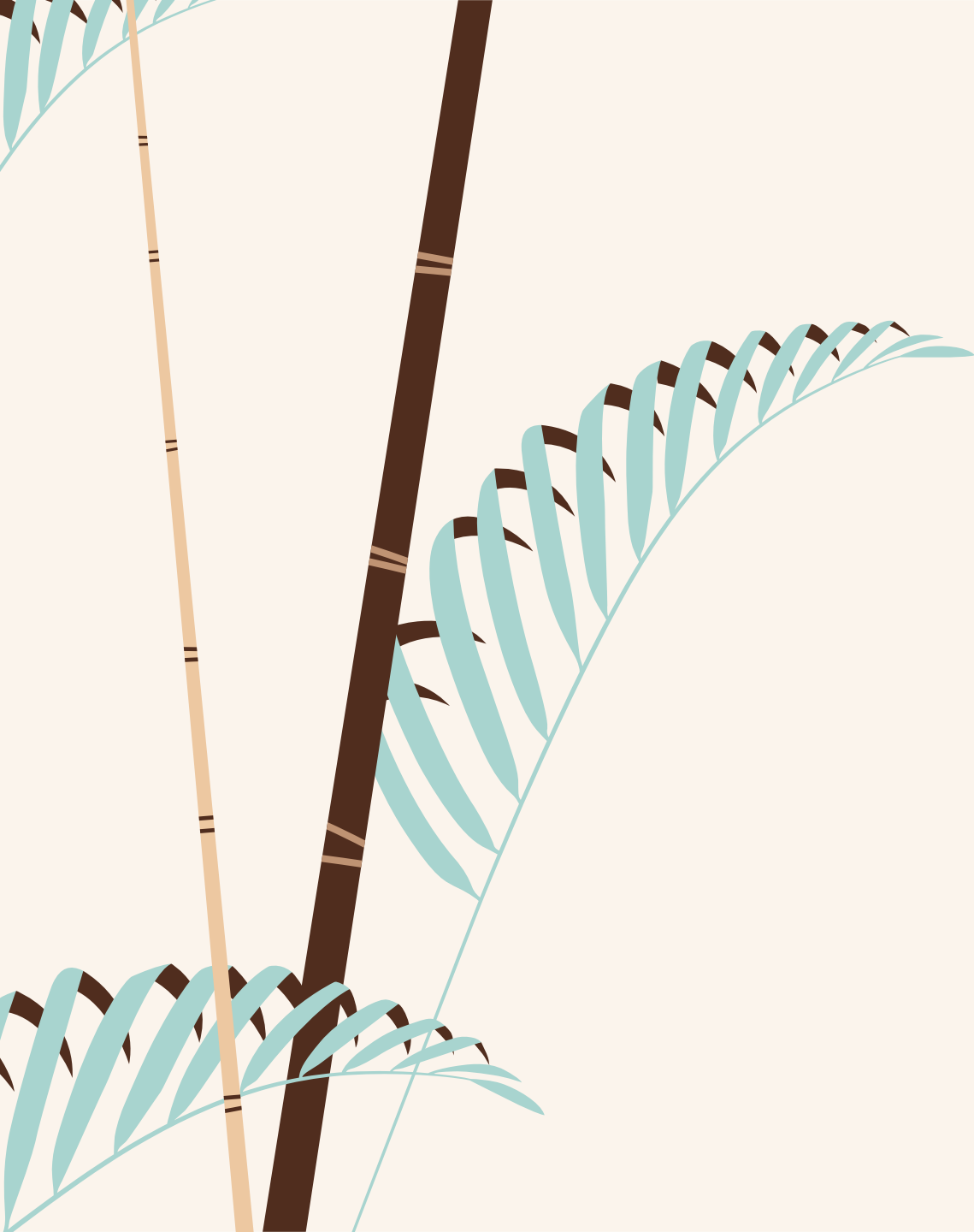


APARTMENTS
STUDIO

34

STAY IN PLAYA,
STAY IN S34.



INVEST IN PLAYA DEL CARMEN







by **DESUR**





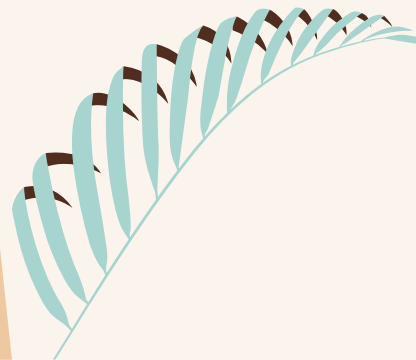
A T R I P T O

The Mexican Caribbean

The average annual temperature is approximately 25.5°C, here, thousands of travelers visit us to enjoy the good weather and the beautiful beaches of white sand with more than 240 days of sun. The International Airport of Cancun occupies the tenth place in the ranking of airports most used in the world and has most of the international traffic from all airports in Latin America.

