

N.01 , PLAYA DEL CARMEN, MX.



[20°37'51"N  
87°03'54"O]  
IN: ZONE

# BE IN THE ZONE



PLAYA DEL CARMEN  
20.6307404

MX.  
-87.0649

FREEDOM

EXPLORE

CONNECT



When we seek refuge from the rush of everyday life, we long for a place where calm and serenity take center stage — a space where tranquility can be felt in every moment, and our connection with ourselves grows stronger.

At **IN-CAP**, we understand this longing. That is why we created **Zonna**, a brand dedicated to developing spaces that combine wellbeing, design, and unique experiences. **Zonna N.01 Playa del Carmen** embodies this concept, offering an environment set before the iconic Playa Mamita's — where the sea meets the sand and the noise of the world fades away.

This mixed-use development integrates the **Zonna Hotel**, featuring 64 luxury suites, and the **Zonna Branded Residences**, which include 171 residences and 15 villas, along with a commercial area thoughtfully woven into the landscape. More than a place to live, it is a sanctuary designed to embrace stillness and celebrate life in its purest form. With architecture that honors the natural beauty

of its surroundings, the residences, hotel, and commercial spaces coexist in perfect harmony, offering breathtaking views and unique experiences where modernity and nature meet.

Every detail has been carefully designed to provide residents with an oasis and a balanced way of life. With exclusive amenities, unmatched views, and a vibrant community, **Zonna N.01 Playa del Carmen** is the ideal place to rediscover the joy of living in peace with oneself and with the world around us.

For us, **Zonna N.01 Playa del Carmen** is more than a project; it is a commitment to quality of life and wellbeing for those who choose to make it their home. Here, calm finds us, and balance is within reach, ensuring that every day is an opportunity to enjoy life at its fullest.

[20°37'51"N 87°03'54"O] [40°34'00"O] [51°09'50"N 10°26'52"O]

# ZONNA®

In a world of constant movement, where rush and stress have become the norm, we stand as advocates for pause: the ideal space where peace and balance come together. We are guardians of both **internal and external harmony**, believing in the magic of finding rest within oneself and in the surrounding environment.

**Zonna** embodies a vision of life that **transcends borders**. In each of our spaces, we aim to align the body, mind and soul with the environment, fostering a deep connection between nature and architecture. Our mission is to extend this experience beyond Playa del Carmen, bringing the essence of Zonna to **unique destinations worldwide** - places that cultivate a special connection with their surroundings, allowing more people to discover the serenity, balance and harmony that define us.



N.01, PLAYA DEL CARMEN, MX.



[20°37'51"N  
87°03'54"O]  
IN:ZONE

PLAYA DEL CARMEN  
20.6307404

MX.  
-87.0649766

NATURE

EXPLORE

FREEDOM

CONNECT

ZONNA®



[20°37'51"N  
87°03'54"O]  
IN: ZONE

PLAYA DEL CARMEN  
20.6307404

NATURE

'N.01, MX.'

# ZONNA®

PLAYA DEL CARMEN

20°37'51"N  
87°03'54"O

CONNECT

WELLNESS

CONNECT

[20°37'51"N 87°03'54"O]



# ZONNA BEGINS HERE

**Zonna N.01 Playa del Carmen** is a haven designed for those seeking a balance between modern living and tranquility. This mixed-use development marks the launch of an emerging Mexican hotel chain that aims to redefine hospitality and wellness across its destinations.

The architectural design of Zonna has been crafted by the prestigious firm **Sordo Madaleno**. Since its conception, it has been designed to offer an unparalleled living experience, with every detail carefully considered to provide residents and visitors an exceptional lifestyle.

# PERFECTLY PLACED IN A TROPICAL PARADISE

Set in a privileged position, facing the renowned **Mamita's Beach**, this property offers breathtaking ocean views and direct access to one of the region's most famous beaches. This outstanding location not only guarantees an unparalleled coastal experience, but also places Zonna just minutes away from the vibrant **Quinta Avenida in downtown Playa del Carmen**. The proximity to the heart of the city allows you to enjoy the lively city life, fine dining restaurants and cultural activities, all while maintaining the serene and exclusive beachfront retreat that Zonna offers.

## CONNECTED TO THE WORLD

### Cancun International Airport

One of the most important airports in Mexico and the best-connected in all of Latin America thanks to its two runways, 4 terminals and its large number of flight routes.

### Tulum International Airport

A major gateway to the Riviera Maya, it features one of the peninsula's most advanced runways (12,319 ft) making it among the largest in the country.

### Maya Train

Mexico's most important railway infrastructure, which is fueling economic and tourism growth in the southeastern region.

