



# OCEAN DROP II





OCEAN DROP II

# PLAYA DEL CARMEN

Avenida 40, corner of 4th North Street. Col. Centro, Playa del Carmen, Quintana Roo, Mexico.



Downtown location



Shopping area



In front of sports facilities



Within a few minutes walking distance from the 5ta Avenida



On an easy access avenue



## TOURIST DESTINATION

LIVE PLAYA DEL CARMEN  
(ATTRACTIONS, PARKS, BEACHES, CENOTES, ANCIENT MAYAN RUINS)

THE 5ta AVENIDA, OR FIFTH AVENUE  
(RESTAURANTS AND INTERNATIONAL BARS)

PLAYA DEL CARMEN  
LIFESTYLE (DOWNTOWN PLAYA)



WORLD-CLASS UNIQUE EXPERIENCES



CUTTING-EDGE INFRASTRUCTURE



CUISINE



MILLENNARY CULTURE



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- 4th best tourist destination worldwide
- 50% of tourism throughout Mexico
- 6.5 million tourists a year
- 76% average vacation rentals occupancy in PDC
- +10 world class natural and theme parks
- Protected biospheres and nature sanctuaries
- +400 hotels and resorts
- +43,500 vacation rental rooms available



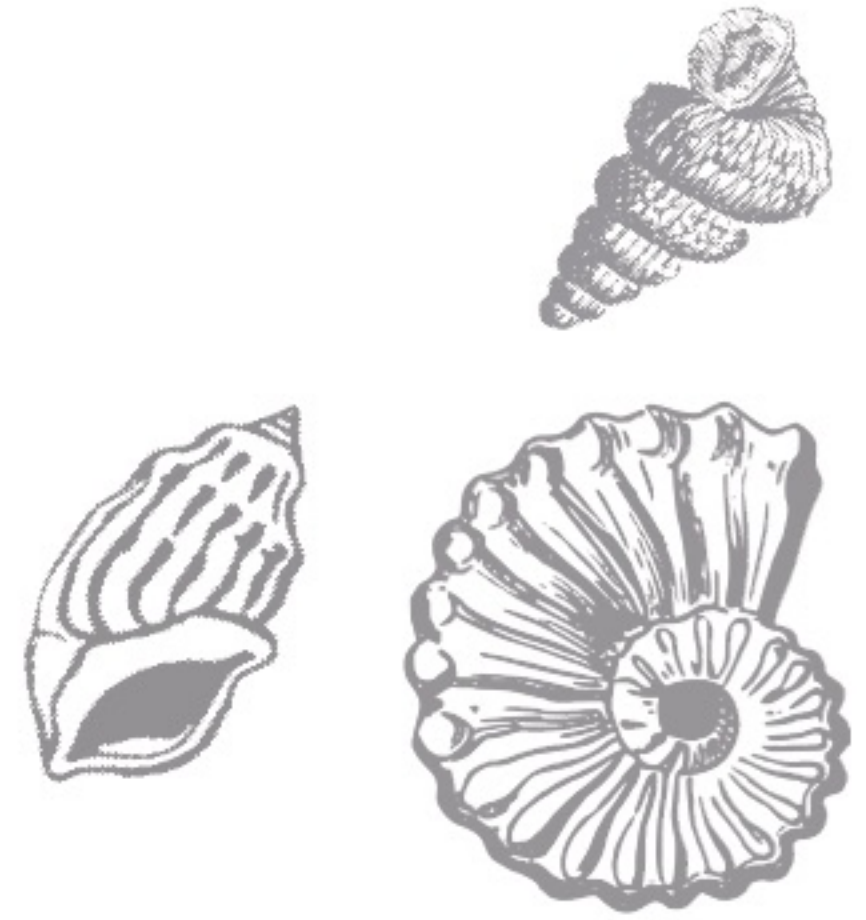
- 7% to 10% ROI for long term or vacation rent
- 76% occupancy rate AirBnB, VRBO, Expedia, Booking, etc.
- High capital gain urban tourist area
- Estate



- 5ta Avenida
- World-class unique experiences
- Cancun International Airport, the busiest in Latin America
- Tulum International Airport (2023)
- Tren Maya (2023)
- Ferries to Cozumel (Calica and Juárez piers)
- Modern infrastructure
- Mexican and international cuisine
- ADO transportation



- PARKS
- ISLANDS
- CENOTES
- MAYA CIVILIZATION
- RESTAURANTS
- GOLF, YACHTS, WATER SPORTS
- NIGHTLIFE
- 5ta AVENIDA



Location



# Playa del Carmen

At the heart of the Riviera Maya's tourist circuit, Playa del Carmen, surrounded by parks, Mayan ancient ruins, cenotes and islands; is home of the renowned 5ta Avenida and enjoys easy-to-access turquoise-blue waters and white-sand beaches. Considered by tourists worldwide as one of the favorite vacation destinations thanks to its strategic location, affordability and the wide array of services and attractions.