The real estate market is experiencing a "boom", exceeding historical levels of investment. Having a property in one of the most beautiful and trendy places in the world, either to visit frequently or to rent it while you do not occupy it, means taking advantage of the following:

- Vacation rental
- Added value
- A strategic location with 12 months
- Of good weather and proximity to the sea a dollarized market
- The hundreds of tourist attractions
- Economic growth and quality of life





- It belongs to the **state with the greatest demand for Airbnb** in **Mexico** followed by CDMX and Jalisco

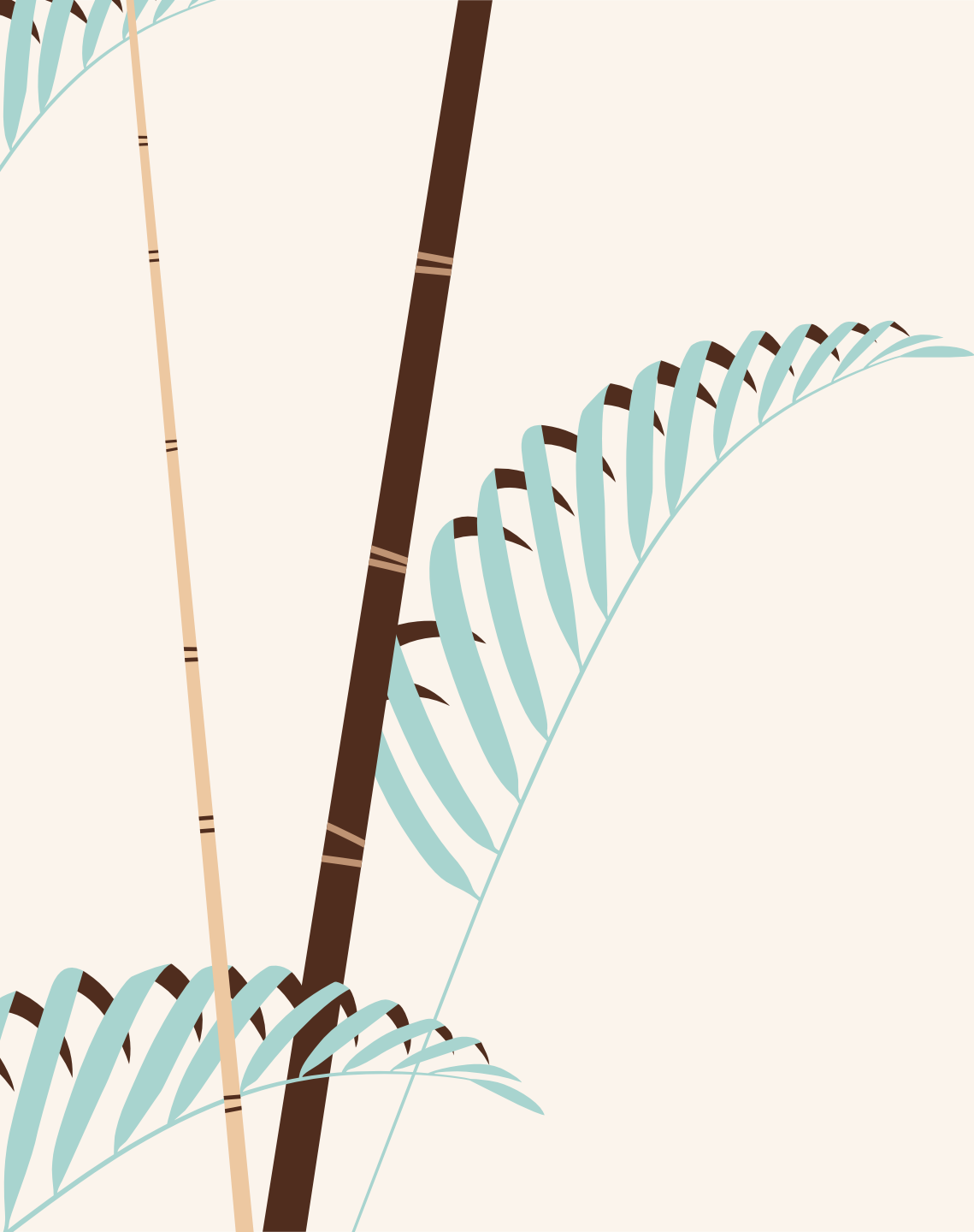
- Playa del carmen receives **3.5 million travelers** during the summer

PLAYA DEL CARMEN

MEXICO CITY
PUERTO VALLARTA

Source: AIRDNA, AirBnB Database, (2022)

Source: Secretary of Tourism of Solidaridad, July-August (2022)



LOCATION





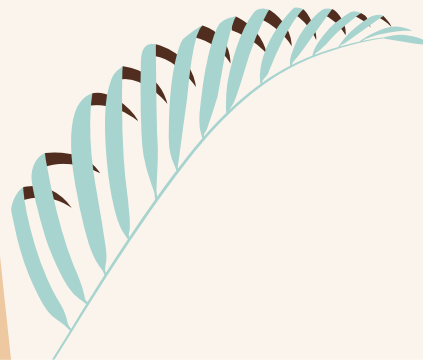


PLAYA DEL CARMEN

Mexican Caribbean

Playa del Carmen is a coastal resort in Mexico located along the beautiful Caribbean coast of the Yucatan peninsula. It belongs to the state of Quintana Roo and is one of the main tourist destinations in the world. Famous for its white beaches and coral reefs, Playa del Carmen is truly blessed by nature. Activities range from swimming with turtles to walking through underground caves or even exploring archaeological sites; plus, it enjoys an excellent climate all year around.

