

PUNTA MAROMA

Property Description

Developer's Dream! With over 34 acres of land, this rare development opportunity features 415 meters of pure white sand, crystal-clear water frontage to the Mexican Caribbean with warm tropical breezes and landscapes. Punta Maroma Beach is one of the best kept secrets of the Riviera Maya and is ranked among the best beaches in the world, offering a tranquil resort lifestyle nestled between Cancun and Playa del Carmen, on the world's second largest coral reef, with limited building permits to preserve ecological factors. The area receives AAA rates for exclusive lifestyle vacations. This plot of land is 10 minutes away from Playa del Carmen, 25 minutes away from Cancun International Airport, and an hour 15 minutes to Tulum with favorable zoning compared to other properties in the area allowing for hotel, multifamily, and/or residential development and a greater number of keys per acre. Resorts nearby include the Belmond Hotel Maroma, Hotel Chable, Secrets Hotel Maroma, Fairmont Mayakoba, Cirque Du Soleil, and El Dorado. Contact today for more information on this rare opportunity.

Lots E2 and D3 are sold together for \$85,820,000 USD and can build 1,226 Keys

[Additional Option on Page 9](#)

Predio costero "PUNTA MAROMA"

16.44 hectáreas junto al mar Caribe

(164,395.66 m²) (D3 + E2 + E3)

con 505 metros de frente de playa.

RIVIERA MAYA, Quintana Roo, MEXICO.



Google Earth

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AGOSTO 2020 - Página 1 de 5

2 km





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Carretera Federal Playa del Carmen - Cancún

Parque Acuático
Mayan Water
Sports Complex

Restaurante
Burger Stop

Hotel
Amarte
Maroma

Proyecto
Parque
Temático
AMIKOO

Hoteles
Iberostar

Hotel y
Marina
El Dorado
Maroma

MAR
CARIBE

Hotel
Chablé

D3

E2

E3

Punta
Maroma

Hotel
Secreta
Maroma

Hotel
Catalonia

Hotel
Belmond
Maroma

Bahía
Maroma

MAR
CARIBE



Predio costero "PUNTA MAROMA"