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**QUALITY OF LIFE TO  
STEPS FROM THE BEACH**





## ¿Why Playa del Carmen?

- **Population growth:**  
110% in the last 10 years  
425% in the last 20 years

**8.4% annual average population growth rate\***

**10 to 30% investment return per year**

**7,200 MDD annual economic income, with an increase of 236% in the last 10 years\*\***

**82% average hotel occupancy per year\*\***

**130% tourists flow increase in 10 years\*\***

\* (Source: Solidaridad Council)

\*\* (Source: Sedetur)



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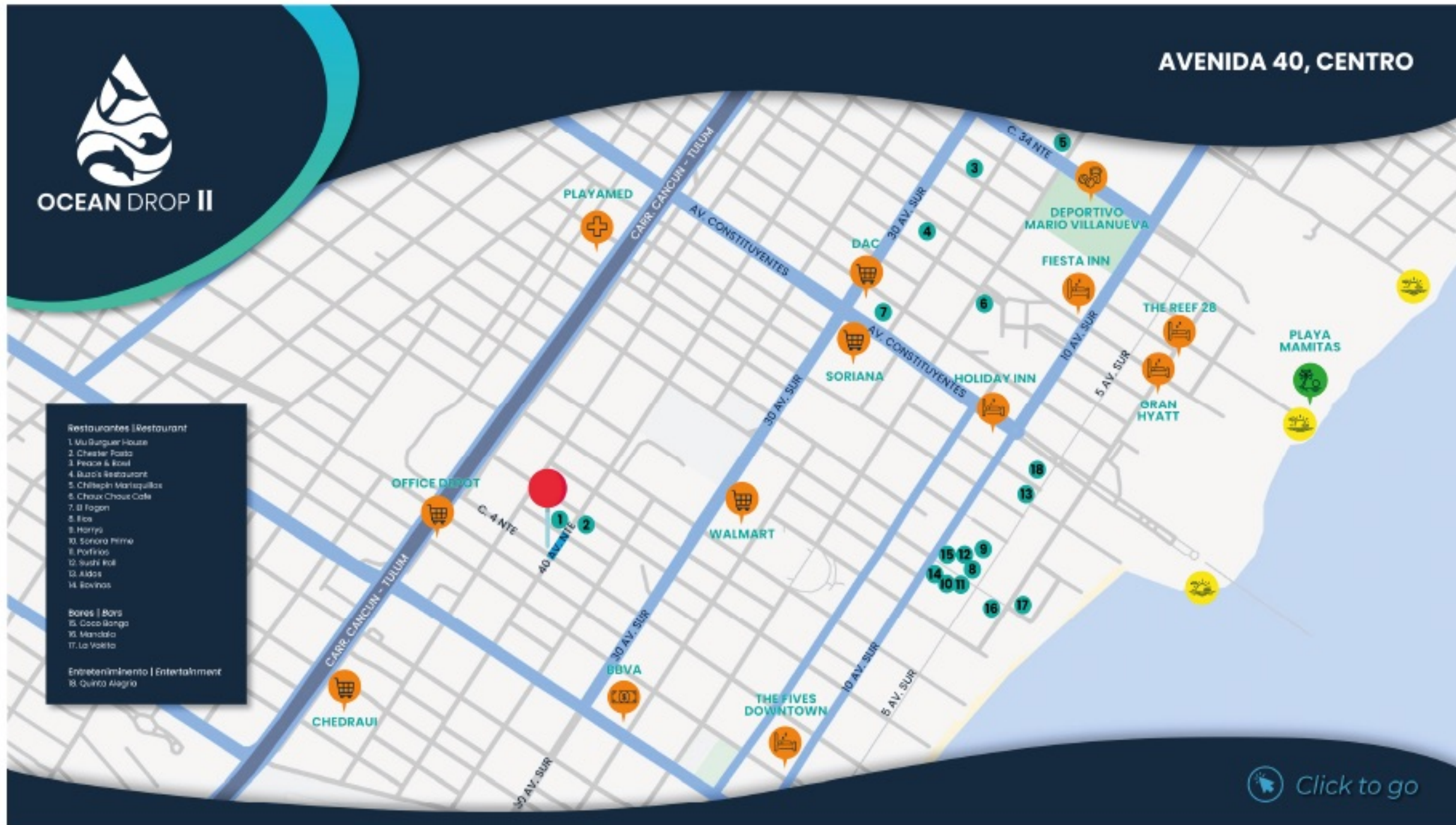


# Ocean Drop II

is a unique piece in the sea of real estate opportunities. Its intelligent space planning within a condohotel maximizes its rooftop and shopping area activities. Inspired by an appealing design that captures its privileged location, with balconies full of nature ornaments and wide windows facing outside to mirror Playa's lifestyle for your comfort and wellbeing.



