



IDILIK RESIDENCES, 1 & 2-BEDROOM CONDOS IN DOWNTOWN PLAYA DEL CARMEN WITH ROOFTOP

From \$4,450,000
MXN

PRICE

1

BEDROOMS

1

BATHROOMS

51.73 m²
557 ft²

AREA

Playa del Carmen
Quintana Roo

LOCATION

DESCRIPTION

These 1 and 2-bedroom condos in downtown Playa del Carmen combine a central urban location with residential and wellness-focused amenities, multiple floor-plan configurations and ocean, park or city views depending on the residence. The building provides controlled access from 26th Street and from the adjacent park, along with a double-height lobby, 24-hour security and concierge services. This makes the property relevant for buyers seeking a second home in central Playa del Carmen as well as those evaluating a residence for personal stays and potential rental use.

The 1-bedroom inventory starts with a 51.73 m² residence consisting of 47.08 m² of interior space and 4.65 m² outdoors. Another 1-bedroom configuration provides 60.75 m² total, including 50.62 m² indoors and 10.13 m² of exterior area. Documented specifications include premium marble finishes, a fully equipped designer kitchen, an in-unit washer and dryer and 3-meter ceilings. Buyers looking for larger 1 and 2-bedroom condos in downtown Playa del Carmen can also consider the 2-bedroom layouts....

Technical sheet

TYPE	Apartment
OPERATION	Sale
DELIVERY	Ready to move in
PRICE	From \$4,450,000 MXN
BEDROOMS	1
BATHROOMS	1
AREA	51.73 m ² / 557 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Centro, Playa del Carmen
COORDINATES	20.6332, -87.0705
VIDEO	https://youtube.com/shorts/f39X-MXpuv4

Technical sheet

AMENITIES

- ◆ Spa completo con sauna, vapor, jacuzzi y piscina de inmersión. ◆ Rooftop panorámico con bar, piscina infinita, jacuzzi y zona de fogata.
- ◆ Gimnasio equipado con clases de fitness. ◆ Servicios de conserjería y seguridad 24/7.
- ◆ Áreas verdes con jardines y espacios para yoga al aire libre. ◆ Centro de negocios y coworking.
- ◆ Estacionamiento subterráneo con estaciones de carga para vehículos eléctricos.

FULL DESCRIPTION

...One particularly flexible option is a 123.09 m² lock-off residence, with 105.83 m² indoors and 17.26 m² outside. It includes 2 bedrooms, 2 bathrooms, a full kitchen, an additional kitchenette, large walk-in closets and a private terrace. The lock-off configuration can provide additional flexibility between personal and rental use, although any short-term rental strategy should be reviewed against the condominium regulations before purchase.

The building places significant emphasis on wellness amenities. Its spa includes a sauna, aromatherapy steam room, red-light therapy, cold plunge and hydrotherapy pool. The brochure also shows dedicated fitness space, while concierge and 24-hour security complement the residential services available at the main entrance.

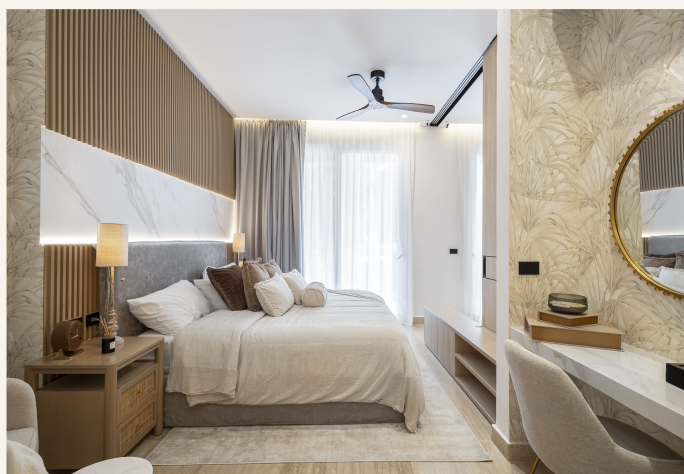
The rooftop adds another major lifestyle component. It includes a pool and bar area with panoramic views, an 8-person jacuzzi, fire pit, lounge spaces and an additional solarium level. Depending on the unit and orientation, residences are marketed with ocean, park and city views, while the rooftop is designed to take advantage of its elevated position over Playa del Carmen.

Location is central to the appeal of these 1 and 2-bedroom condos in downtown Playa del Carmen. The property has access from 26th Street, and the brochure specifically describes one of its limited 2-bedroom configurations as overlooking a park in the heart of Playa del Carmen. This urban positioning suits buyers who prioritize proximity to the city's restaurants, shopping, beach lifestyle and services rather than a car-dependent residential location.