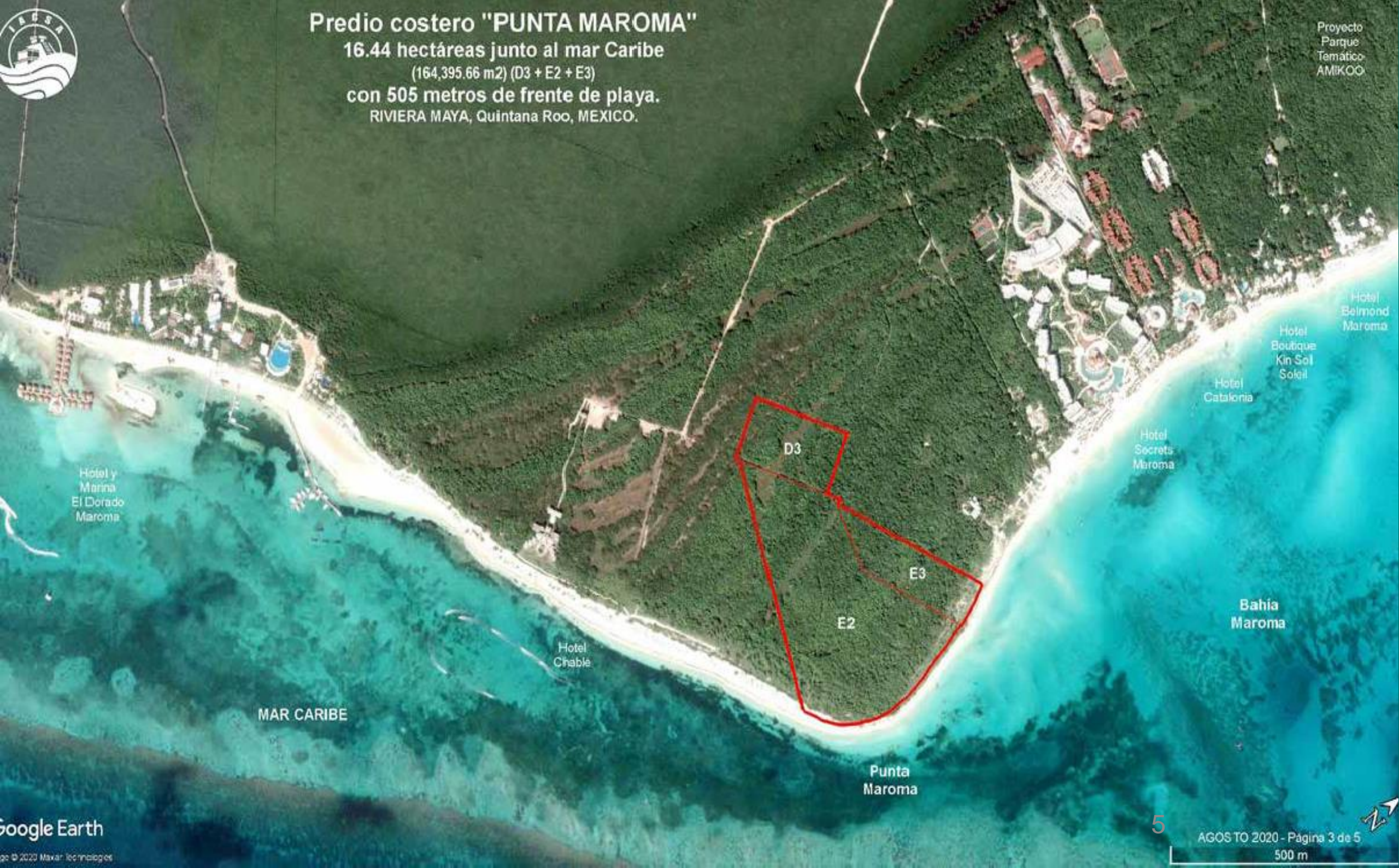
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RIVIERA MAYA, Quintana Roo, MEXICO.