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## FEATURE

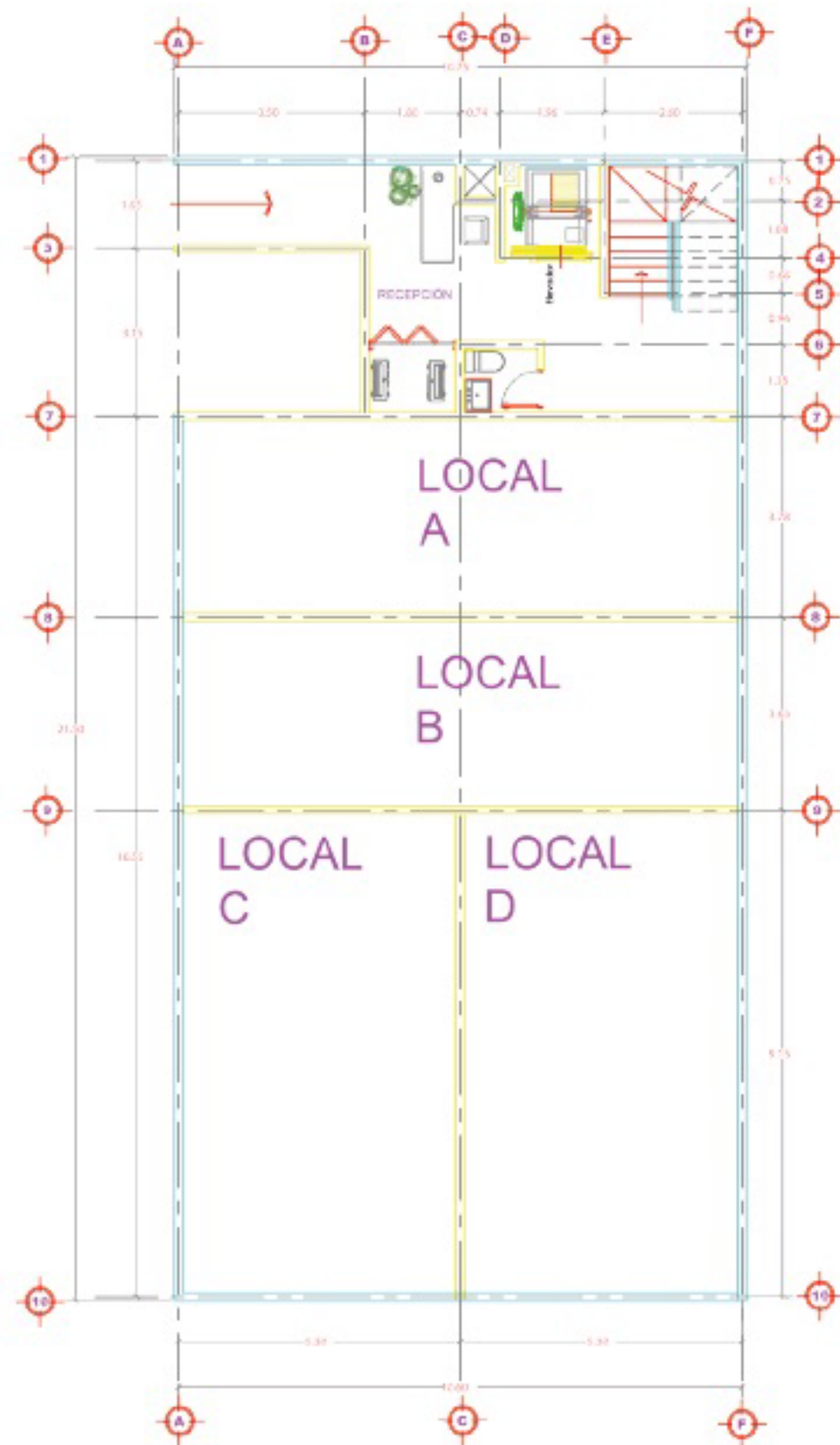
- 29 Units
- 3 Business premises
- 6 Levels
  
- Studios 1 (24.6 m<sup>2</sup>)
- Studios 2 (28.6m<sup>2</sup>)
- 1 bedroom A (44.81 m<sup>2</sup>)
- 1 bedoroom B (35.35 m<sup>2</sup>)