[CANCÚN]  
21.1527467

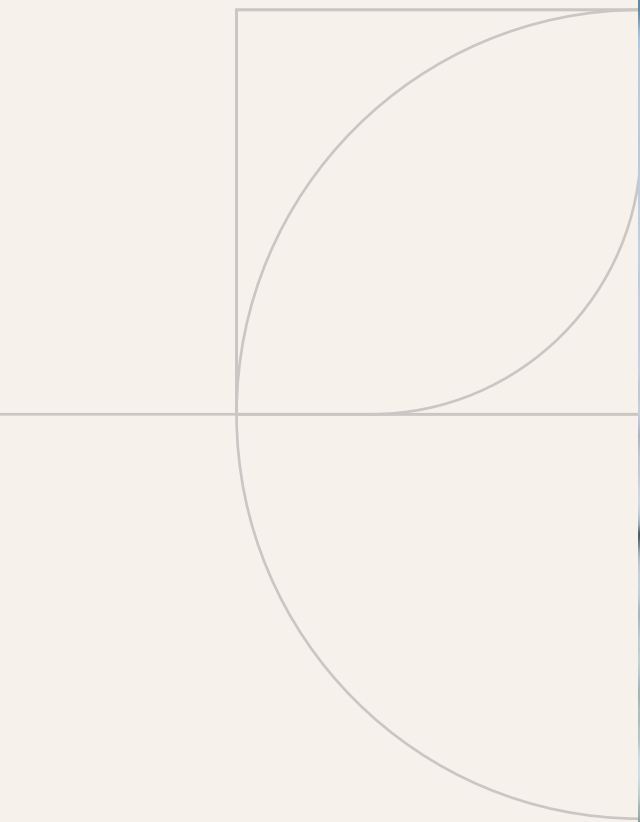
[FEDERAL HIGHWAY 307]

[TULUM]  
20.429647



### [FROM ZONNA]

|                    |                |
|--------------------|----------------|
| Playa Mamita's     | 0 min.         |
| Quinta Avenida     | 2 min.         |
| Maya Train Station | 21 min.        |
| Cancún Airport     | 55 min.        |
| Cancún             | 1 hr. 8 min.   |
| Tulum              | 58 min.        |
| Tulum Airport      | 1 hr. 30 min.  |
| Chichén Itzá       | 2 hrs. 50 min. |



# CONNECT WITH THE RIVIERA MAYA

In the Riviera Maya, you can dive into water activities in cenotes and reefs, explore the ancient ruins of Tulum and Chichen Itza, and embark on exciting eco-tourism adventures and zip-lining. Zonna seamlessly combines peaceful coastal relaxation with easy access to a variety of cultural and recreational experiences.

For those seeking a more relaxed entertainment experience, Zonna's location provides unparalleled access to luxury and cultural options in the Riviera Maya, including shows like Cirque du Soleil, museums, art galleries, and gourmet restaurants. Zonna not only offers a serene beachfront sanctuary but also places its residents at the heart of refined cultural and exclusive entertainment offerings.



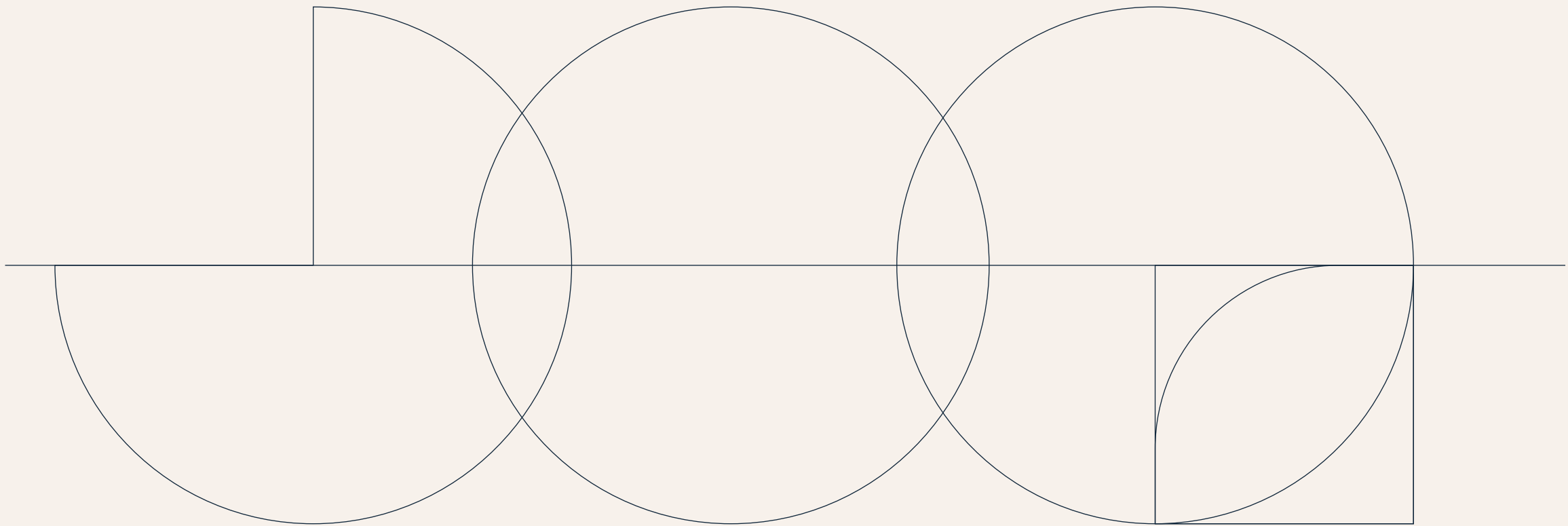
SOMETHING FOR EVERYONE, EVERY DAY.