Proyecto
Parque
Temático
AMIKOO



Hotel y
Marina
El Dorado
Maroma

Hotel
Chable

D3

E2

E3

Hotel
Catalonia

Hotel
Secrets
Maroma

Hotel
Boutique
Kin Sol
Solcil

Hotel
Belmond
Maroma

Bahia
Maroma

Punta
Maroma

MAR CARIBE



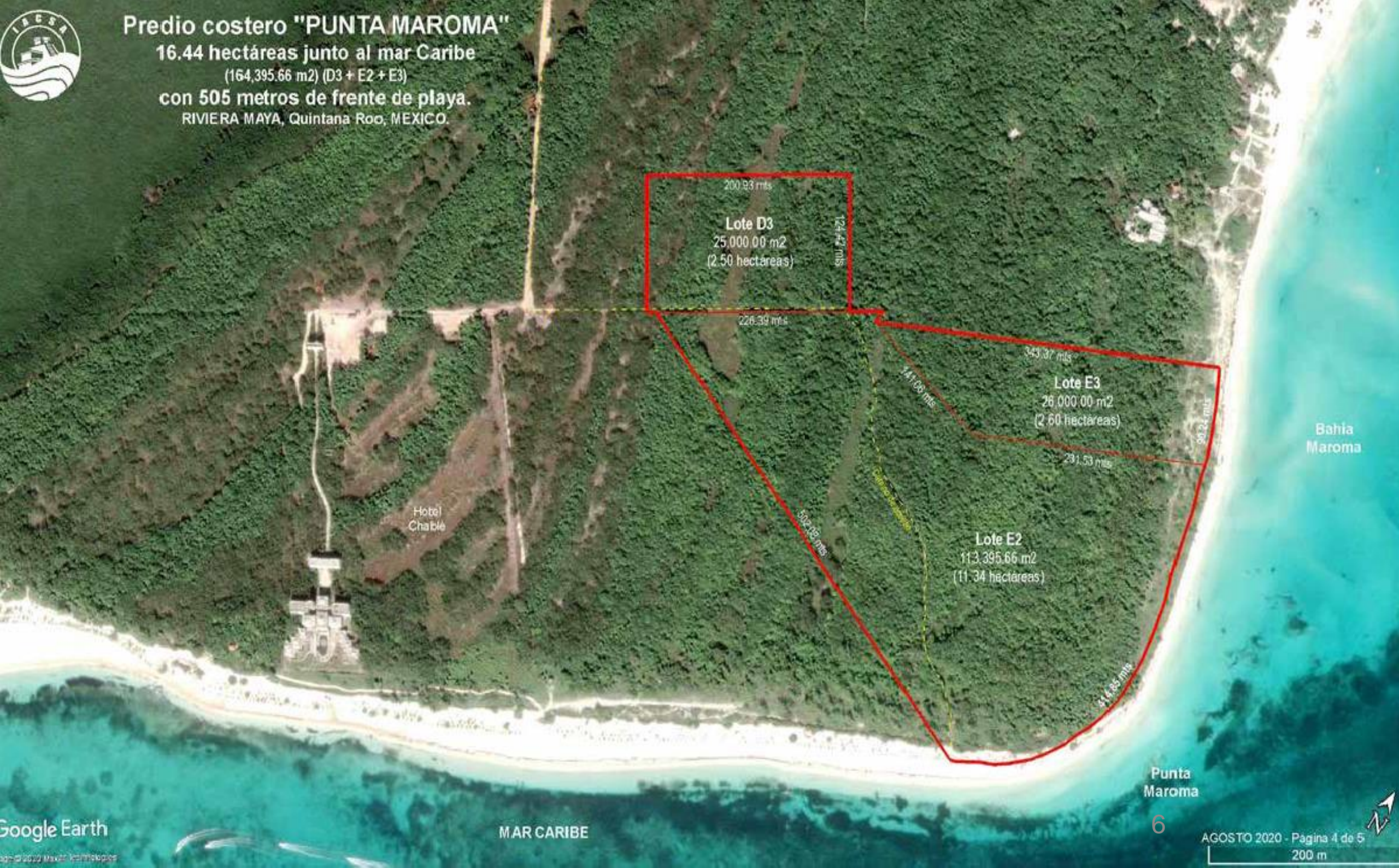
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RIVIERA MAYA, Quintana Roo, MEXICO.



200.93 mts

Lote D3

25,000.00 m²
(2.50 hectáreas)

124.47 mts

226.39 mts

343.37 mts

Lote E3

26,000.00 m²
(2.60 hectáreas)

50.24 mts

231.53 mts

Lote E2

113,395.66 m²
(11.34 hectáreas)

502.35 mts

414.85 mts

Hotel Chablé

Bahia Maroma

Punta Maroma

General Lot Information and Zoning

- **ADDRESS:** PLAYA MAROMA LOTES **E2 D3** MPO. SOLIDARIDAD Q. ROO
- **LOT SIZE:** APPROX. 13.84 HECTARES (34.20 ACRES) AMONGST TWO COMBINED LOTS
 - **PRINCIPAL LOT E2:** APPROX. 11.34 HECTARES (28 ACRES)
 - **LOT D3:** APPROX. 2.5 HECTARES (6.18 ACRES)
- **WATER FRONTAGE:** APPROXIMATELY 414.85 METERS
- **SERVICES:** NO SERVICES YET, THEY WILL HAVE TO BE DONE IN CONSTRUCTION. (SEWAGE, WATER, ETC.)
- **ACCESS:** LOT HAS ACCESS THROUGH BUILT ROADS ALREADY
- **FREE OF LIENS:** HAS FREE LIEN CERTIFICATE, READY TO DEED
- **PRICE:** \$70,000 PER KEY WHICH IS EQUAL TO \$85,820,000 USD
- **NUMBER OF KEYS ALLOWED:** 1,226 KEYS
- **ZONING:** PREFERENTIAL COMPARED TO OTHER LOTS IN THE NEIGHBORHOOD
- 89 KEYS PER HECTARE ALLOWED WHILE OTHER PROPERTIES IN THE AREA ARE ONLY ALLOWED 10 KEYS PER HECTARE
- **USE:** HOTEL AND TOURISM WITH 3 STORIES OR 15 METERS HEIGHT LIMIT