How large are the 1-bedroom condos? The documented floor plans start at 51.73 m², with another 1-bedroom configuration measuring 60.75 m². Are there lock-off condos in downtown Playa del Carmen? Yes. The brochure documents a 2-bedroom, 2-bath lock-off residence measuring 123.09 m² with a full kitchen and a separate kitchenette.

For U.S. and Canadian buyers comparing ROI, current asking prices, HOA fees, short-term rental rules, delivery status, closing costs and available inventory still need to be confirmed before calculating a reliable cap rate. Contact L'Agence to receive current pricing, available floor plans and the complete technical package for these 1 and 2-bedroom condos in downtown Playa del Carmen.

Gallery 1/4



Gallery 2/4



Gallery 3/4

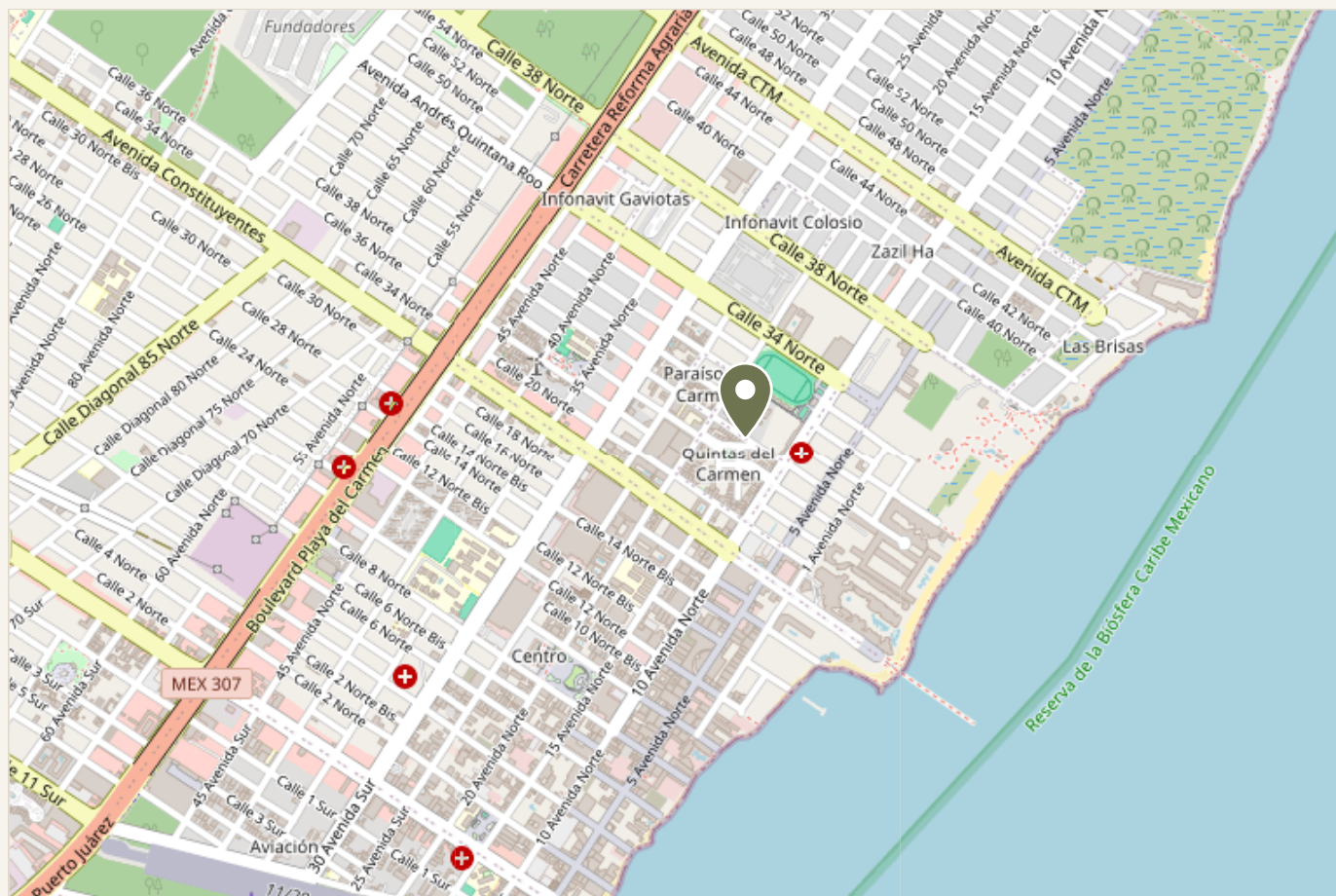


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Playa del Carmen, Quintana Roo

Centro, Playa del Carmen

Coordinates: 20.6332, -87.0705

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