More than 16 million tourists, on average, arrive each year to enjoy the mystical imprint of the ancient Mayans, and the cosmopolitan and contemporary lifestyle that it offers, in addition to the growth of tourism, has made this paradisiacal place an ideal place to live.

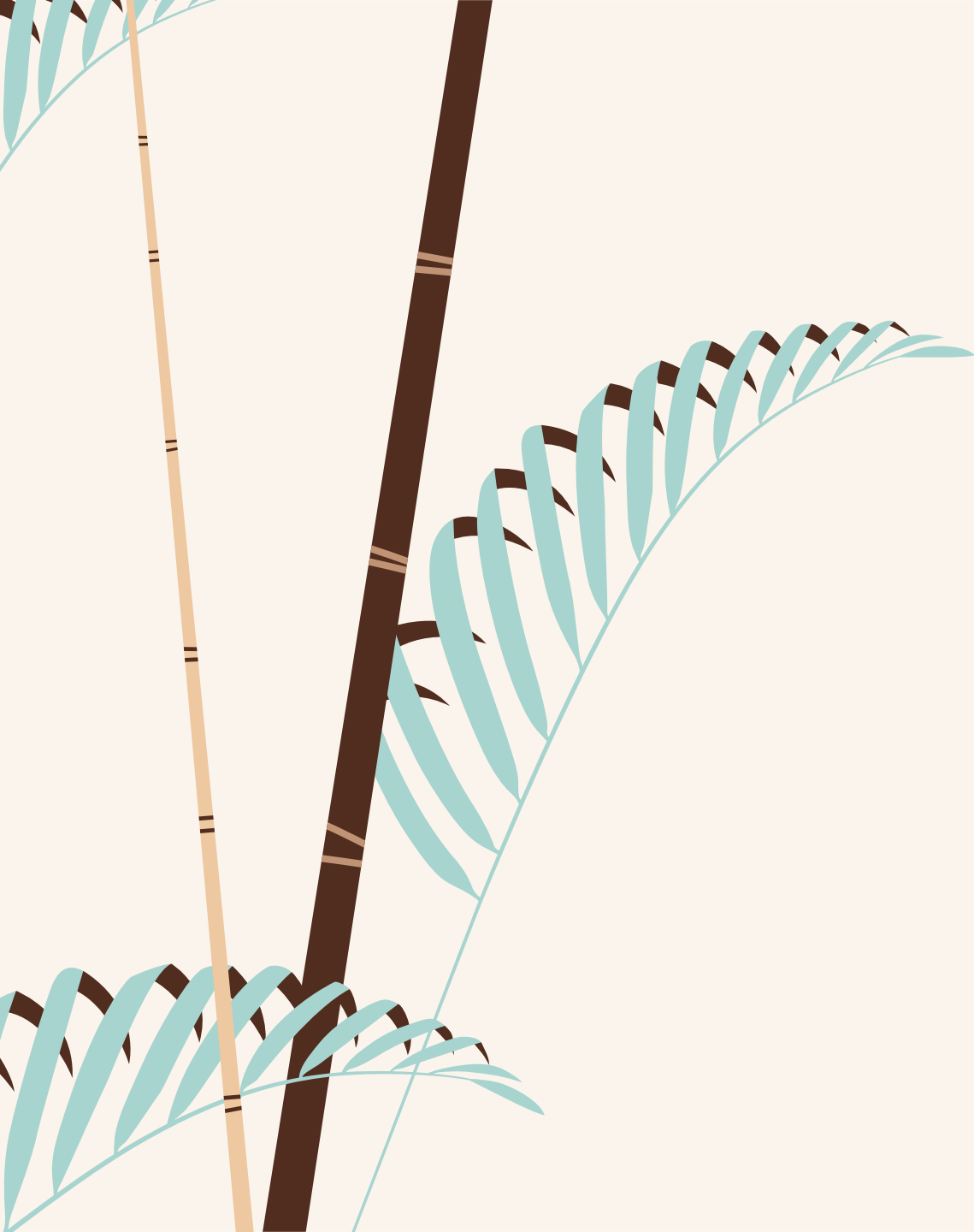




STUDIO 34 IS LOCATED ONLY A FEW
MINUTES FROM THE FAMOUS 5TH AVENUE.
A PICTURESQUE AND COSMOPOLITAN
DESTINATION WITHIN PLAYA DEL CARMEN,
WHERE YOU CAN FIND SHOPPING,
ONE-OF-A-KIND OPTIONS FOR FOOD AND
WINE, AND AMAZING NIGHTLIFE.







PROJECT





— by **DESUR** —

Studio 34 Apartments

Studio 34 is a six-story development with 74 apartments close to Fifth Avenue and walking distance from the beach. Inspired by comfort and functionalism, its amenities are well thought out and designed with its future residents in mind.

S34 provides housing for those who want quality, functionality, and proximity to the beach.

Our focus is to provide a safe, accessible, and comfortable way of living.