OPTION TO ACQUIRE LOT NEXT DOOR

- **ADDRESS:** PLAYA MAROMA LOTE **E3** MPO. SOLIDARIDAD Q. ROO
- **LOT SIZE:** APPROX. 2.60 HECTARES (6.425 ACRES)
- **WATER FRONTAGE:** APPROXIMATELY 90.24 METERS
- **NUMBER OF KEYS:** 281 KEYS
- **PRICE:** \$70,000 PER KEY WHICH IS EQUAL TO \$19,670,000 USD
- **SAME ZONING AND USE AS PREVIOUS LOTS (E2 AND D3)**
- **PLEASE NOTE:**
 - **LOT E3 IS ONLY BEING SOLD WITH THE ACQUISITION OF LOTS E2 AND D3**
 - **LOT E3 IS NOT FOR SALE ON ITS OWN**

Information on All 3 Lots Combined

- **ADDRESS:** PLAYA MAROMA LOTES E2 D3 E3 MPO. SOLIDARIDAD Q. ROO
- **LOT SIZE:** APPROX. 16.44 HECTARES (40.62 ACRES) AMONGST THREE COMBINED LOTS
- **WATER FRONTAGE:** APPROXIMATELY 505.09 METERS
- **SERVICES:** NO SERVICES YET, THEY WILL HAVE TO BE DONE IN CONSTRUCTION. (SEWAGE, WATER, ETC.)
- **ACCESS:** LOT HAS ACCESS THROUGH BUILT ROADS ALREADY
- **FREE OF LIENS:** HAS FREE LIEN CERTIFICATE, READY TO DEED
- **PRICE:** \$70,000 PER KEY WHICH IS EQUAL TO \$105,490,000 USD
- **NUMBER OF KEYS ALLOWED:** 1,507 KEYS
- **ZONING:** PREFERENTIAL COMPARED TO OTHER LOTS IN THE NEIGHBORHOOD
- 89 KEYS PER HECTARE ALLOWED WHILE OTHER PROPERTIES IN THE AREA ARE ONLY ALLOWED 10 KEYS PER HECTARE
- **USE:** HOTEL AND TOURISM WITH 3 STORIES OR 15 METERS HEIGHT LIMIT

Why Punta Maroma?

THE WHY:

- LOCATED IN RIVIERA MAYA, PRIME TOURIST AREA
- AAA RATES
- BETWEEN CANCUN AND PLAYA DEL CARMEN
- RANKED TOP BEACH IN THE WORLD
- BEST KEPT SECRET

THE AREA:

- PLAYA DEL CARMEN: 10 MINUTES
- CANCUN INTERNATIONAL AIRPORT: 25 MINUTES (MANY DESTINATIONS)
- PARQUE AMICO
- CIRQUE DU SOLEIL LA JOYA
- VIDANTA
- SECRETS MAROMA
- BELMOND LVMH HOTEL
- EL DORADO MAROMA
- HOTEL CHABLE

Why Maroma Beach?

Maroma Beach, Mexico

Maroma Beach is a resort intent on preserving the ecology of its 500-plus acres of beach and rain forest while bringing service and luxury to unprecedented heights.



