



Résidences
urbaines



A UNIQUE EXPERIENCE

INTRODUCING "LE 35, RÉSIDENCES URBAINES",

a stunning 22 condominium building located in the vibrant city of Playa del Carmen. Situated right in the heart of the city, Le 35 offers an urban living experience with a touch of beach town charm.



ENJOY THE DYNAMIC ATMOSPHERE OF PLAYA DEL CARMEN

while exploring world-class dining, entertainment, and pristine beaches just minutes from your door. Whether strolling the streets or relaxing by the sea, Le 35 offers the perfect combination of comfort and relaxation.



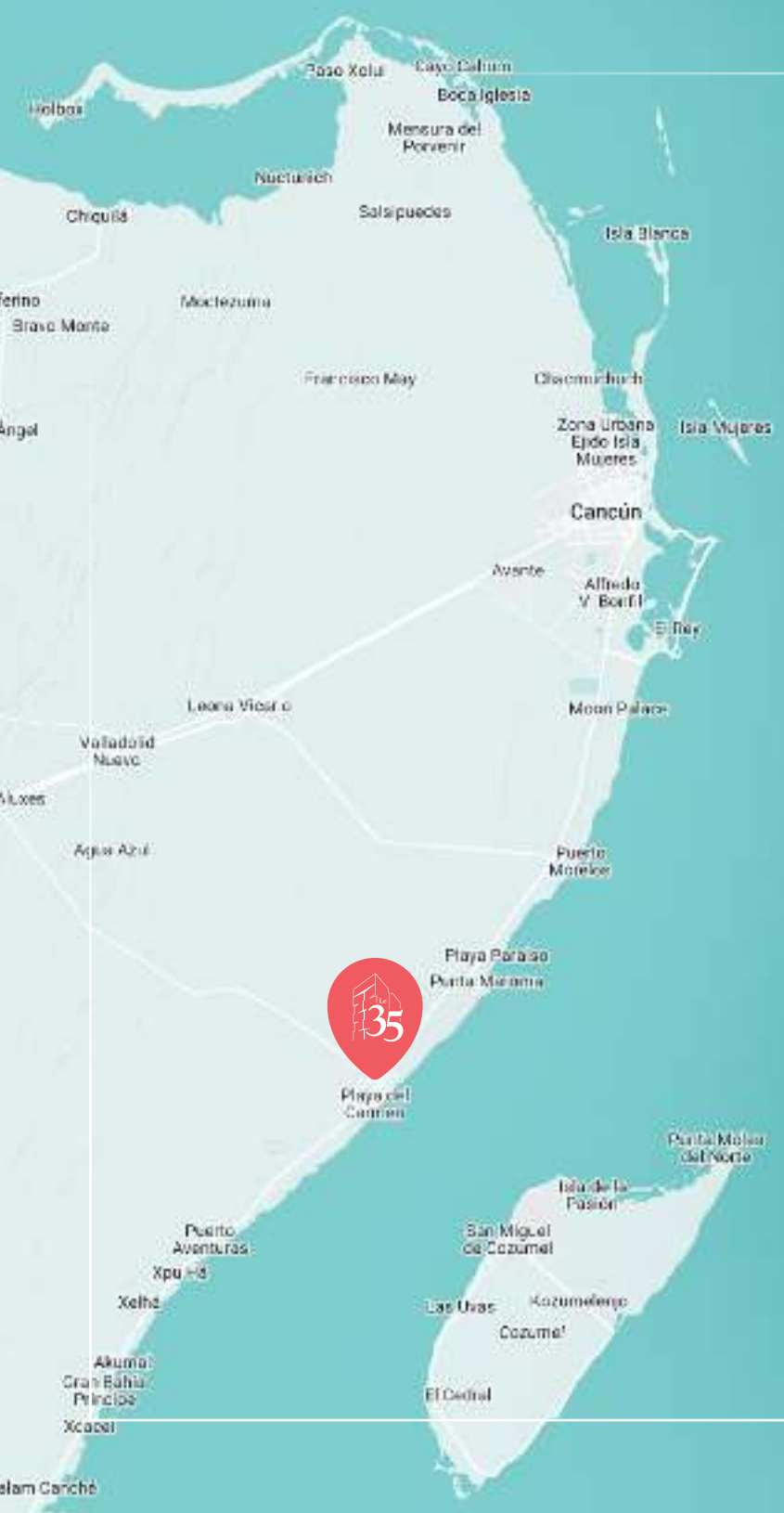
With its sleek, contemporary design, Le 35 offers its residents an inviting living space. Each unit has been carefully designed to make the most of space and offer modern amenities in a comfortable living space.

Experience the best of both worlds at Le 35, where urban living meets coastal appeal. This apartment complex is the ideal hub for your adventures.





