



SELVA & Co.
COMERCIAL

www.selvacomercial.com



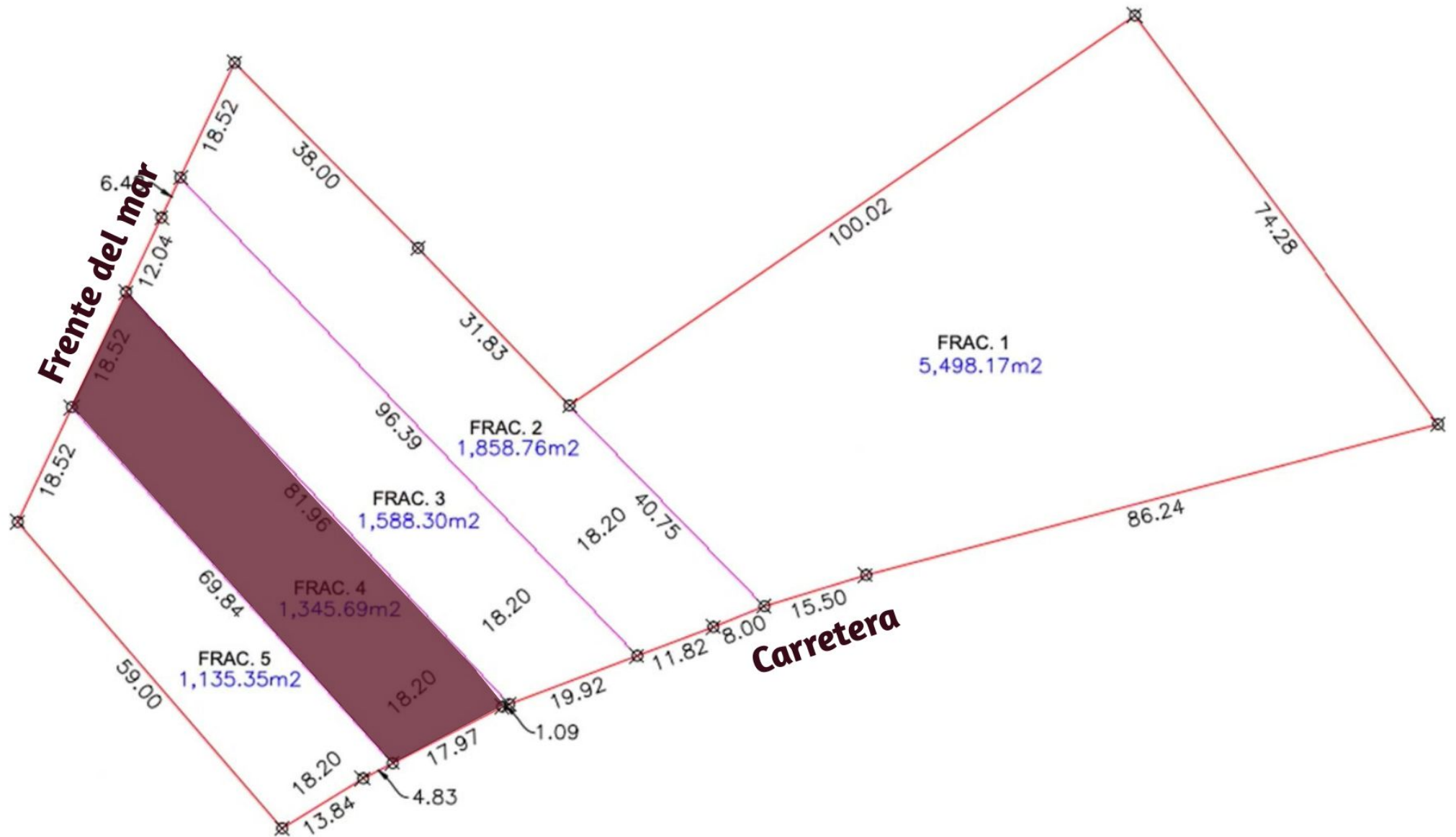
Fracción 4 = 1,345.69 m2

1,345.69 m² beachfront commercial lot with regular topography, for sale

<i>ID: ALCO214-3</i>	<i>Location: Cozumel</i>
<i>Zone: South Hotel Zone</i>	<i>Type: Land</i>
<i>Land: 1,345 m2 / 14,477.58 ft</i>	<i>Land ha: 0.13 ha / 0.33 ac</i>



Fracción 4 = 1,345.69 m2



An aerial photograph of a property. A red polygon with a white border is overlaid on the image, indicating a specific area. The polygon is L-shaped, covering a large portion of the property. The property includes a large building with a red roof, a swimming pool, a tennis court, and a parking lot. The surrounding area is mostly forested, with a road visible on the right side.