PINTEREST



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By: **Valerie Conners**

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Quite possibly the most exquisite secret in Mexico, Maroma Beach is a resort hideaway intent on preserving the ecology of its 500-plus acres of beach and rain forest, all the while taking individual service and luxury to unprecedented heights. Maroma is nestled into the coast of the Yucatan Peninsula and lies a mere 30 miles south of Cancun, but thankfully, remains worlds away from this spring break hot spot's pace and lifestyle.

Maroma's guests are immersed in a quiet world of warm azure waters, pure white sands and rich tropical foliage. This miniature Eden of stucco huts and thatched roofs, beachside serenades and sunset cruises, will rejuvenate both body and spirit.

El Souvenir

¡Punta Maroma, una de las mejores playas del mundo!



Luis Márquez



¡Punta Maroma, una de las mejores playas del mundo! Foto. Pixabay

En 2018 este paradisíaco sitio, localizada en el estado de Quintana Roo, logró posicionarse como de las mejores playas del mundo. Su belleza inigualable te enamorará inmediatamente.

Ranked one of the best beaches in the WORLD!!!

Travel Channel – “Maroma is most exquisite secret”













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MEXICO

Gulf of Mexico

Bahia de Campeche

MAROMA BEACH

MEXICO

GUATEMALA

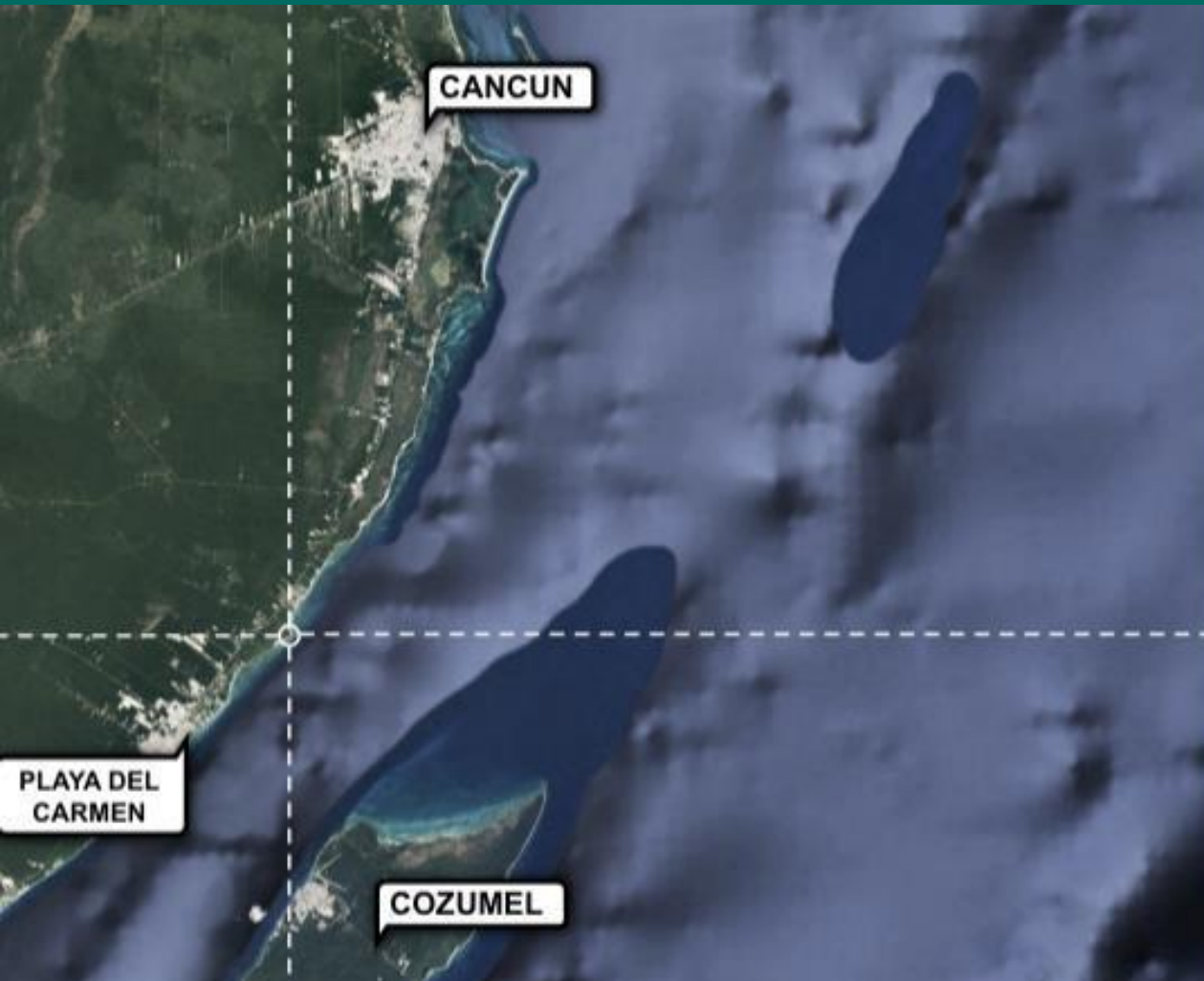
HONDURAS

**BELMOPAN
BELIZE**

TEGUCIGALPA

GUATEMALA

N



SAMPLE PLAN AND ANALYSIS FROM A MEXICAN DEVELOPER



CONFIGURACIÓN

RESIDENCIAL

64,000 m²

64 LOTES

1,000 m²

COS 65%

650 m²

MULTIFAMILIAR

10,870 m²

2 / 11 LOTES

5,435 m²

COS 65%

3,532.75 m²

HOTELERO

24,500 m²

4 / 24 LOTES

6,125 m²

