



SOLEII, 3 & 4-BEDROOM CONDOS IN PLAYACAR PHASE I WITH PANORAMIC TERRACES

From \$1,195,000
USD

PRICE

3

BEDROOMS

4

BATHROOMS

190 m²
2045 ft²

AREA

Playa del Carmen
Quintana Roo

LOCATION

DESCRIPTION

These 3 and 4-bedroom condos in Playacar Phase 1 are part of a low-density residential community in one of Playa del Carmen's established gated neighborhoods. The development consists of 3 buildings and 24 premium residences, including 6 Garden House units with private pools. Its architectural concept combines modern minimalist design with the tropical vegetation that characterizes Playacar and the nearby Caribbean coastline. The residences are designed for buyers seeking generous living areas suitable for a primary home, second residence or extended stays in Playa del Carmen.

Floor plans include 3 or 4 bedrooms, with full bathrooms associated with the bedrooms according to the project specifications. Each residence also incorporates a service area with a separate room and bathroom, laundry and ironing facilities, basement parking and private storage. Most units additionally feature an entrance foyer with interior landscaping. Outdoor living is an important component of these 3 and 4-bedroom condos in Playacar Phase 1....

Technical sheet

TYPE	Apartment
OPERATION	Sale
PRICE	From \$1,195,000 USD
BEDROOMS	3
BATHROOMS	4
AREA	190 m ² / 2045 ft ²
LOCATION	Playa del Carmen, Quintana Roo
ADDRESS	Playacar fase 1, Playa del Carmen
COORDINATES	20.6166, -87.0800

AMENITIES

◆ Soleii – Residencias de Lujo en Playacar

◆ Descubre Soleii – Residencias de Lujo en Playacar

FULL DESCRIPTION

...Main terraces extend across the full width of the residences and reach up to 2.4 meters in depth, while rear terraces can reach 1.2 meters. Frameless laminated-glass railings help maintain open views toward the surrounding vegetation.

Interior specifications include 3-meter ceiling heights, cross ventilation, hurricane-resistant windows and sound-reducing wall materials. The development is pet friendly and allows self-management. Kitchens are equipped with Smeg appliances including stove, microwave, extractor hood and dishwasher, along with a four-door refrigerator, granite countertops and built-in storage.

More than 1,000 m² of common amenities are planned throughout the property. They include a 20-meter swimming lane at garden level, gym, landscaped areas, partially covered family space, outdoor showers, barbecue and minibar areas and three solariums. Each unit includes 2 basement parking spaces and private storage, while visitor parking, controlled access, a 24-hour security booth and electric-vehicle charging are also documented.

Each building has an approximately 180 m² common rooftop solarium featuring an infinity-edge pool, covered and uncovered terraces,

Technical sheet

restrooms and direct elevator access. The rooftop layout also includes private solarium areas associated with the penthouses, in addition to the central common space.

For buyers looking for additional private outdoor space, the Garden House residences offer pools and gardens ranging from 110 m² to 197.4 m². Some layouts include gardens at both the front and rear, with privacy hedges separating neighboring residences.

Location is another defining feature of these 3 and 4-bedroom condos in Playacar Phase 1. Playacar Phase 1 provides controlled residential access and is positioned immediately south of central Playa del Carmen. The brochure notes that a shopping plaza with restaurants and stores sits just outside the Phase 1 entrance, at the beginning of Fifth Avenue, creating pedestrian access toward downtown Playa del Carmen and the Cozumel ferry terminal. Playacar also incorporates residential, hotel and commercial areas around an 18-hole golf course. What is included with these Playacar condos? The documented residences include 3 or 4 bedrooms, wide terraces, a service room with bathroom, 2 parking spaces and private storage. Are private-pool residences available? Yes. The Garden House layouts include their own pool and private gardens ranging from 110 m² to 197.4 m².

Current pricing, exact residence sizes, availability, HOA fees, delivery status and rental regulations still need to be confirmed before calculating a reliable cap rate or total acquisition cost. Contact L'Agence to receive updated inventory, floor plans and current commercial terms for these 3 and 4-bedroom condos in Playacar Phase 1.

