.4%***

- Appreciation 10% - 30%

- **\$7.2 billion USD of annual economic impact**, with a 236% increase in the last 10 years**

- **76% average hotel occupancy rate** throughout the year**

- **110% increase in tourist influx** in the last 10 years.

*(Source: Municipality of Solidaridad)

** (Source: Secretariat of Tourism (SEDETUR))





Images with no legal validity / Subject to changes without prior notice





KKOO PLAY

C O N D O S



KOOL PLAYA CONDOS

Discover the real estate development for those who want to experience the *Kooldest side of Playa*. Located just **1 km** away from the **Caribbean Sea** and the world-famous **5th Avenue**, this project has everything for you to live a modern and relaxed lifestyle.

This project is the **perfect choice** for those who want to enjoy the **Caribbean lifestyle** during their vacations and make some extra income throughout the year.

Invest in the most significant business in the Riviera Maya: **vacation rentals**.

Live a unique and thrilling experience in the *Kooldest destination of the Mexican Caribbean*.



Playa del Carmen, with its privileged location right in the heart of the Riviera Maya, becomes the perfect place to enjoy the sun and sand. With a wide range of activities available both within the city and in the surrounding areas, tourists from all over the world visit to vacation and enjoy the attractions of the region. These include beautiful beaches, an exciting nightlife that is legendary throughout *México* with its numerous nightclubs, bars, and discos, and delicious gastronomic options.

Playa del Carmen, the coolest place to be!





6
levels
290
Units



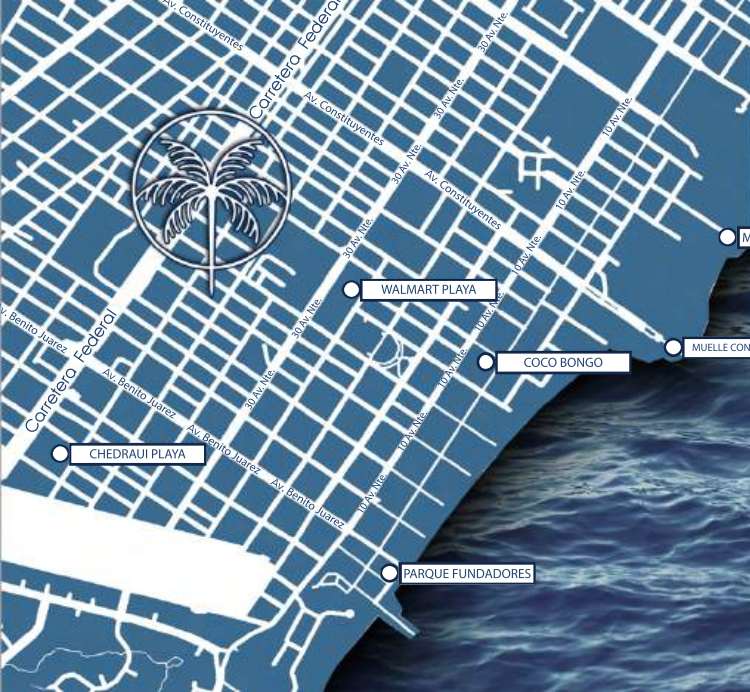






KOLIFLY

NEW YORK



Av. 40 esquina con Calle 4
Norte



Architectural Plan



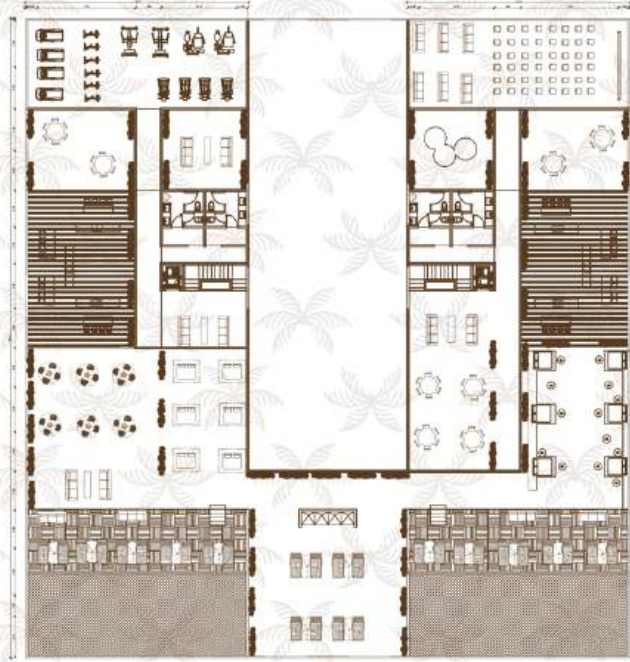
First Level

Architectural Plan



Levels 2nd to 5th

Architectural Plan



Roof Top









KOOLPLAYA

CONDOS



Amenities



- Rooftop and Ground Floor Pool



- Cinema



- BBQ Grills



- Yoga Area



- Elevator



- Sun Loungers



- Balinese Beds



- Showers



Highlights

- **Vacation Rental Property Management (optional)**
- **Concierge services**
- **Security**
- **Commercial area on the ground floor**
- **Surrounded by commercial areas**