- Spa
- Golf courses
- Shopping
- Gourmet restaurants
- Museums
- Art galleries
- Shows
- Diving excursions
- Tours
- Visits to archaeological sites
- Theme parks

[20°37'51"N 87°03'54"O]

# SPACES THAT INSPIRE

The architectural design of **Zonna N.01 Playa del Carmen** has been developed by the renowned firm **Sordo Madaleno**, known for its ability to blend modernity with nature in impactful projects. With its innovative approach and commitment to sustainability, they have created a unique space where elegance and tranquility come together in perfect harmony.

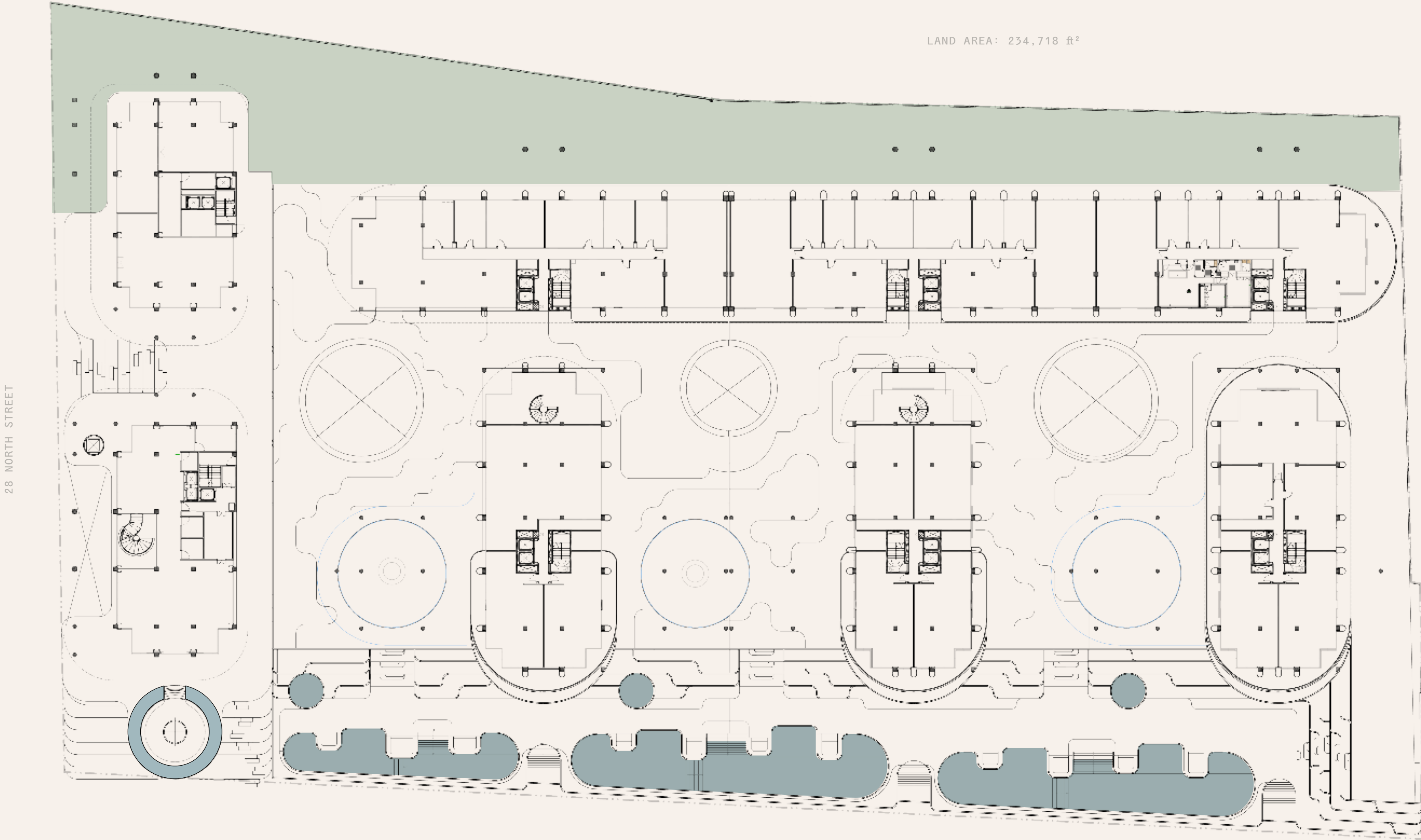


# A MASTER PLAN INSPIRED BY NATURE

Zonna N.01 Playa del Carmen, spans a 234,718 ft² site, with 656 ft of beachfront along the iconic Mamita's Beach. This mixed-use development integrates the **Zonna Hotel**, featuring **64 luxury suites**, and the Zonna Branded Residences, which include **171 apartments and 15 villas**, along **with six commercial spaces**. The project will be developed in three phases, ensuring exceptional quality and design in every detail.

