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**Superficie de 800 m<sup>2</sup> - *Surface of 800 m<sup>2</sup>***

# Opportunity: Land in Corpus Christi, Reduced Price, Excellent Location lot for sale

<i>ID: ELCO203</i>	<i>Location: Cozumel</i>
<i>Zone: Down Town</i>	<i>Type: Land</i>
<i>Land: 800 m2 / 8,611.20 ft</i>	<i>Land ha: 0.08 ha / 0.20 ac</i>



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# Malecon de Cozumel



# Atardeceres en Cozumel - *Sunsets in Cozumel*



# Playa Caletitas Cozumel / Caletitas Beach Cozumel



# Malecon de Cozumel





**TERRENO  
LAND**

**Playa  
Beach**

**Delfinario  
dolphinarium**

**Parque  
Park**

**Supermercado  
Supermarket**

**Terminal Marítima  
de cruceros  
Maritime cruise terminal**

**Plaza comercial  
Shopping Mall**

# **Iglesia Corpus Christi Cozumel** *Corpus Christi Church Cozumel*



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# Delfinario - Dolphinarium



## Description

ELCO203 Vanessa Gurza

Opportunity: Land in Corpus Christi, Reduced Price, Excellent Location lot for sale

Large lot located in one of the most sought-after areas of Cozumel, close to main avenues and entertainment zones, just minutes from the beach.

Due to its prime location, this property is ideal for developing vacation rental apartments.

### CONSTRUCTION

The property includes an existing structure of 631 m<sup>2</sup>, which can either be renovated or demolished.

### WALKING DISTANCE TO THE BEACH

The land is located just a 6-minute walk (450 meters) from the famous Cozumel

boardwalk, where you can enjoy the beach, take a stroll, and admire beautiful sunsets.

## LOCATION

Located in the Corpus Christi area of Cozumel.

Within walking distance to the boardwalk, parks, supermarkets, and more.

## NEARBY PLACES

Supermarket: 550 meters

Municipal park: 350 meters

Shopping plaza: 650 meters

Corpus Christi Parish: 350 meters

Dolphinarium: 750 meters

## PROPERTY FEATURES

Existing construction: 631 m<sup>2</sup>

Utilities available at the lot

Zoning: Single-family

## LOT DIMENSIONS

20 x 40 meters

Total: 800 m<sup>2</sup>

## SERVICES

Paved streets

Water

Electricity

Sewer system

## PROPERTY STATUS

Title Deed

Full legal certainty

## OFFICIAL PRICE

The official price of this property is \$5,500,000 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

Schedule your appointment to visit the area or call us to answer your questions.

## Location





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