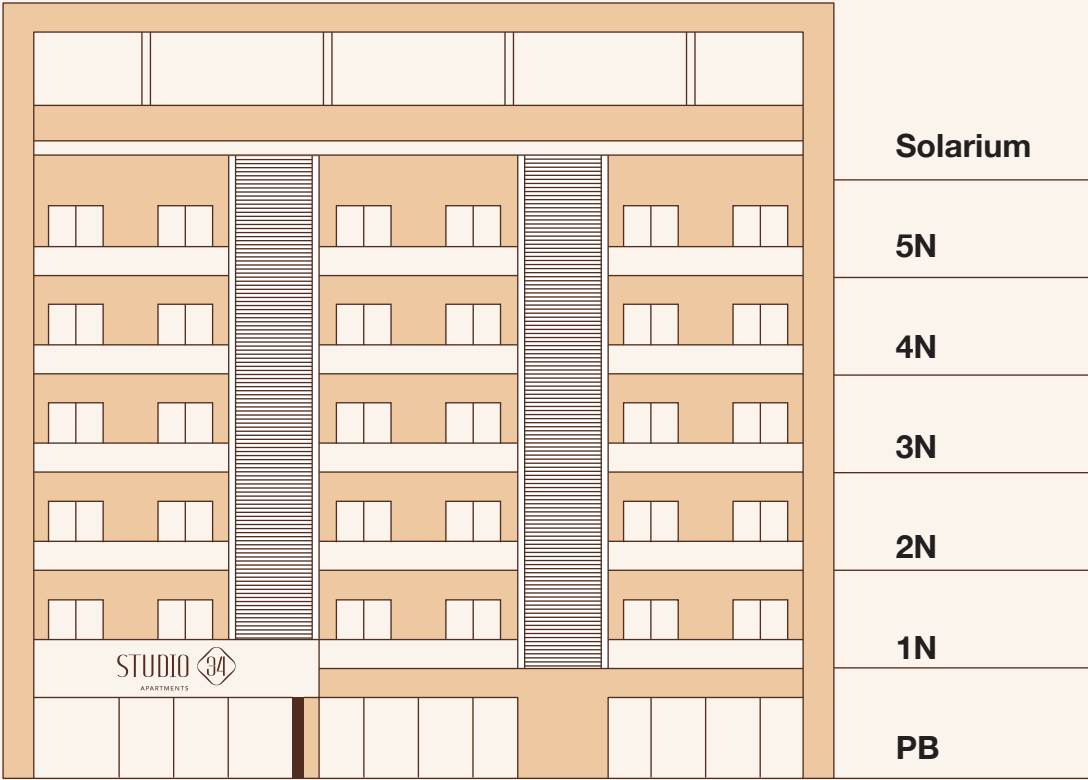


— by **DESUR** —

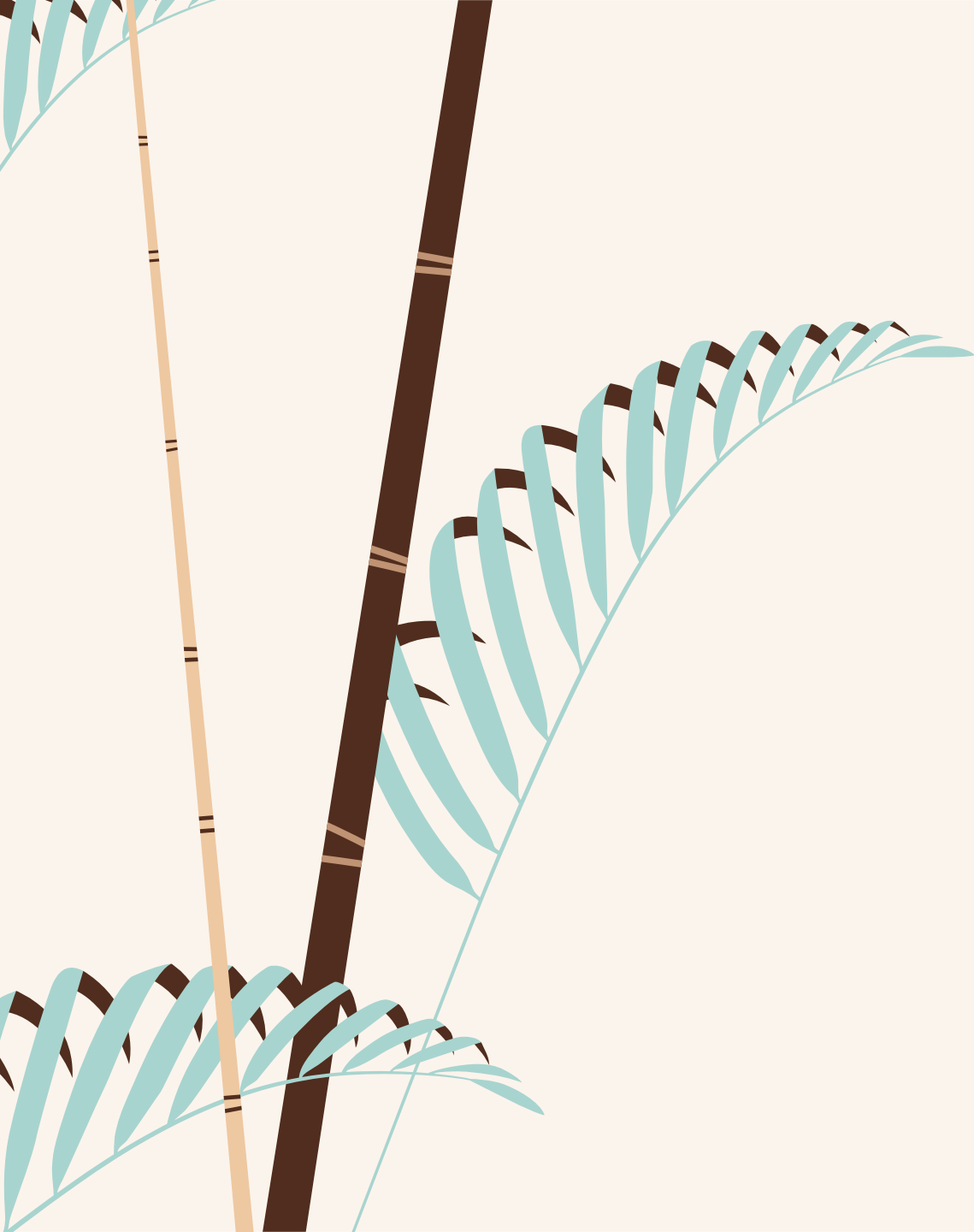
MASTER PLAN



29 TYPE	A
30 TYPE	B
15 TYPE	C



Underground parking



LOBBY





STUDIO 34
APARTMENTS