ft² CONSTRUCTION

- Residential: 679,795 ft²
- Hotel: 84,368 ft²
- Commercial: 11,958 ft²



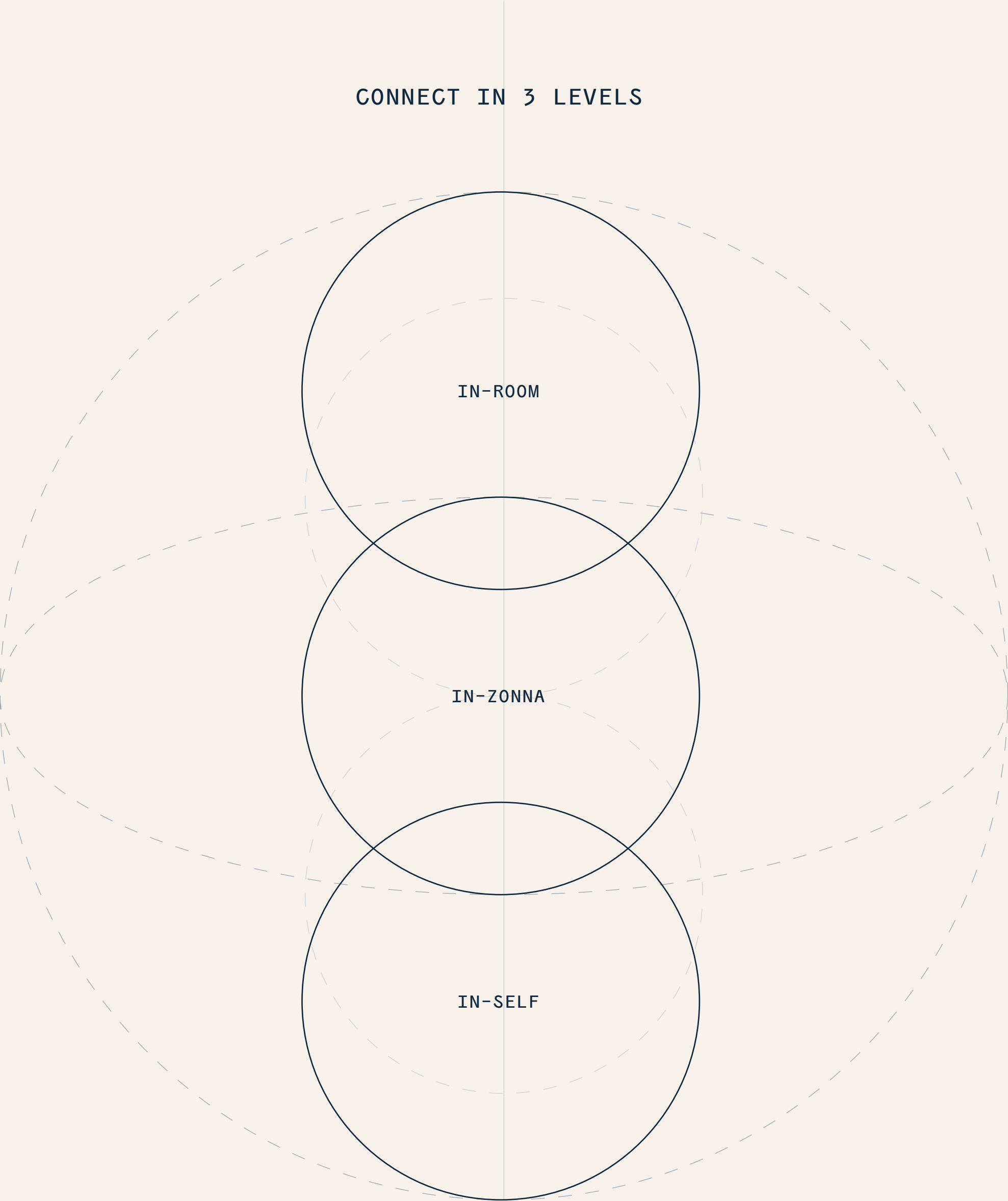
# SUITES DESIGNED FOR PERFECT RELAXATION

Zonna Hotel features 64 luxury suites facing the iconic Mamita's Beach, designed to offer comfort, elegance, and unforgettable experiences. Each space combines ocean views, direct beach access, and services crafted for relaxation and recreation, creating a unique stay where every detail is carefully considered for your well-being.

## HOTEL AMENITIES

- Pool
- Jacuzzi
- Sun decks
- Rooftop
- Bar
- Relax area
- 24/7 Restaurant
- Terrace
- Gym
- WC / Showers
- Lounge area
- Controlled access
- 24/7 Security
- Valet parking
- Luggage Room
- Beach-access restrooms





We offer our residents a holistic hospitality experience with a design that fosters a deep connection to the environment. From the moment they arrive, residents immersed in sensory experiences that enhance physical and mental well-being. Our private spaces combine simplicity and elegance to maximize relaxation and comfort, nurturing body, mind and spirit, and elevating their overall wellness to a new level.

