

5th Ave Investment Lots

Price: \$1,350,000 USD



Size: 7,690 sq ft

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Address: 5th Ave, Playa del Carmen Real Estate, Quintana Roo

Description

Nestled in Playa del Carmen's most iconic location, these premium lots are a unique development opportunity along the famed 5th Avenue (Quinta Avenida). This exclusive package includes three adjacent lots, each situated within a high-growth zone that is highly attractive to investors looking to capitalize on Playa del Carmen's thriving tourism and residential markets. Ideal for boutique hotels or luxury condos, this property offers impressive ocean views and is just a block away from Playa 88—a pristine Blue Flag beach renowned for its beauty and ambiance. Only two blocks from the luxury Paradisus Playa del Carmen hotel, this site offers easy access to world-class hospitality and pristine beachfront.

Property Highlights:

- Location: 5th Avenue (Quinta Avenida), Playa del Carmen
- Proximity: One block from Playa 88 and two blocks from Paradisus Playa del Carmen
- Lot Package: Includes three adjacent lots with all documentation in order
- Mixed Zoning: Allows for flexible vertical construction, ideal for boutique hotels or high-end condominiums with commercial space
- Commercial Space Potential: Ground floor offers commercial space with direct 5th Avenue frontage
- Ocean Views: Potential for stunning views from upper floors, enhancing the appeal for premium residential or hospitality development

This prime mixed-zoning property offers exceptional potential for developers seeking to create a luxury destination in one of Playa del Carmen's most coveted areas. With every key document in place, this package of lots is a ready-to-build opportunity in one of the Riviera Maya's most dynamic and in-demand neighborhoods.

FAQ

What is the zoning for these lots?

The property is zoned for mixed use, allowing both residential and commercial development with ample flexibility for vertical construction.

Is there commercial potential on the ground floor?

Yes, the ground floor is perfect for a commercial area facing the bustling 5th Avenue, ideal for retail spaces, dining venues, or other tourist-centric businesses.

Are ocean views guaranteed from the upper floors?

While ocean views can be achieved with vertical construction, the exact sightlines would depend on the building's height and architectural design.

What type of developments would work best here?

The mixed zoning and prime location make it ideal for boutique hotels, luxury condominiums, or even mixed-use developments combining hospitality, retail, and residential spaces.

Is this property close to the beach?

Yes, it is one block from Playa 88, a beautiful Blue Flag beach, and two blocks from the luxury Paradisus Playa del Carmen hotel.



5TH AVENUE
Investment Lots
Playa del Carmen, Quintana Roo

MIXED ZONING
VERTICAL CONSTRUCTION

LOCATION

- In a high growth zone
- On the famous 5th Avenue
- Across the street from a protected natural reserve
- One block away from one of the most beautiful beaches in the Riviera Maya
- Tourist area, two blocks away from Paradisus Playa del Carmen Resort





PLAYA DEL CARMEN

In Playa del Carmen the big investors and developers find a market niche since it is a place where foreigners and nationals choose to enjoy life. It is a growth dynamic that has made it the city with the highest growth rate - 32 percent in a decade - in all of Latin America.



 Playa 88

 Entrance one block from the property

 Blue Flag (Bandera Azul)



 **Prime location**
On the corner of 5th Av.
Between 84 y 86 N Street
Playa del Carmen

 **Touristic Lot**
Residential
Commercial
Multi Family

 **Services**
It has CFE service, Aguakan line intake and drainage

 **Measurements**
A total of 33 linear meters on 5th Avenue and 21.65 on 84th Av.



CORASOL
High capital gain residential development. Made up of a beach club, golf course, lakes and luxury apartments just 10 minutes away on foot.

STA AVENIDA
The heart of Playa del Carmen, restaurants, cafes, jewelers, art galleries and endless activities give life to "la quinta".

MAMITAS BEACH CLUB
Mamita's Beach Club, is famous for being a showcase for excellent music and first-class facilities, with a family pool, lounge chairs, beds, spa, boutique, restaurant and various events 2 km away from the property



LOT 2 238.15 m ² (Central)	LOT 3 238.15 m ² (Central)	LOT 4 238.15 m ² (Corner)
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3 LOTS
Total m² - 714.45
\$ 1,350,000.00 USD



#SMARTINVESTMENTS

Mexico is one of the 10 fastest growing real estate markets in the world, with prices increasing every year. We also know that the Riviera Maya, being a great destination to invest, provides a better return on investment than the stock market.



Paradise
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