Superficie total
11,426.27 m2

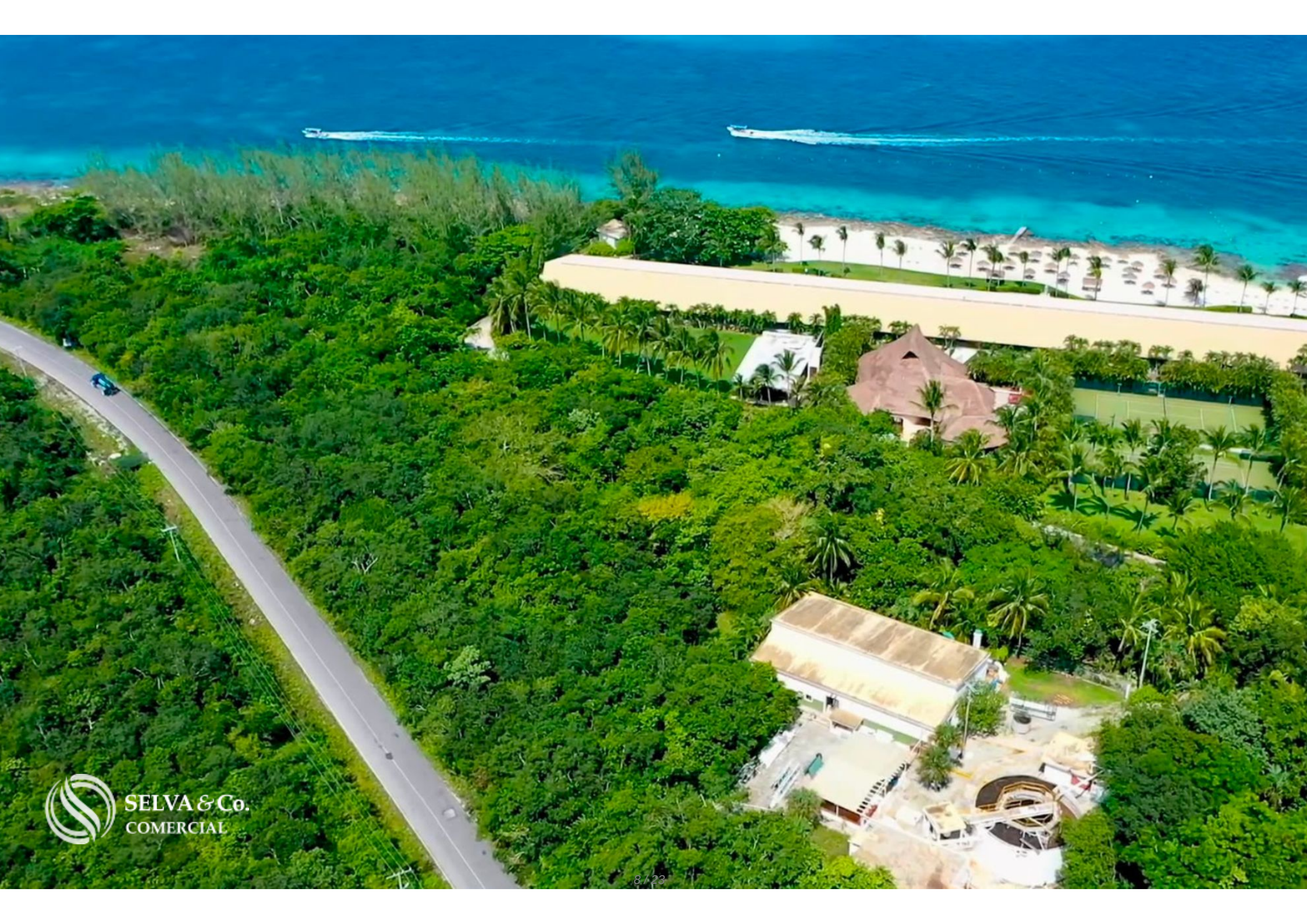


SELVA & Co.
COMERCIAL



SELVA & Co.