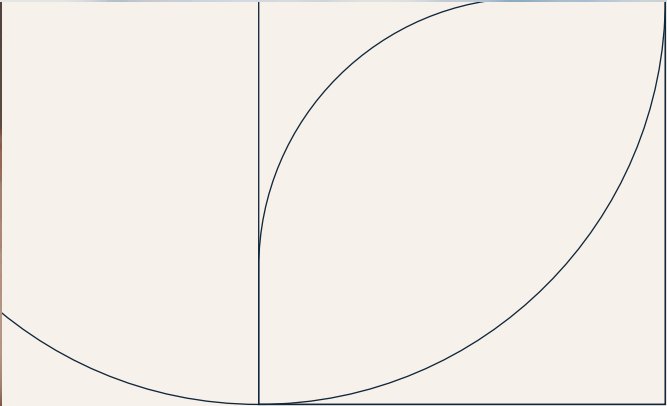
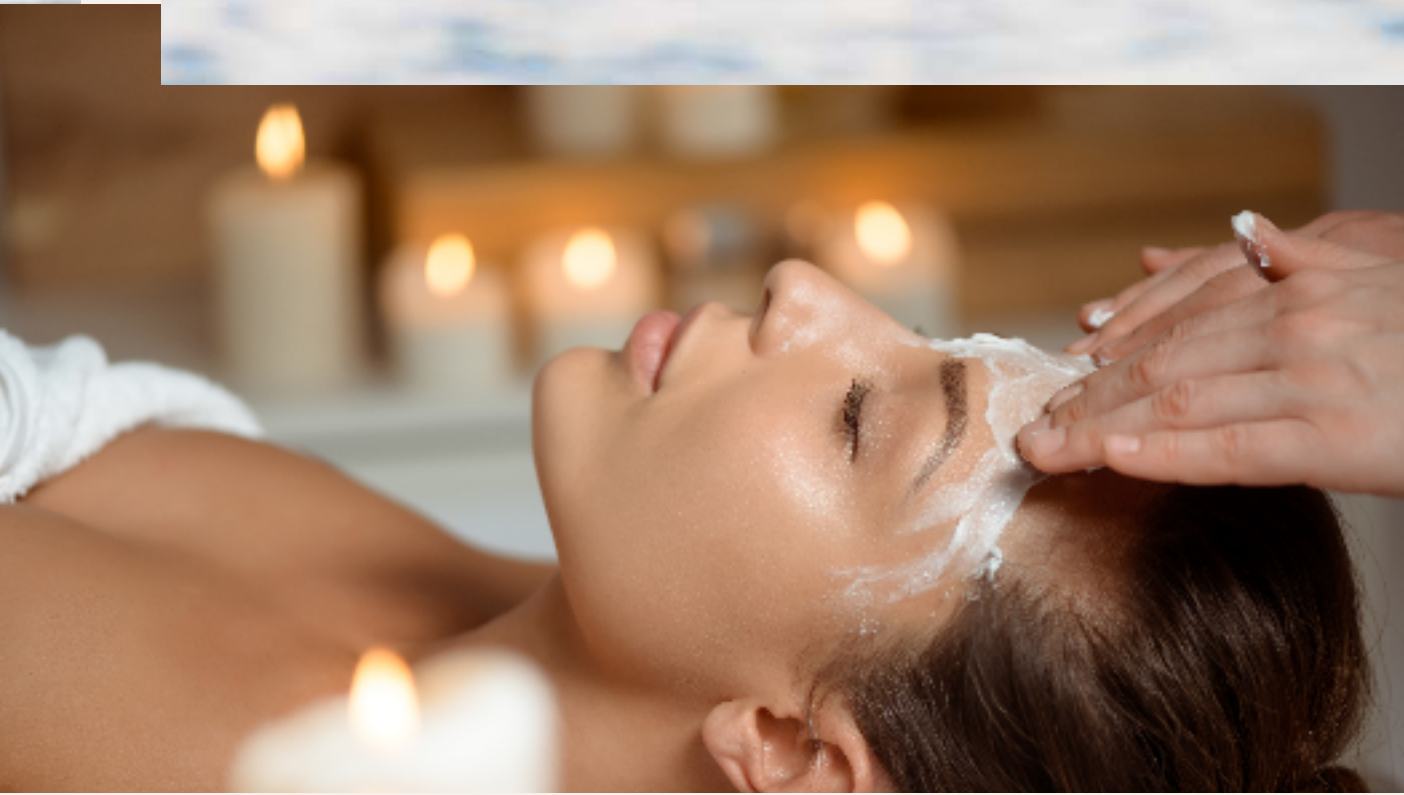