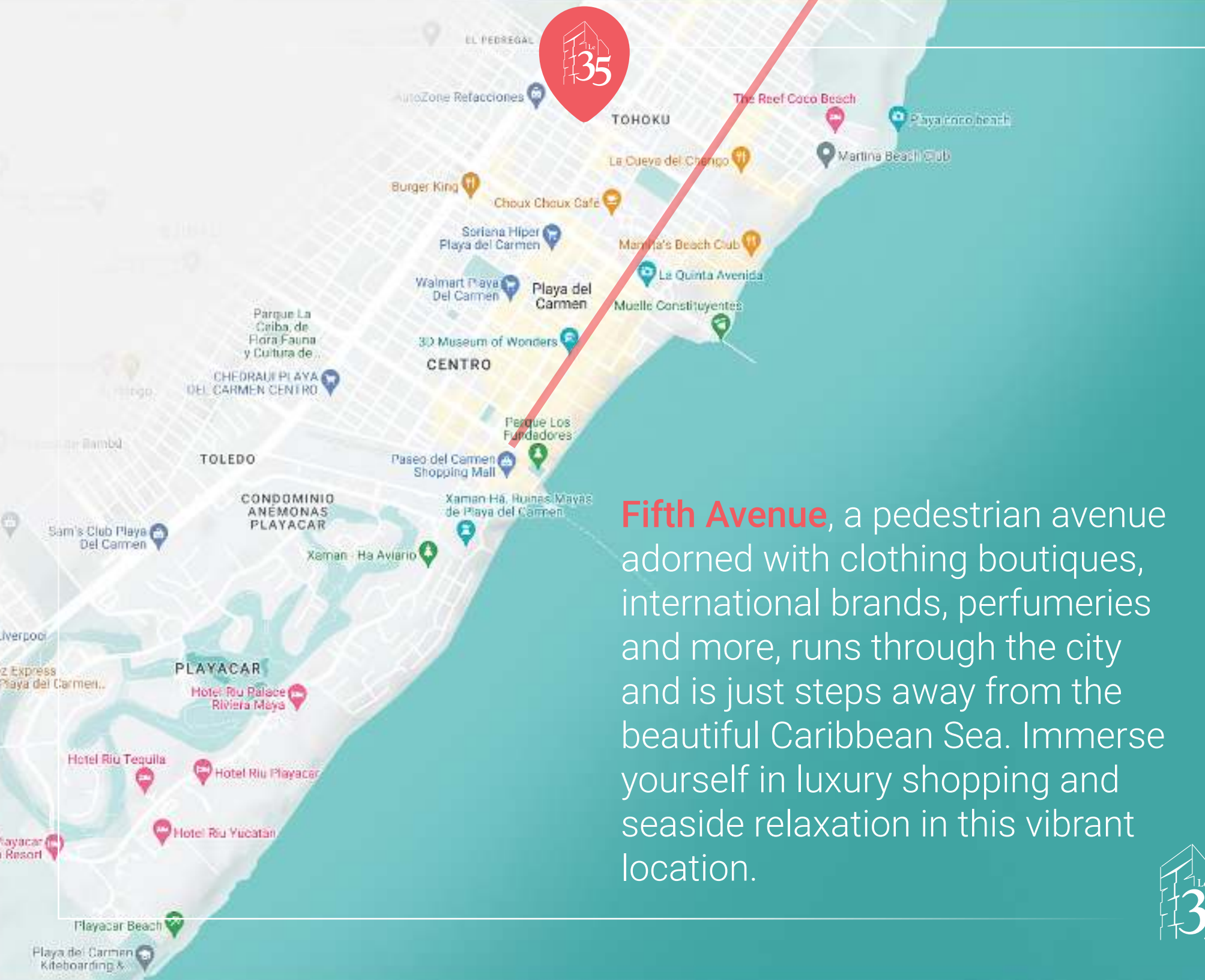
AAA LOCATION



Welcome to Playa del Carmen in the Riviera Maya, home to the region's best value for money.

Just 45 minutes south of the Cancun airport, this incredible beach town offers a variety of gastronomic delights and entertainment options, making it a coveted destination for visitors and investors alike.





Fifth Avenue, a pedestrian avenue adorned with clothing boutiques, international brands, perfumeries and more, runs through the city and is just steps away from the beautiful Caribbean Sea. Immerse yourself in luxury shopping and seaside relaxation in this vibrant location.





This AAA location puts you in the heart of the city, with renowned shopping streets such as 30th Avenue and 34th Street just steps away, offering easy access to essential services such as grocery stores, restaurants, and banks.





In this prime location is Le 35, Résidences urbaines, located on 35th Avenue between 32nd and 34th Streets.