— by DESUR —

MAIN ACCESS



Reception



Security 24/7



E- commerce
box

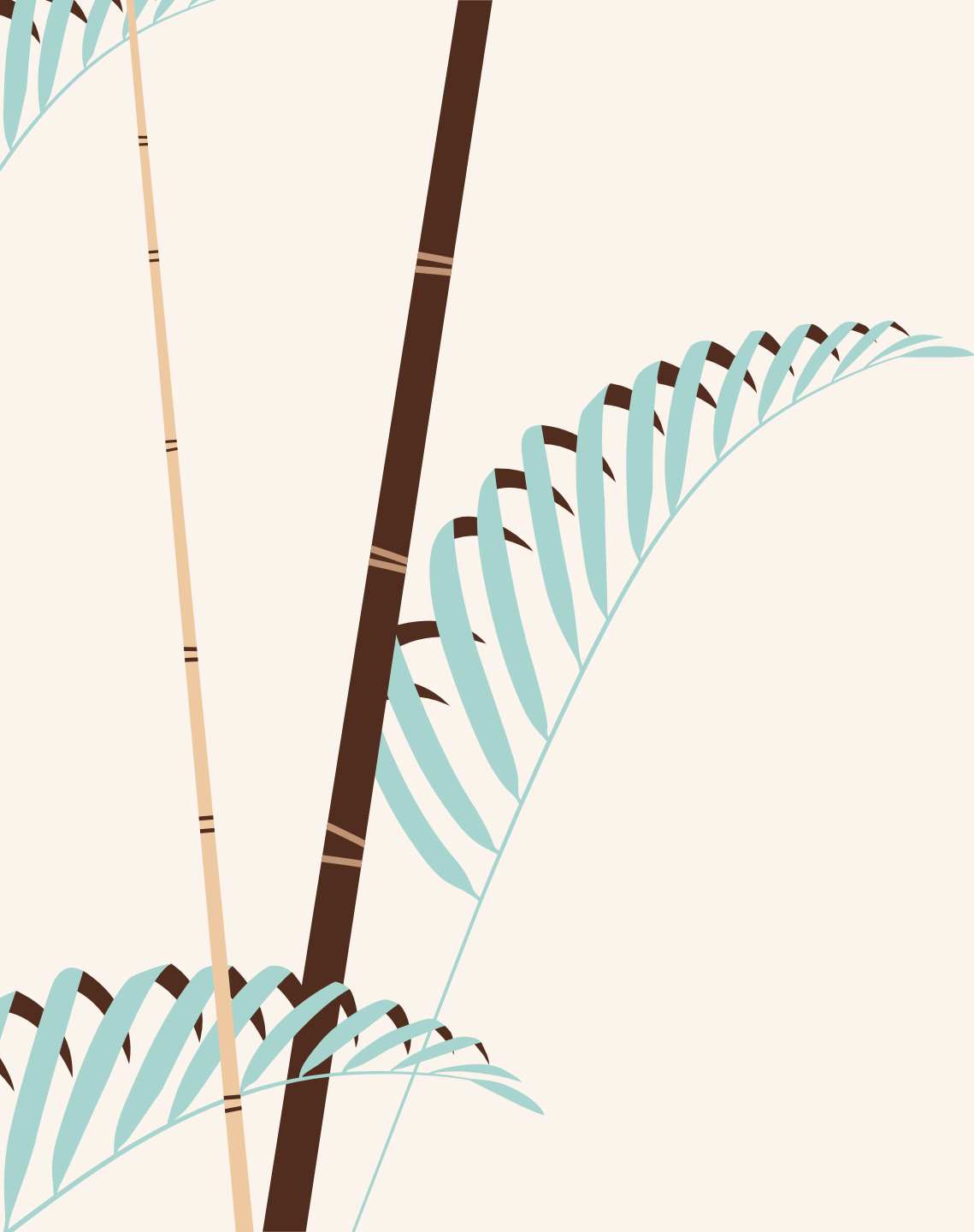


Administrative
office



Luggage
storage
room





A M E N I T I E S