DELIVERY OCTOBER 2025





4<sup>TH</sup> STREET



Avenida 40



# First Level



4<sup>TH</sup> STREET



Avenida 40



Level  
2, 4 & 6



4<sup>TH</sup> STREET

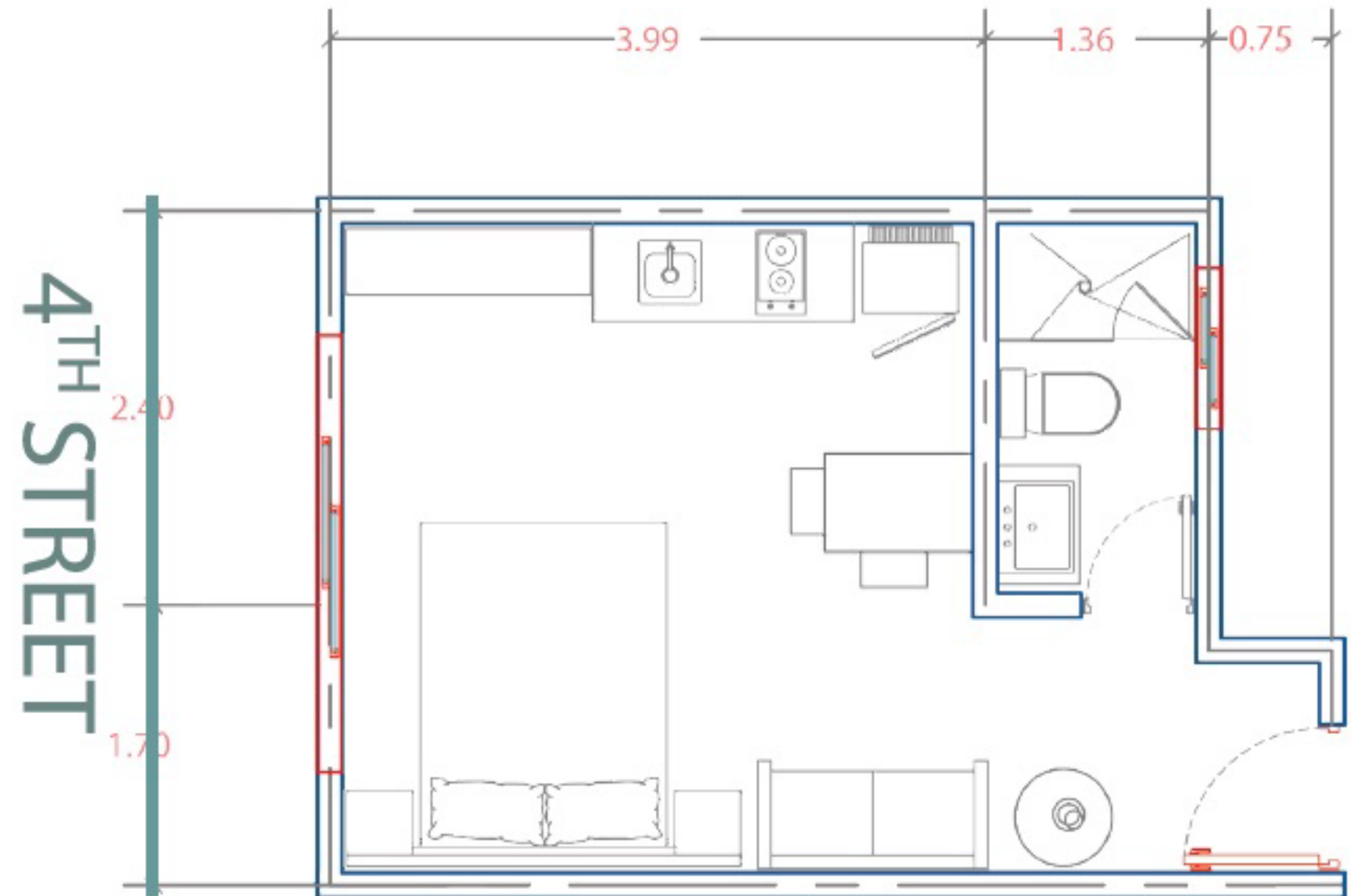