And when you're ready to soak up the sun, a simple 10-minute stroll will take you to the beautiful white sands of the Caribbean Sea. Whether you're looking for comfort, luxury or seaside bliss, Le 35 offers it all at your fingertips. Experience the best of Playa del Carmen at Le 35, where urban sophistication meets coastal magic.





The Playa del Carmen real estate market is on the rise, attracting both local and international investors and visitors. The return on investment is between 8-12% on short term rentals, buying during pre-sale also presents interesting capital gain opportunities.



Riviera Maya is fast becoming one of Mexico's most dynamic regions, with significant growth in a variety of sectors:

Infrastructure development is underway to support the region's expansion and provide extension to growing tourism. Projects such as the Mayan Train and the Tulum airport are crucial to improving connectivity and facilitating economic growth.



The region's stunning beaches, archaeological sites and ecological adventures make the Riviera Maya a sought-after destination for tourists. Major projects such as the GO Outlet, the largest outlet in Latin America, and the development of golf courses, marinas and entertainment venues are designed to meet the demand of the growing number of visitors.

Efforts to preserve and promote the rich cultural heritage of the Mayan civilization, including archaeological sites and cultural events, add to the Riviera Maya's appeal to history and culture lovers.

In summary, the Riviera Maya's growth in infrastructure, tourism and cultural preservation makes it an attractive destination for investors and visitors alike.



UNITS

- ROOF TOP WITH INFINITY POOL AND SUNBEDS
- SOLARIUM
- GRILL AREA
- LOBBY
- SECURITY 24/7
- GYM
- ELEVATOR
- LAUNDRY ROOM