# SPACES THAT ELEVATE YOUR EXPERIENCE

## RESIDENTIAL AMENITIES

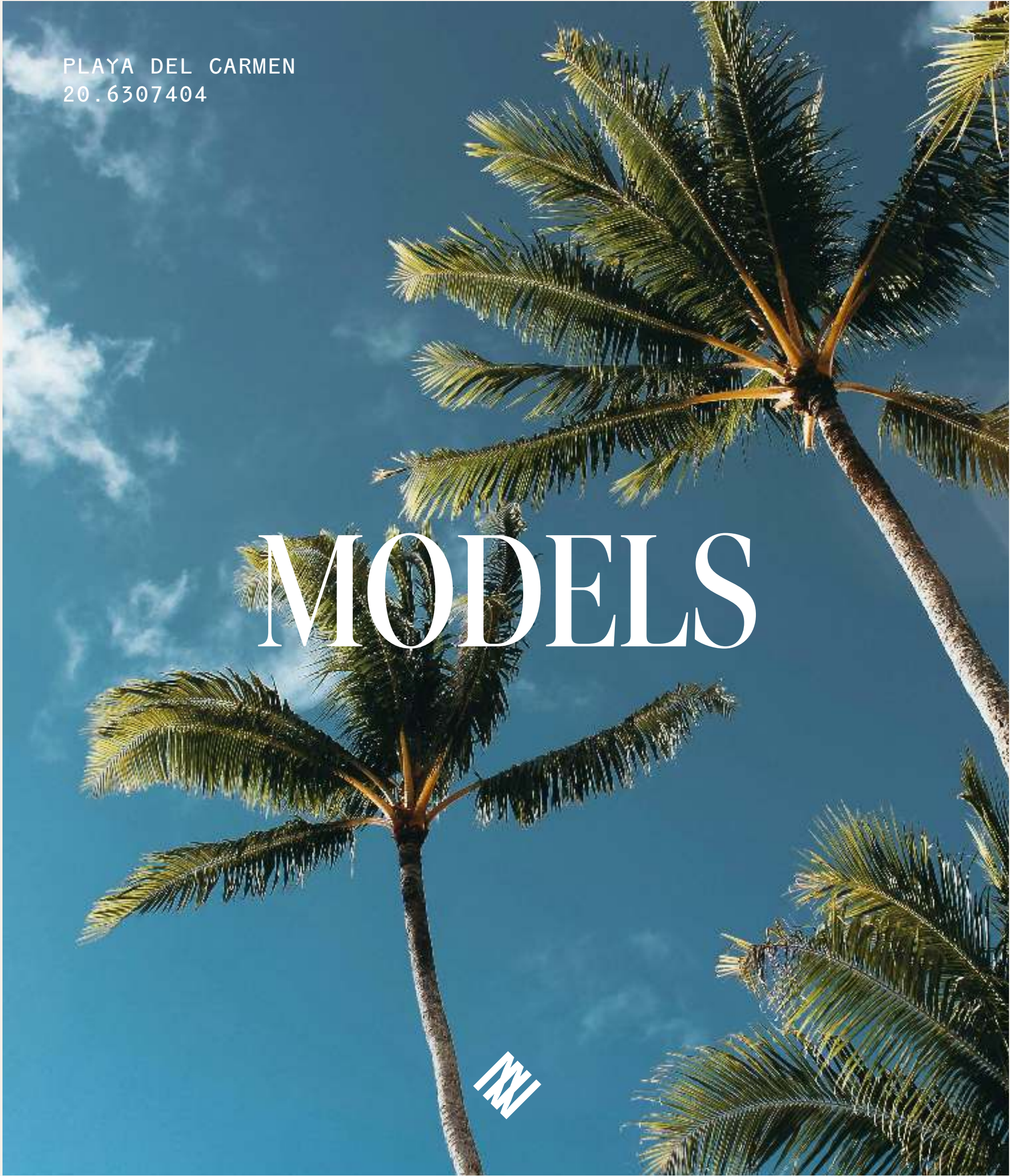
At Zonna N.01, we have created an environment where luxury and comfort are highlighted to elevate the lives of our residents. Our exclusive amenities include spaces dedicated to rest and relaxation, as well as areas for entertainment and wellness, all designed to enrich every moment of the day. Each element is geared to provide everything you need for an exceptional living experience, all in one place.



- |                                  |                   |                         |                     |
|----------------------------------|-------------------|-------------------------|---------------------|
| • Pool                           | • Sport Bar       | • Cinema Room           | • Spa               |
| • Jacuzzi                        | • Juice Bar       | • Golf Simulator        | • Bowling alley     |
| • Sun Deck                       | • Culinary center | • Beauty Salon & Barber | • Gamer’s den       |
| • Rooftop with pool and Jacuzzi* | • Solarium*       | • Multipurpose Area     | • Covered Parking   |
| • Lounge Bar                     | • Fire Pit*       | • Coworking             | • Controlled Access |
| • Beach Club                     | • Relax area*     | • Game Room             | • 24/7 Security     |
| • Kids Club                      | • Gym             | • Meeting Room          |                     |
| • Private Restaurant             | • Speakeasy       | • Residences Lobby      |                     |



[TYPE A:LOFT]



PLAYA DEL CARMEN  
20.6307404

MODELS

MXI



# TYPE A

# TYPE B

## A.01

[IN. 677-678 ft2]  
[EX. 183-215 ft2]

Living room, dining room, kitchen, laundry closet, 1 bedroom, 1 bathroom, closet and terrace.

## A.LOFT

[IN. 677 ft2 ]  
[EX. 215-258 ft2]

Double height living room, dining room, kitchen, laundry closet, 1 bedroom, 1.5 bathrooms, 1 closet and terrace.

## B.01

[IN. 1,066-1,141 ft2]  
[EX. 323-334 ft2]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2 bathrooms, 2 closets and terrace.

## B.02

[IN. 958-969 ft2]  
[EX. 301-312 ft2]

Living room, dining room, kitchen, laundry room, 2 bedrooms, 2 bathrooms, 2 closets and terrace.