Avenida 40



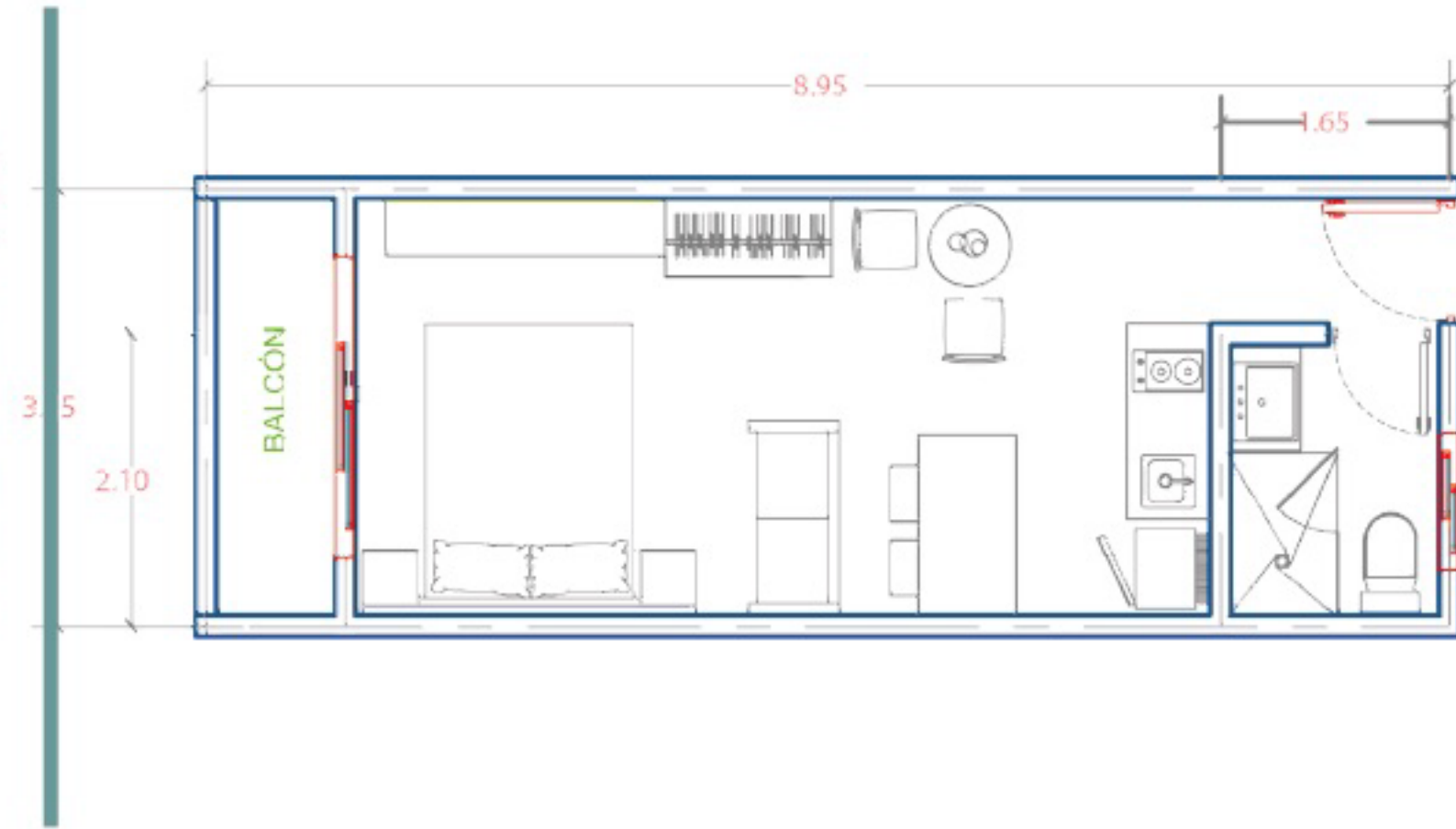
Level  
3, 5 & 7

# Studio Type 1 Floor Plan





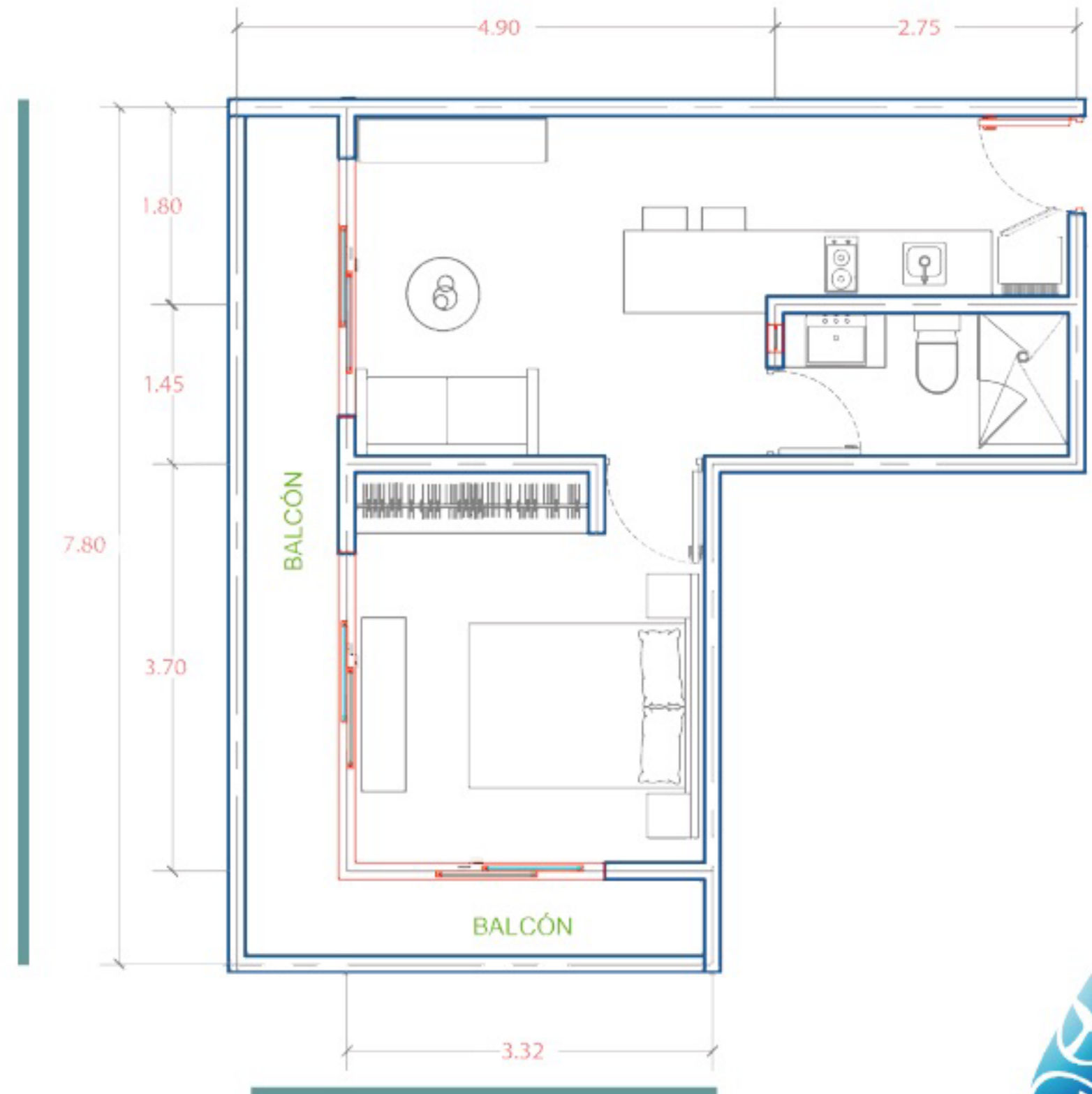
4<sup>TH</sup> STREET



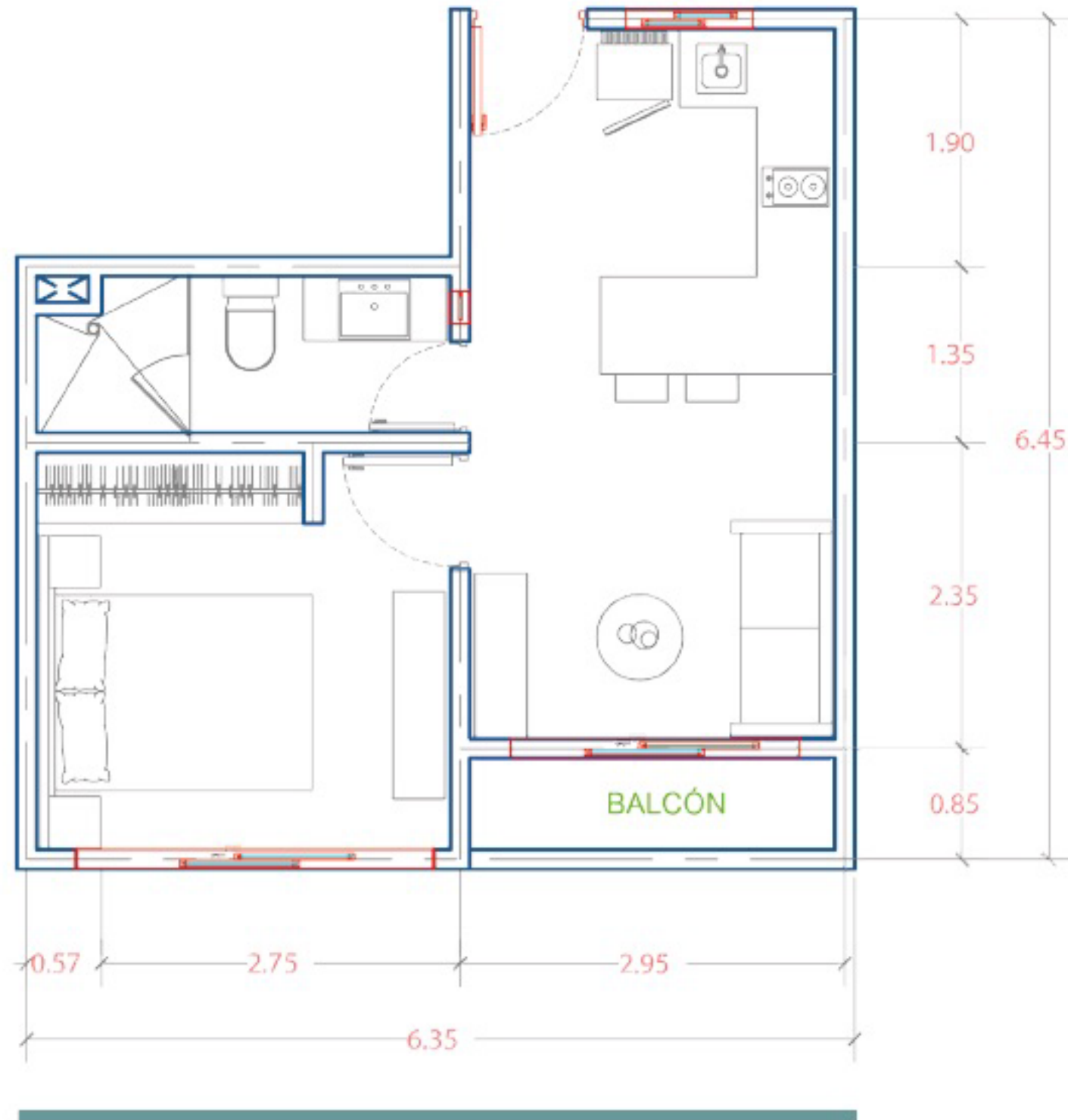
