



Overview

Welcome to Distrito Xcalacoco Beach, an exclusive residential retreat near the coastline of Playa del Carmen. Here, contemporary architecture and the lush surroundings of the Riviera Maya blend seamlessly to create a sanctuary where well-being, connection with nature, and coastal living come to life.

This unique development offers 1, 2, and 3-bedroom condos, as well as elegant penthouses, all designed with comfort, privacy, and tropical sophistication in mind. Each unit features spacious terraces, floor-to-ceiling windows, and premium finishes, with the option of **exclusive access to our private beach club**.

The perfect location.

- 600 meters from the beach
- Surrounded by nature and tranquility
- Just 15 minutes from downtown Playa del Carmen
- Located in one of the fastest-growing areas of the Riviera Maya

Condominiums

- 1, 2, and 3-bedroom condos
- Spectacular penthouses
- Ocean view & sunset view options
- Spacious terraces
- Electrical Appliances
- Optional furniture packages available

Investment Highlights

- Exclusive membership access to a private beach club
- Pre-sale price available
- Ideal for living, vacationing or vacation rental
- Located in a high-demand area with capital appreciation potential





Development features

- Prime location near the coast
- Gated community with 24/7 security
- Eco-friendly construction
- Underground parking
- Designed for both personal use and vacation rental investment

Amenities

- Exclusive Private Beach Club
- Resort-Style Pool
- 25-Meter Lap Pool
- Outdoor Plunge Pool
- Social & Recreational Areas
- Co-Working Area
- Wellness Center
- Fitness Center
- Coffee Shop
- Restaurants
- Convenience Store
- Shops

Private Beach Club

- Infinity Pool
- Restaurant & Bar
- Cabanas
- Sun loungers
- Private Parking

Plaza

- Coffee Shop
- Co-Working Area
- Wellness & Fitness Center
- Restaurants
- Shops
- Sports Areas



The Developer

TM Real Estate Group with over 55 years of experience, TM Real Estate Group is a Spanish holding company based in Alicante, specializing in real estate, tourism, and hospitality. Since 1969, the group has:

- Delivered over 20,000 homes along the Mediterranean coast
- Expanded into hotel management, holiday rentals, real estate brokerage, and agriculture
- Operated with a mission to innovate and enhance the property buying experience
- Developed successful projects in Mexico's Riviera Maya