



M E N E S S E

38<sup>st</sup>

*A project by*



**M E N E S S E**  
CONDOS

A small sailboat is centered in the middle of a vast, deep blue ocean. The horizon is visible in the distance, and the sky is a pale, clear blue. The water has a textured, wavy appearance.

*“El mar, una vez que ha lanzado su hechizo, te atrapa en su red de maravillas para siempre”.*

*“The sea, once it cast its spell, holds one in its net of wonders forever”.*

**Jacques-Yves Cousteau**

## **SOBRE EL PROYECTO/ ABOUT THE PROJECT**

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Ubicado en una encantadora zona de **Playa del Carmen** rodeada de áreas residenciales, a cinco minutos de la **5ta Avenida** y de la playa, se encuentra este moderno proyecto de 34 unidades con amenidades de lujo.

*In a charming area of **Playa del Carmen** surrounded by residential areas, five minutes from **5th Avenue** and the beach, this modern 34-unit project with luxury amenities is located.*

- Entrega inmediata / *Immediate delivery*
- Desde \$127,000 USD / *Starting at \$127,000 USD*
- 34 unidades / *34 units*





## AMENIDADES/ AMENITIES

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Alberca Infinity /  
*Infinity Pool*



Amueblado y equipado /  
*Furnished & Equipped*



Área Lounge /  
*Lounge Area*



Terraza /  
*Rooftop*



Bar y Parrilla /  
*Bar & Grill*

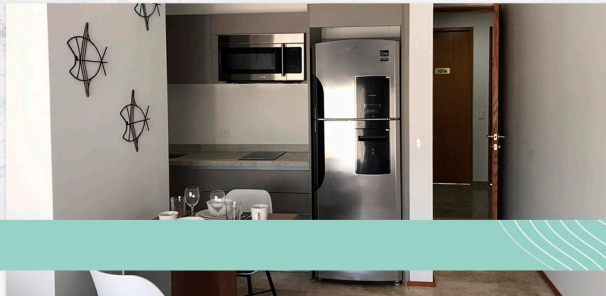


Seguridad /  
*Security*



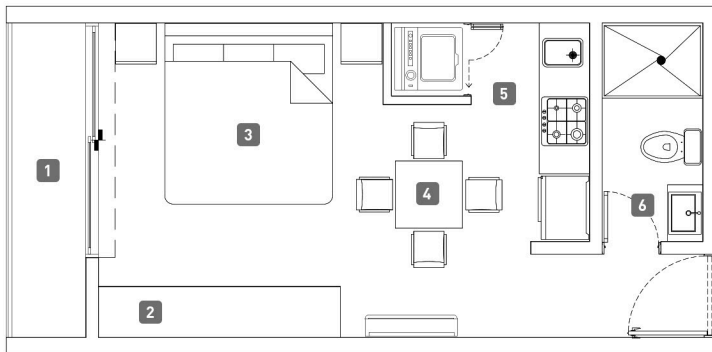
Estacionamiento Subterráneo /  
*Underground Parking*





ESTUDIO / STUDIO

## PLANO DE ESTUDIO/ STUDIO FLOOR PLAN



**INTERIOR**

28.90 m<sup>2</sup>

**EXTERIOR**

4.30 m<sup>2</sup>

**TOTAL**

33.20 m<sup>2</sup>

**1** Terraza/  
Rooftop


**2** Closet


**3** Recámara/  
Bedroom

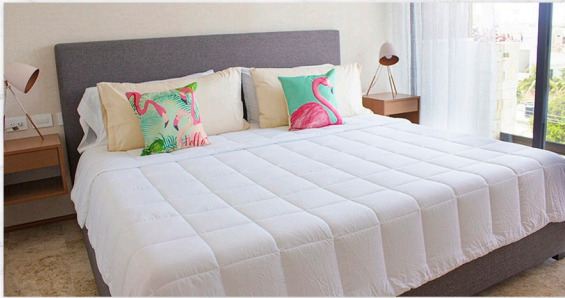
**4** Comedor/  
Dinning room

**5** Cocina/  
Kitchen

**6** Baño/  
Bathroom

 1 recámara/  
1 bedroom

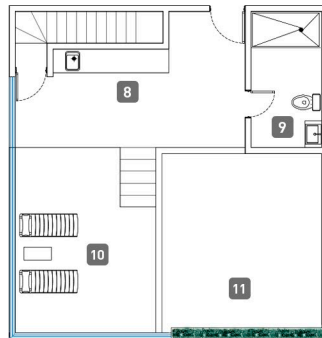
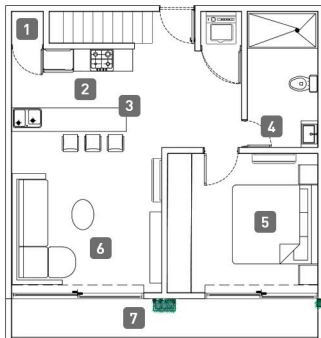
 1 baño/  
1 bathroom



PENTHOUSE



## PLANO DE PENTHOUSE/ PENTHOUSE FLOOR PLAN



**INTERIOR**

57.70 m<sup>2</sup>

**EXTERIOR**

9.40 m<sup>2</sup>

**ROOFTOP**

67.10 m<sup>2</sup>

**TOTAL**

134.20 m<sup>2</sup>



1 recámara/  
1 bedroom



2 baños/  
2 bathrooms

**1**

Cava alacena/  
Cellar cupboard

**2**

Cocina/  
Kitchen

**3**

Comedor/  
Dinning room

**4**

Baño/  
Bathroom

**5**

Recámara/  
Bedroom

**6**

Sala/  
Living room

**7**

Terrazas/  
Rooftops

**8**

Cocina/  
Kitchen

**9**

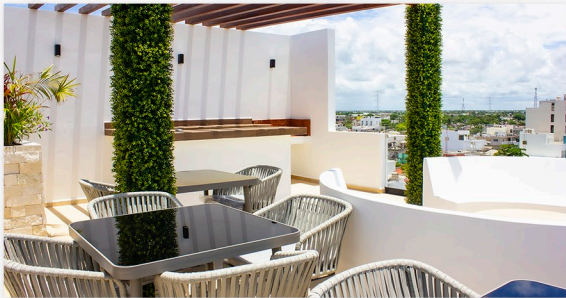
Baño/  
Bathroom

**10**

Asoleadero/  
Sundeck

**11**

Alberca/  
Pool



ÁREA LOUNGE / LOUNGE AREA