# Studio Type 2 Floor Plan

# 1 Bedroom Type A Floor Plan

4<sup>TH</sup> STREET



Avenida 40

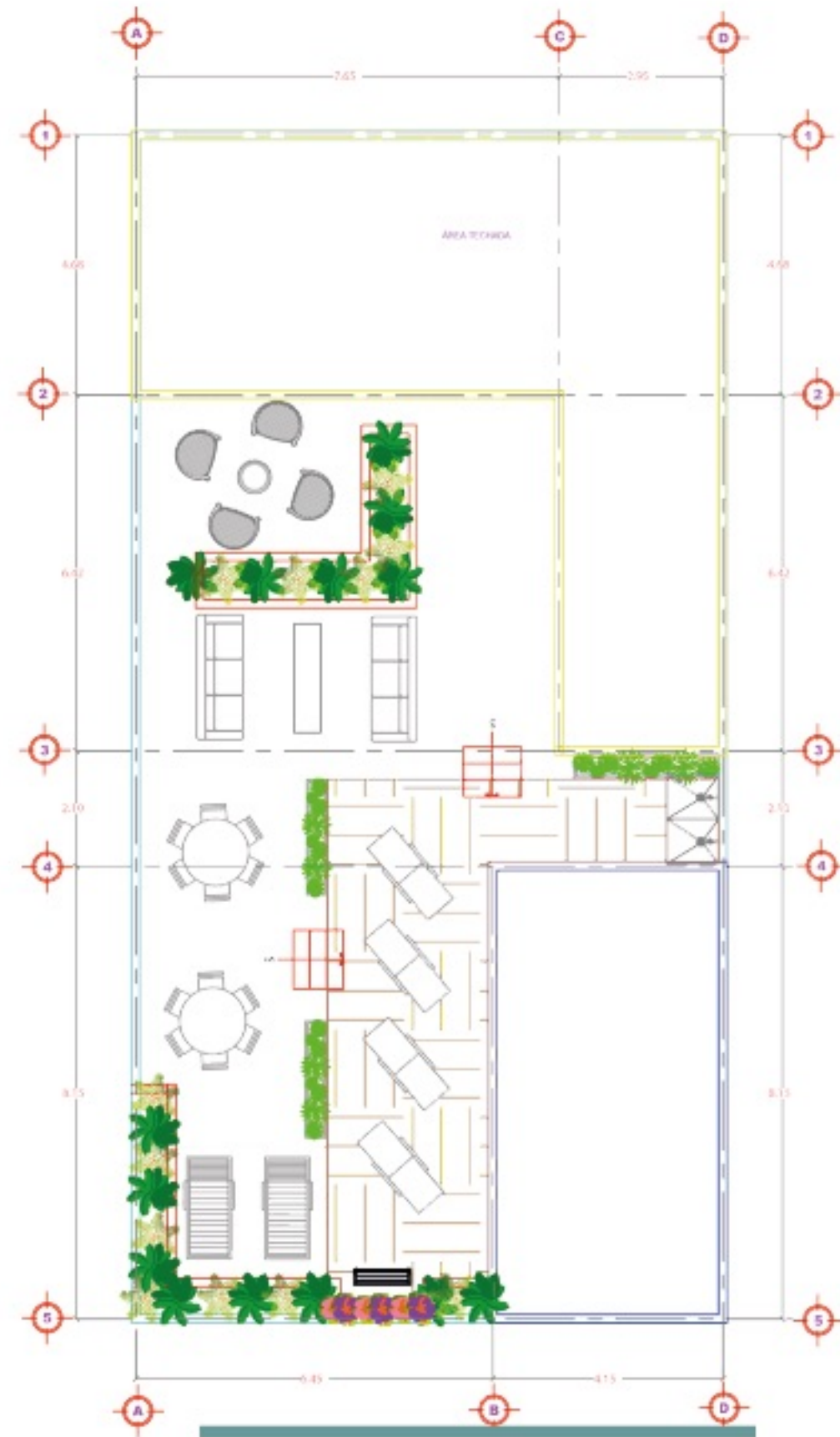


Avenida 40

# 1 Bedroom Type B Floor Plan

# ROOFTOP

4<sup>TH</sup> STREET