COS 65%

3,981.25 m²

BOH/AME

6,919.78 m²

STRIPS

AREA

14,199.95 m

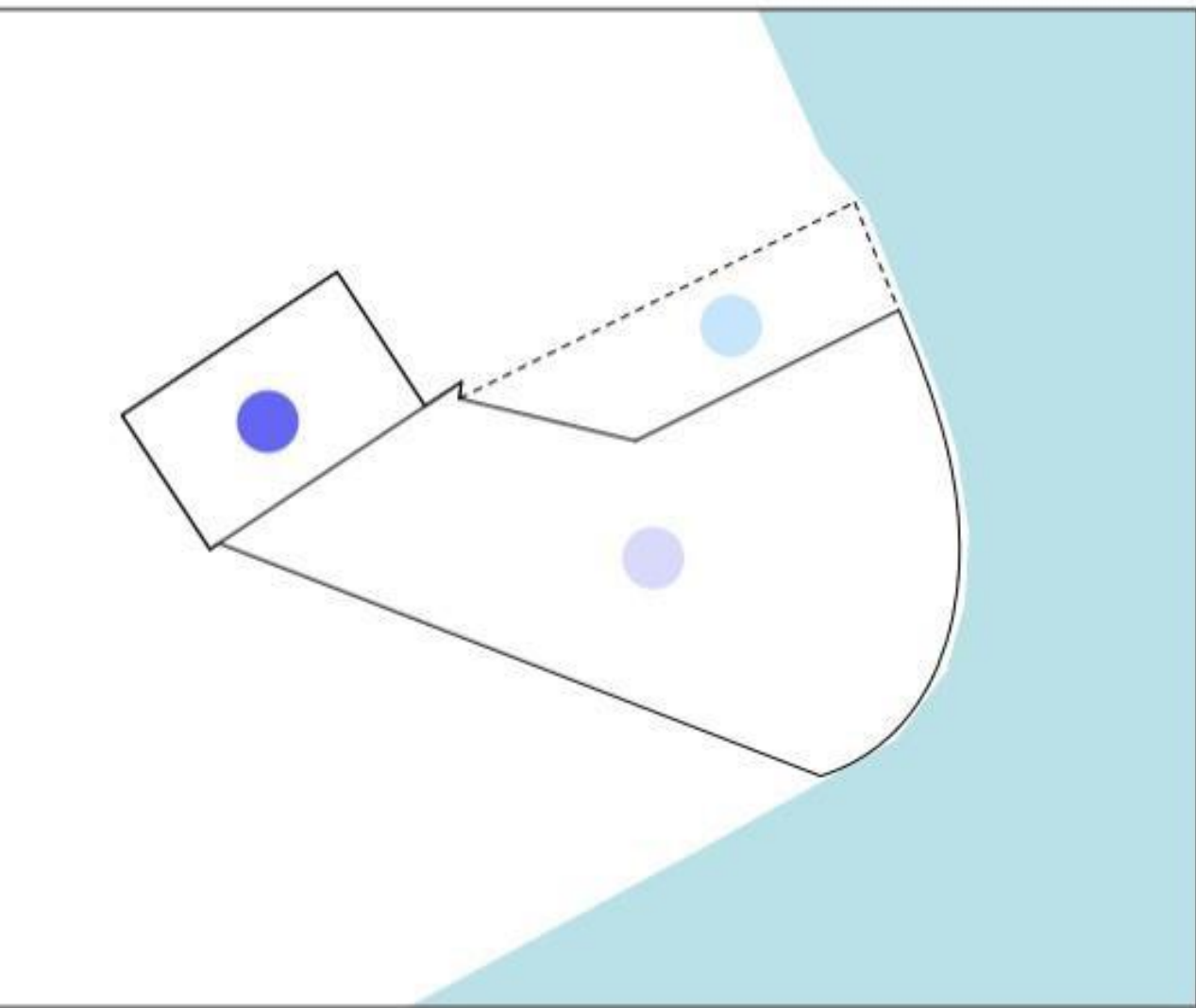
ANCHO

14.60 m

99 LOTES
823 / 1,281

1,010.08 m²

SAMPLE PLAN AND ANALYSIS FROM A MEXICAN DEVELOPER

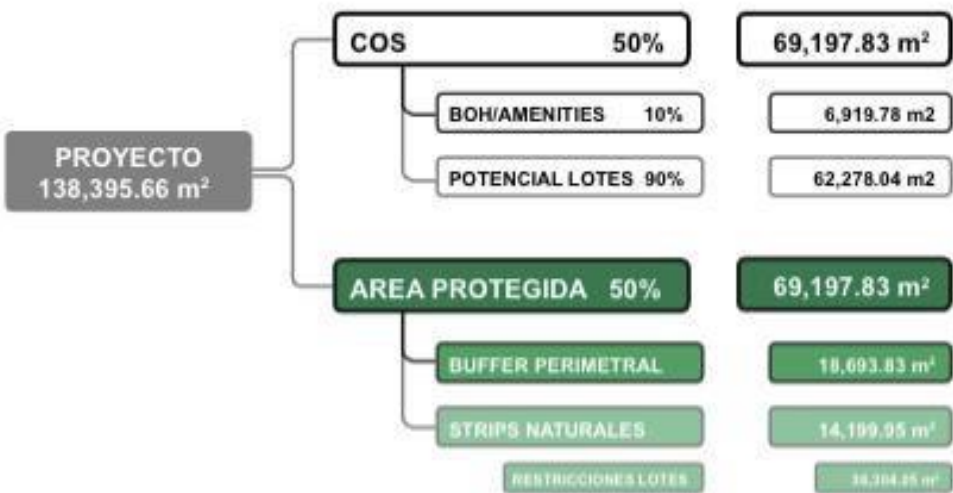


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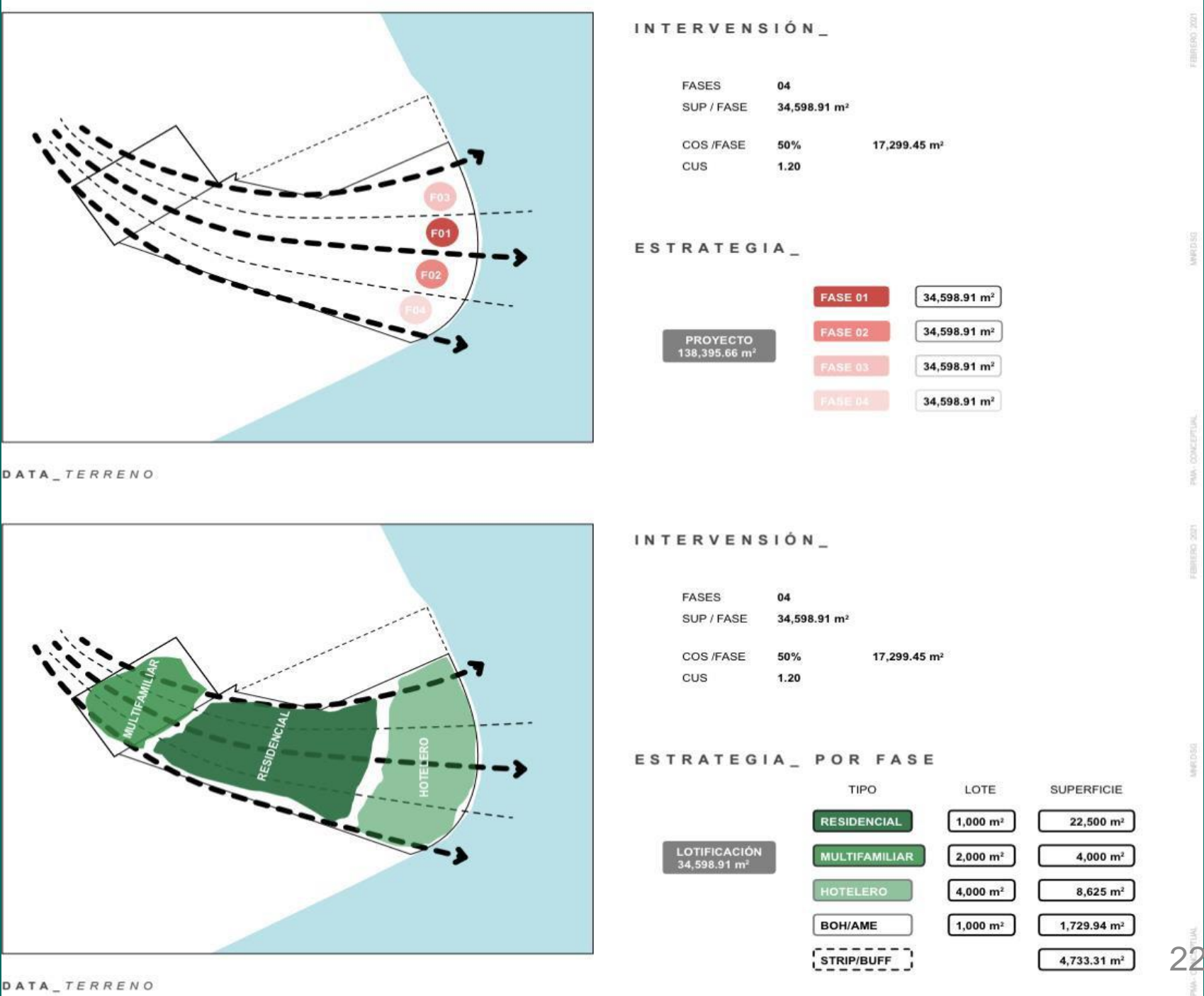
DATA _

LOTE	SUPERFICIE
053 - 5	25,000 m ²
004 - 02	113,395.66 m ²
004 - 03	26,000 m ²
TOTAL	138,395.66 m ²

ESTRATEGIA _



SAMPLE PLAN AND ANALYSIS FROM A MEXICAN DEVELOPER



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