## B.LOFT

[IN. 723-829 ft2]  
[EX. 1,259-1,302 ft2]

Living room, dining room, kitchen, laundry closet, 1 bedroom, 1 bathroom, 1 closet, terrace and jacuzzi.

## B.PLUS-01

[IN. 1,066-1,141 ft2]  
[EX. 893-947 ft2]

Living room, dining room, kitchen, laundry closet, 2 bedroom, 2 bathrooms, 1 closet, terrace and jacuzzi.

## B.PLUS-03

[IN. 926-1,012 ft2]  
[EX. 1,130-1,141 ft2]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2 bathrooms, 1 closet, terrace and jacuzzi.

## B.PLUS-04

[IN. 1,012-1,076 ft2]  
[EX. 1,292-1,324 ft2]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2 bathrooms, 2 closets, terrace and jacuzzi.

*\*The square meters and distributions may vary according to the model.*

*[IN.interior, EX. exterior]*



# TYPE C

# TYPE D

## C.01

[IN. 1,346-1,356 ft²]  
[EX. 603-633 ft²]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3 bathrooms, 1 walk-in closet and terrace.

## C.02

[IN. 1,593 ft²]  
[EX. 538 ft²]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 2 bathrooms, 1 walk-in closet, 2 closets and terrace.

## C.04

[IN. 1,356-1,378 ft²]  
[EX. 398-1,141 ft²]

Living room, dining room, kitchen, laundry room, 2 bedrooms, 2 bathrooms, 1 walk-in closet, 1 closet and terrace.

## C.LOFT

[IN. 1,313 ft²]  
[EX. 1,206 ft²]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2.5 bathrooms, 2 closets and terrace.

## C.PLUS-02

[IN. 1,647 ft²]  
[EX. 1,227-1,894 ft²]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3 bathrooms, walk-in closet, 2 closets, terrace and jacuzzi.

## D.01

[IN. 1,529-1,582 ft²]  
[EX. 431-452 ft²]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3 bathrooms, flex, 1 walk-in closet, 2 closets and terrace.

## D.02

[IN. 1,485-1,754 ft²]  
[EX. 883-1,464 ft²]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3 bathrooms, 1 walk-in closet, 2 closets and terrace.

## D.03

[IN. 1,529-1,572 ft²]  
[EX. 743-786 ft²]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3 bathrooms, 1 walk-in closet, 2 closets and terrace.

## D.PLUS-01

[IN. 1,647-1,658 ft²]  
[EX. 1,389-1,927 ft²]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3.5 bathrooms, 1 walk-in closet, 2 closets, terrace and pool.

## D.PLUS-02

[IN. 1,356-1,475 ft²]  
[EX. 1,410-1,991 ft²]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3 bathrooms, 3 closets, terrace and pool.

*\*The square meters and distributions may vary according to the model.*

*[IN.interior, EX. exterior]*

SPACES  
THAT  
INSPIRE





PLAYA DEL CARMEN  
20.6307404

# PH & VILLAS





# PENTHOUSE

## PH.01

[IN. 926-1,012 ft²]  
[EX. 1,927-2,024 ft²]

Living room, kitchen, dining room, laundry closet, 2 bedrooms, 2 bathrooms, 2 closets, terrace and rooftop.

## PH.02

[IN. 2,530 ft²]  
[EX. 2,099 ft²]

Living room, dining room, kitchen, laundry room, lounge, bar, 3 bedrooms, 3.5 bathrooms, 2 walk-in closets, 1 closet, terrace and jacuzzi.

## PH.03

[IN. 2,121 ft²]  
[EX. 1,216 ft²]

Living room, dining room, kitchen, laundry room, staff quarters, 3 bedrooms, 4.5 bathrooms, 3 closets, terrace and jacuzzi.

## PH.07

[IN. 1,066 ft²]  
[EX. 1,668-1,679 ft²]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2 bathrooms, 2 closets, terrace, rooftop and jacuzzi.

## PH.08

[IN. 1,529-1,561 ft²]  
[EX. 2,164-2,411 ft²]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3.5 bathrooms, 3 closets, terrace, rooftop, pool and jacuzzi.

## PH.04

[IN. 2,390 ft²]  
[EX. 5,694 ft²]

Foyer, living room, dining room, kitchen, laundry closet, bar, staff quarters, 3 bedrooms, 4.5 bathrooms, 1 walk-in closet, 2 closets, terrace, rooftop, pool and jacuzzi.

## PH.05

[IN. 2,605 ft²]  
[EX. 5,748 ft²]

Living room, dining room, kitchen, laundry room, lounge, 3 bedrooms, 4 bathrooms, 3 walk-in closets, terrace, rooftop, pool and jacuzzi.

## PH.06

[IN. 1,636-1,647 ft²]  
[EX. 2,777 ft²]

Living room, dining room, kitchen, laundry closet, lounge, 2 bedrooms, 3 bathrooms, 1 walk-in closet, 1 closet, terrace, rooftop, pool and jacuzzi.

## PH.LOFT-01

[IN. 689 ft²]  
[EX. 646-689 ft²]

Living room, kitchen, dining room, laundry closet, 1 bedroom, 1.5 bathrooms, closet, terrace and rooftop.