Gallery 1/4



Gallery 2/4



Gallery 3/4

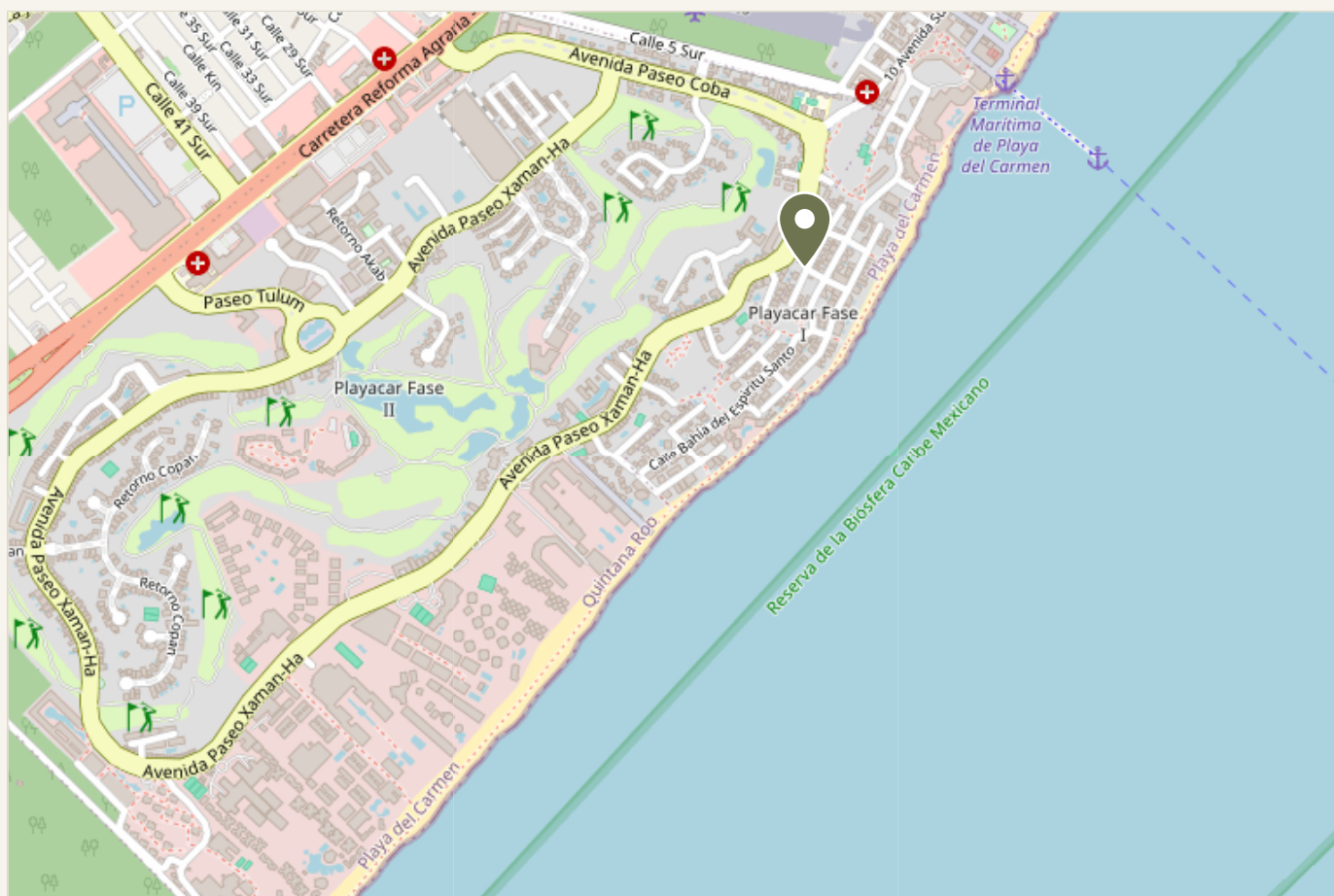


Gallery 4/4



[SEE FULL GALLERY](#)

Location



LOCATION

Playa del Carmen, Quintana Roo

Playacar fase 1, Playa del Carmen

Coordinates: 20.6166, -87.0800

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