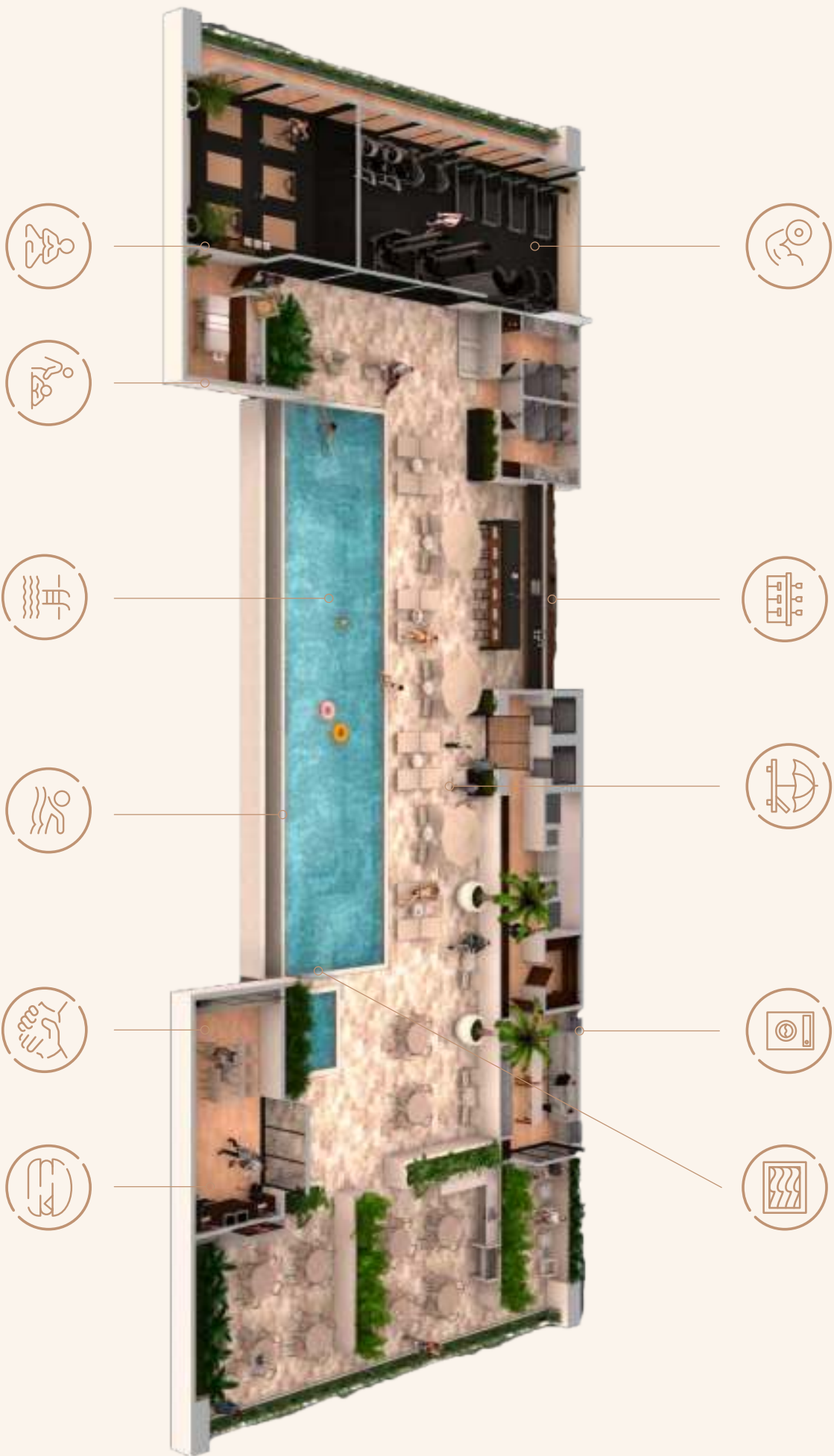
— by **DESUR** —



— by **DESUR** —

AMENITIES

SOLARIUM



AMENITIES

SOLARIUM

AMENITIES

“Well-thought-out and functional amenities with our future residents close in mind”