## PH.LOFT-02

[IN. 1,346 ft²]  
[EX. 2,013 ft²]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3.5 bathrooms, 1 walk-in closet, 2 closets, terrace, jacuzzi and rooftop.

## PH.PLUS-03

[IN. 2,368 ft²]  
[EX. 3,735-7,395 ft²]

Living room, dining room, kitchen, laundry closet, bar, flex, 3 bedroom, 4.5 bathroom, 3 closets, staff quarters, terrace, pool and jacuzzi.

*\*The square meters and distributions may vary according to the model.*

*[IN.interior, EX. exterior]\*\**



# VILLA

## VILLA. A

[IN. 861 ft²]  
[EX. 495–754 ft²]

Living room, dining room, kitchen, laundry room, 1 bedroom, 1 bathroom and terrace.

## VILLA. B

[IN. 1,270 ft²]  
[EX. 1,668–2,045 ft²]

Living room, dining room, kitchen, laundry room, 2 bedrooms, 2 bathrooms, closet and terrace.



# VILLA LOFT

## V.LOFT. A

[IN. 2,142 ft²]  
[EX. 872 ft²]

Double height living room, dining room, kitchen, laundry closet, lounge, 3 bedrooms, 3.5 bathrooms, 2 walk-in closets, 1 closet and terrace.

## V.LOFT. B

[IN. 1,927 ft²]  
[EX. 883 ft²]

Living room, double height dining room, kitchen, laundry closet, lounge, 2 bedrooms, 2.5 bathrooms, 2 walk-in closets and terrace.

## V.LOFT. C

[IN. 1,625 ft²]  
[EX. 355–1,324 ft²]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2.5 bathrooms, 2 closets and terrace.

## V.LOFT. D

[IN. 2,207–2,217 ft²]  
[EX. 1,625 ft²]

Double height living room, dining room, kitchen, laundry room, 3 bedrooms, 3.5 bathrooms, 2 lounge areas and terrace.

## V.LOFT. E

[IN. 2,056 ft²]  
[EX. 3,057 ft²]

Double height living room, dining room, kitchen, laundry room, lounge, 3 bedrooms, 4.5 bathrooms, 3 walk-in closets, terrace and rooftop.

## V.LOFT. F

[IN. 1,464 ft²]  
[EX. 2,250 ft²]

Living room, dining room, kitchen, laundry closet, 1 bedroom, 1 walk-in closet, 2.5 bathrooms, terrace and rooftop.

*\*The square meters and distributions may vary according to the model.*

*[IN.interior, EX. exterior]\*\**



# VILLALOFT

## V.LOFT. G

[IN. 1,023 ft²]  
[EX. 258 ft²]  
  
Living room, dining room, kitchen,  
laundry closet, lounge, 1 bedroom,  
1.5 bathrooms, 1 walk-in closet and  
terrace.

## V.LOFT. H

[IN. 2,207-2,217 ft²]  
[EX. 2,121-2,616 ft²]  
  
Living room, dining room, kitchen,  
laundry room, 2 double height lounge  
areas, 3 bedrooms, 3.5 bathrooms,  
3 walk-in closets, terrace and rooftop





EMBRACE THE  
BEAUTY OF  
NATURE

# *[The best of the Riviera.–..]*

Marking the beginning of an ambitious expansion that will take the Zonna concept to different destinations in Mexico and around the world, offering the same quality and unique experience in each one. However, our main focus remains on offering a product of the highest quality, one that meets the most demanding expectations and guarantees a safe and valuable investment.

## THE TEAM



At **IN-CAP**, we are constantly evolving, continuing to drive projects that elevate the value and quality of real estate investment. We are setting a new standard of excellence in the industry, combining innovation, global vision, and integrity to create opportunities that generate lasting value for our clients and investors, both in Mexico and abroad



Alejandro Escudero, founder of the studio Urbana, combines a global perspective with a deep respect for local essence. His work spans interior design, architecture, and furniture design, creating spaces that are timeless and functional. His approach is both thoughtful and meticulous, blending natural materials and artisanal processes to deliver authentic and cohesive solutions



A Mexican company with over 20 years of experience, specializing in the creation, development, management, and promotion of real estate projects. Focused on commercial and industrial projects, it aims to achieve the highest returns with minimal risk, providing investors with maximum value appreciation.

## SORDO MADALENO

Sordo Madaleno, guided by three generations of architects, seamlessly integrates a global perspective with a deep understanding of local contexts. Specializing in architecture, urban planning, and interior design, they create spaces that are both human-centered and sustainable. Their approach is marked by rigor and pragmatism, with a willingness to embrace risk as a key element in crafting innovative solutions.



Privately held hotel group with more than 45,000 rooms and residences in over 200 locations in Southeast Asia, the Caribbean, the Middle East and Oceania. A trusted hotel company with a long history and a portfolio of 11 award-winning brands.



Founded in Beverly Hills by Mauricio Umansky, The Agency has redefined the concept of luxury real estate globally. Driven by unprecedented growth, it offers an exclusive portfolio in the world's most sought-after destinations. More than just a real estate firm, it creates exceptional experiences that elevate clients' lifestyles, connecting them with an international network of cutting-edge resources in creativity, public relations, and technology.

ZONNA<sup>®</sup> *by* IN-CAP.