- 22 UNITS 5 TYPES
- 2X STUDIO 25,37 M²
- 4X STUDIO 30 M²

- 3X 1 BEDROOM 37 M² / 3X 1 BEDROOM 38 M²
- 8X 1 BEDROOM 44,35 M²
- 2X 2 BEDROOM LOCKOFF 75,14 M²











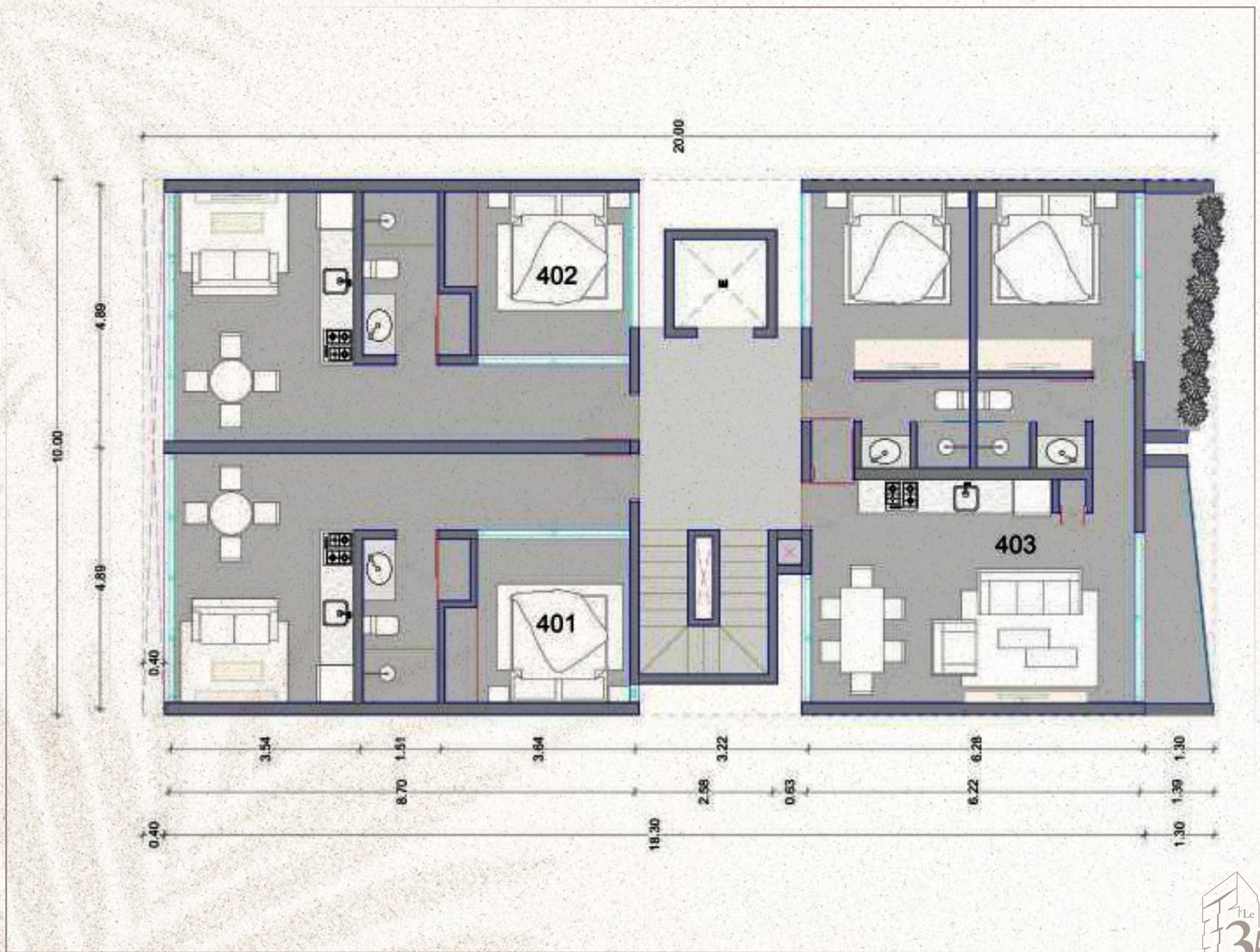


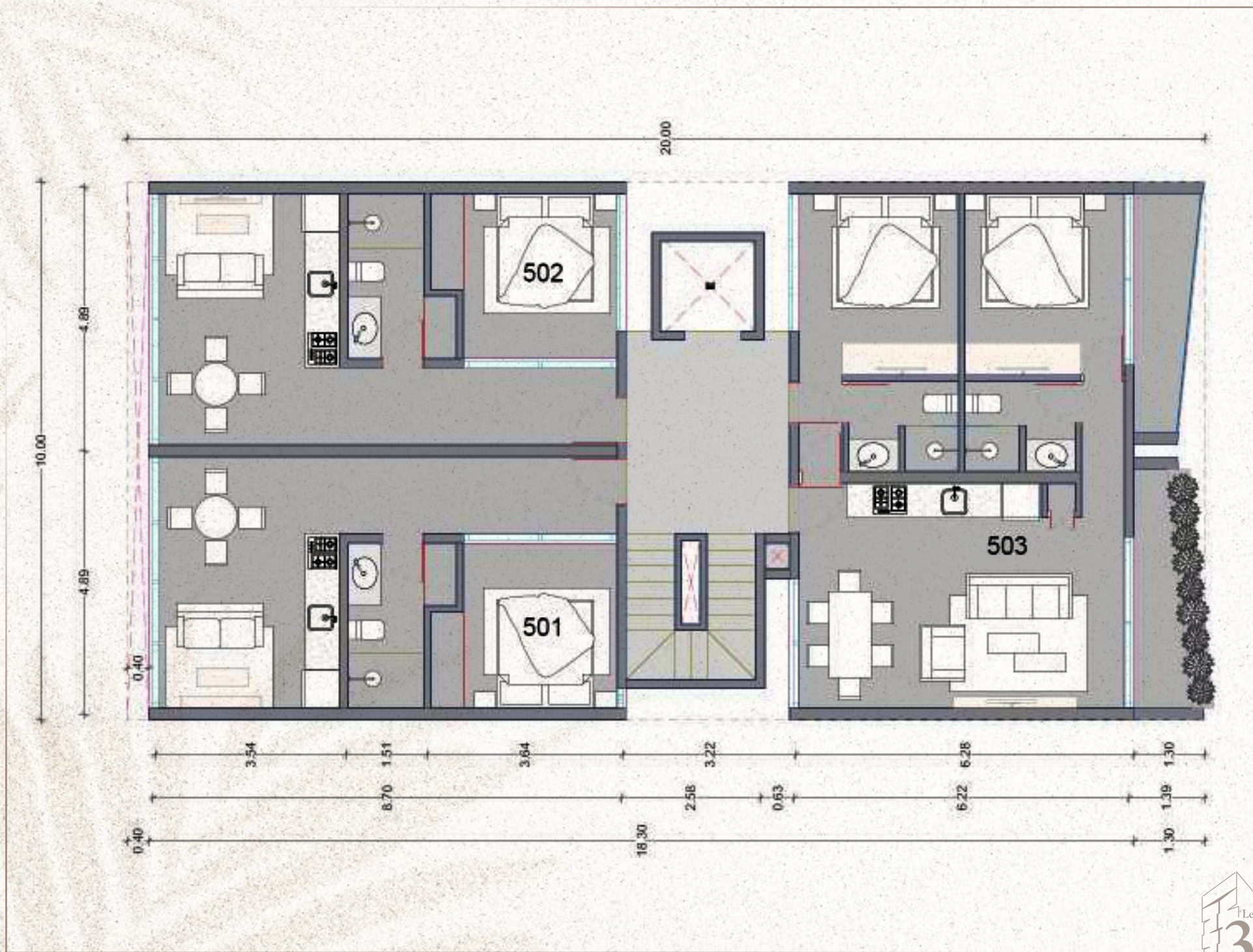














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