Architectural
accessibility



Pool With
Swimming Lane



Grill Areas



Library



Yoga Lounge



Security 24/7



Accessibility



Underground
Parking



Whirlpool tub



Luggage
Storage Room



Massage
Room



Gym



Sun Terrace



Co-Working



WIFI in common
areas



Commercial
Lots



Dressing
Room

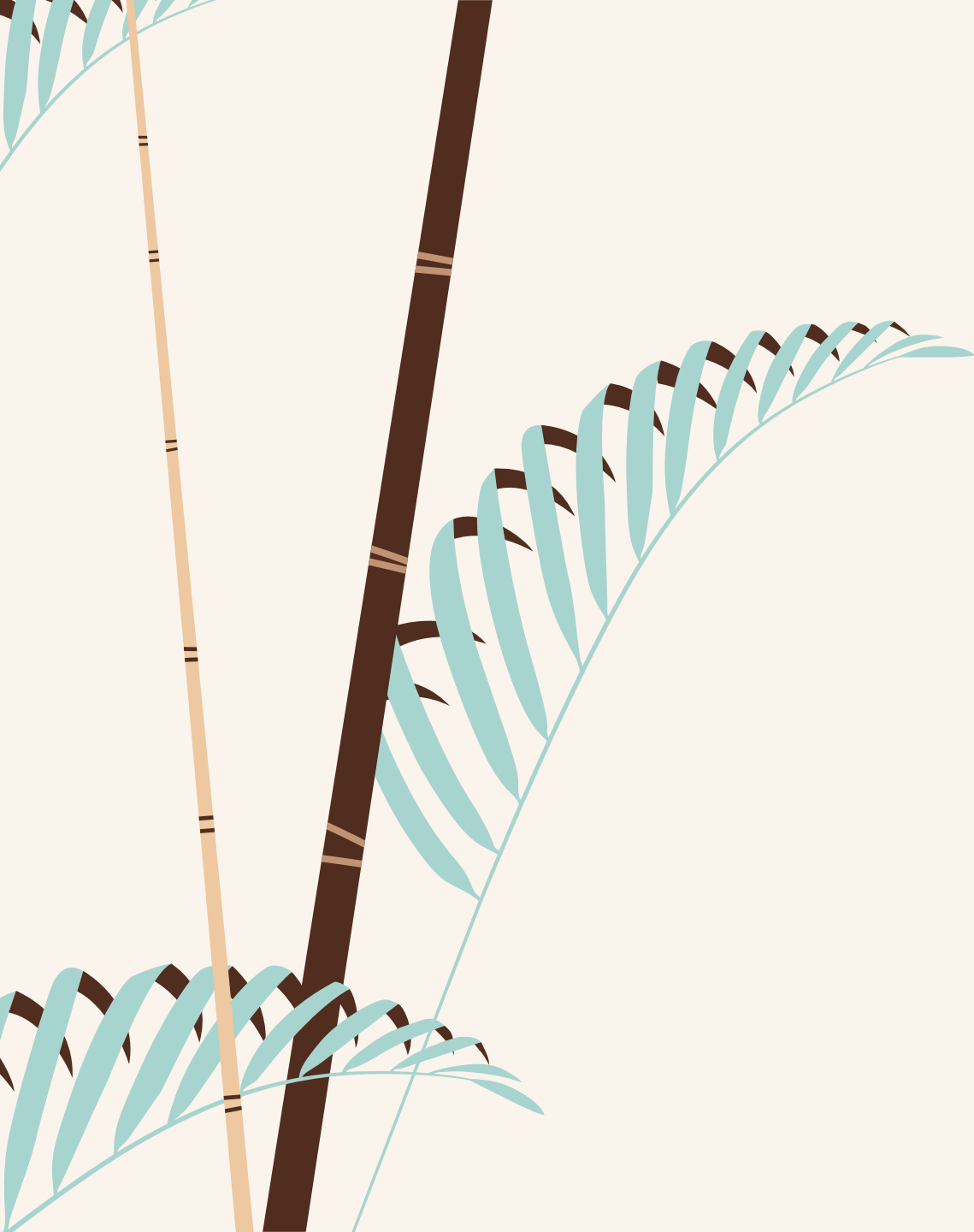


Washer/Dryer
Room



Package Delivery
Storage Room





T Y P O L O G I E S





Solarium

5L

4L

3L

2L

1L

PB

Basement

sqft Dept. inside	381.58 ft2
sqft terrace or balcony	64.36 ft2
sqft Solarium	—
sqft gardens	—
sqft outdoor warehouse	—
total sqft	445.94 ft2

Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.



— by **DESUR** —



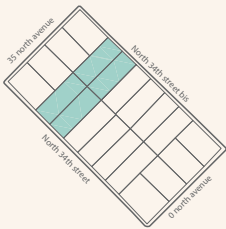
— by  DESUR —

Type B

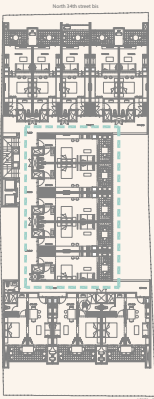


Architectural
accessibility

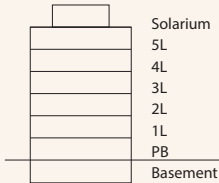
Location



Location - Set



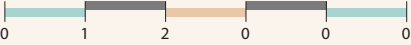
Location - Level



Location - Level

Dept. Type C	
sqft Dept. inside	334.43 Ft2
sqft terrace or balcony	73.625 Ft2
sqft Solarium	—
sqft gardens	—
sqft outdoor warehouse	—
total sqft	408.059 Ft2

Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.



S34

— by **DESUR** —



S34

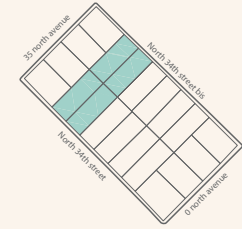
— by **DESUR** —

Type C

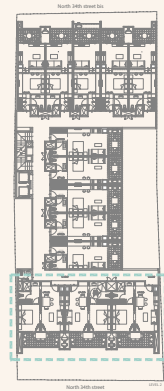


Architectural
accessibility

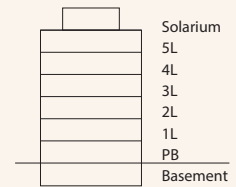
Location



Location - Set



Location - Level

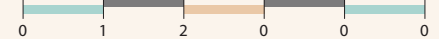


Location - Level

Dept. Type C

Sqft Dept. inside	463.171 Fl2
Sqft terrace or balcony	110.868 Fl2
Sqft Solarium	—
Sqft gardens	—
Sqft outdoor warehouse	—
total sqft	574.039 Fl2

Graphic scale



Note: The dimension of each space may vary according to adjustments during the execution of the work and the application of the final finish.