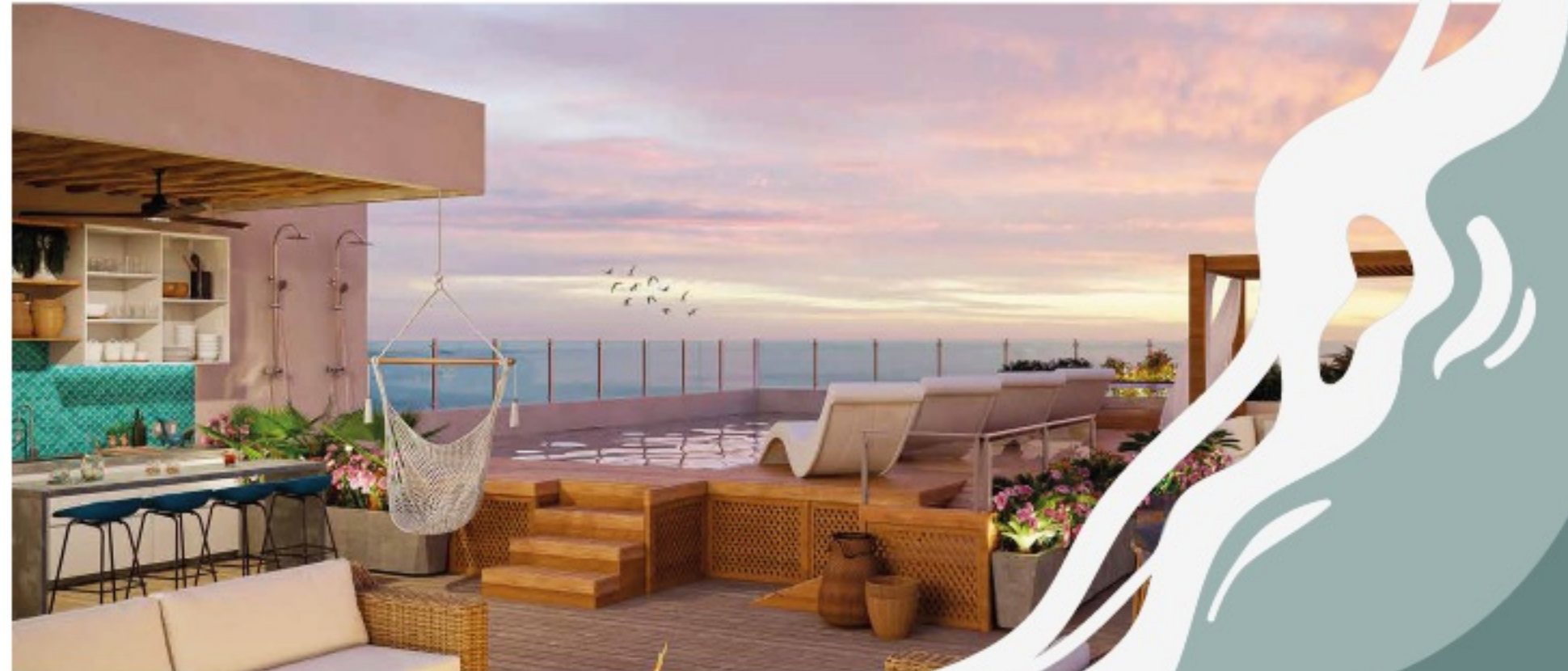
Avenida 40

# Amenities

- Rooftop
- Swimming pool
- Fitness center
- Grill
- Lounge chairs
- Cellar
- Laundry
- Parking lot for motorcycles and bicycles
- Reception
- Security: CCTV and night guard

# Highlights

- Fully equipped
- Smart units
- High capital gain area
- Area of high demand for vacation rentals





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