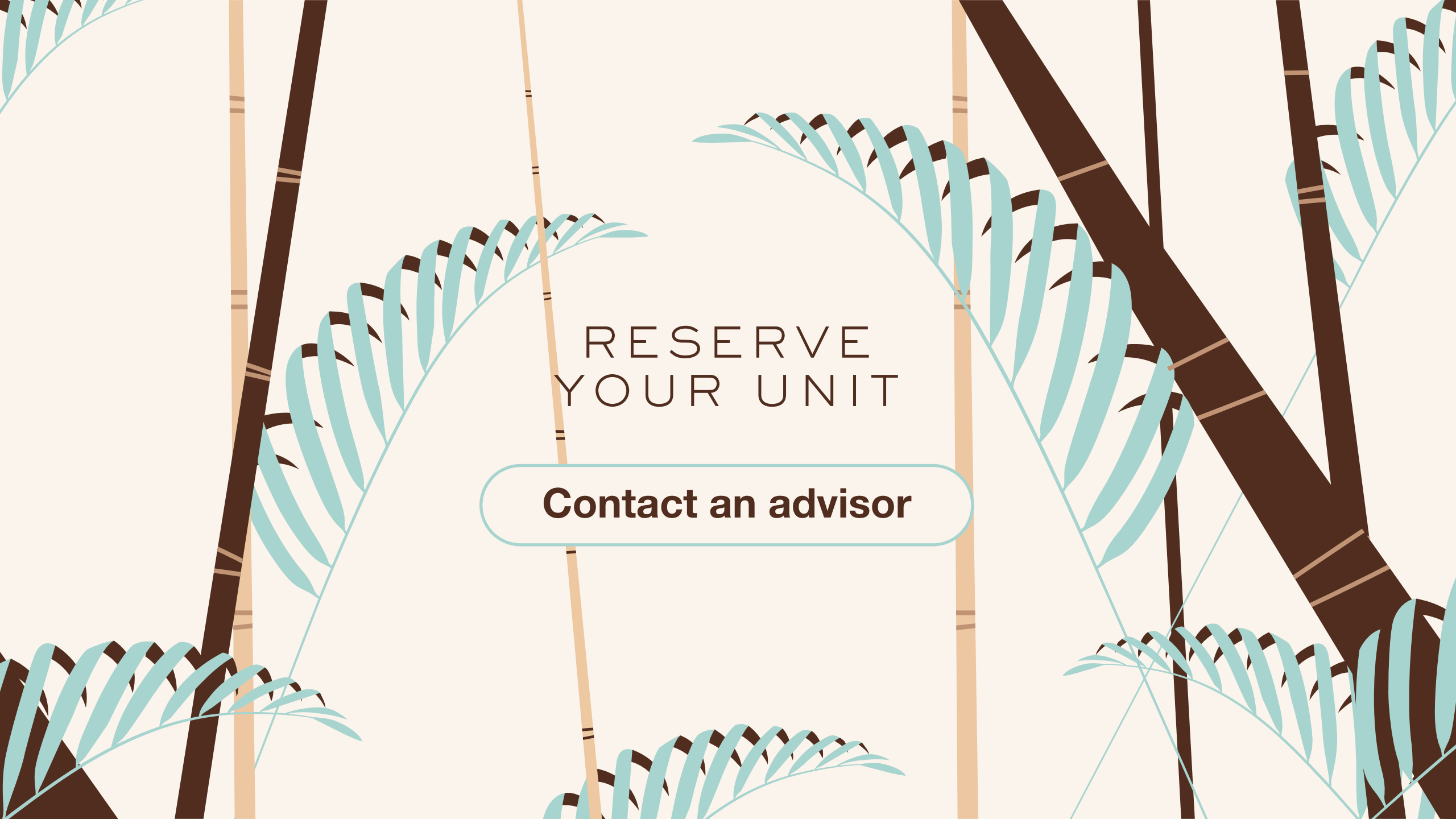
S34

by DESUR



S34

— by DESUR —

The background features a stylized tropical scene with several palm tree trunks in dark brown and light tan, and various green fern fronds. The text is centered in the middle of the image.

RESERVE YOUR UNIT

Contact an advisor



COMING SOON

desur.mx

* All Images are illustrative and for representative purposes only.
* Prices and measurements may change without prior notice. Check with
your sales representative for the most recent information.

DESUR 20 AÑOS


VERANTO
CONDO LIVING


SYRENA
studio living


SOSTA
residencial

Peregrina
CONDOS

**THE
MERIDIAN**


CONDOS
ALCORA


sabbia
CONDOS


PALMARES
Condo Living


Caracoral
Comunidad Viva


HELIKO
CONDOS


arenis
CONDO LIVING


ONZE
COSTA A 300 M. MARIS

24K PARQUE INDUSTRIAL MERIDA

ARIETTA
CONTACTO NATURAL


Yucalpetén
Resort Marina


LUANA
LIVING PLACE

INDARA INDUSTRIAL PARK


Hacienda
KIKTEIL