COMERCIAL





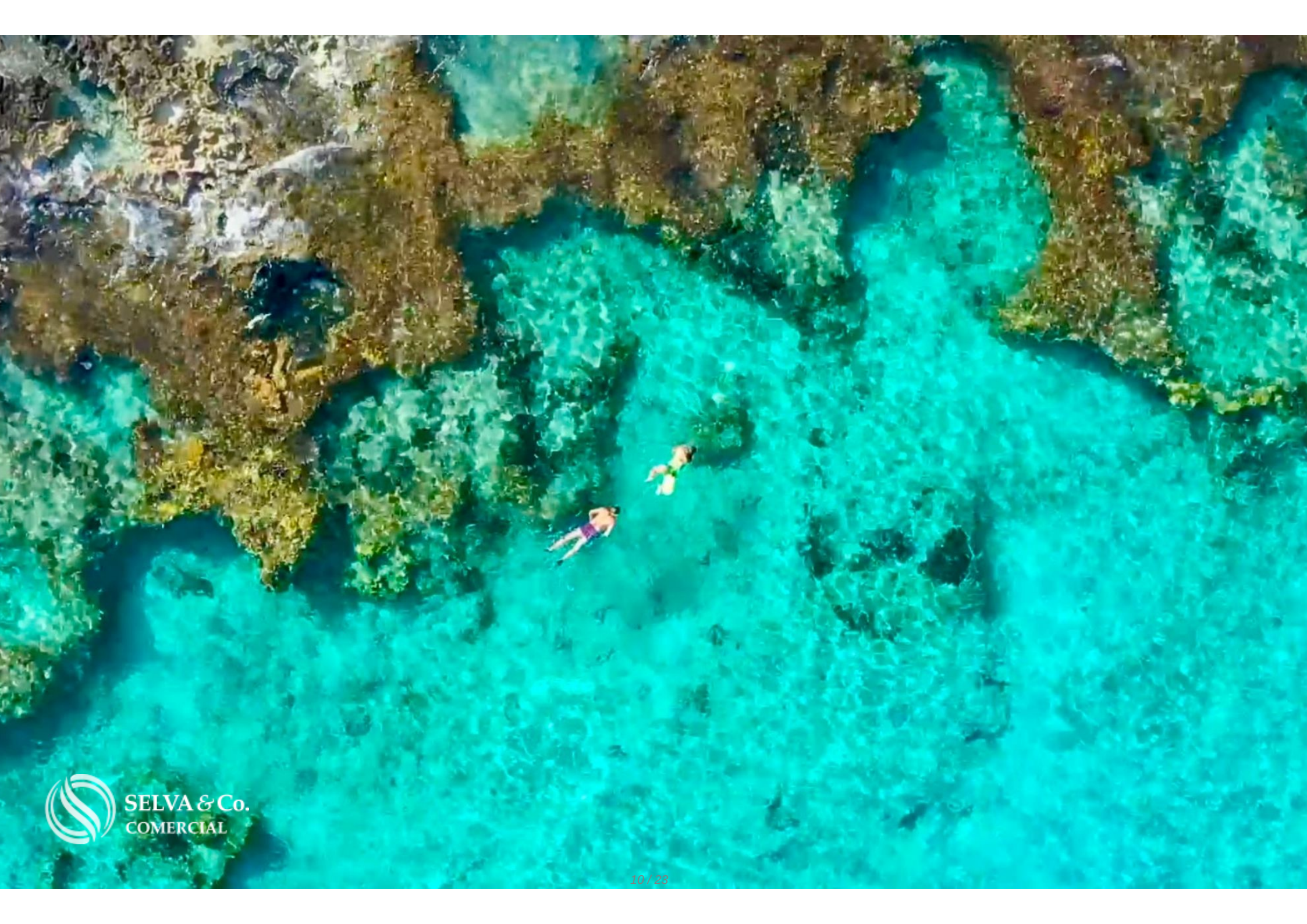
SELVA & Co.
COMERCIAL

**Terminal de Cruceros
Puerta Maya**

Marina

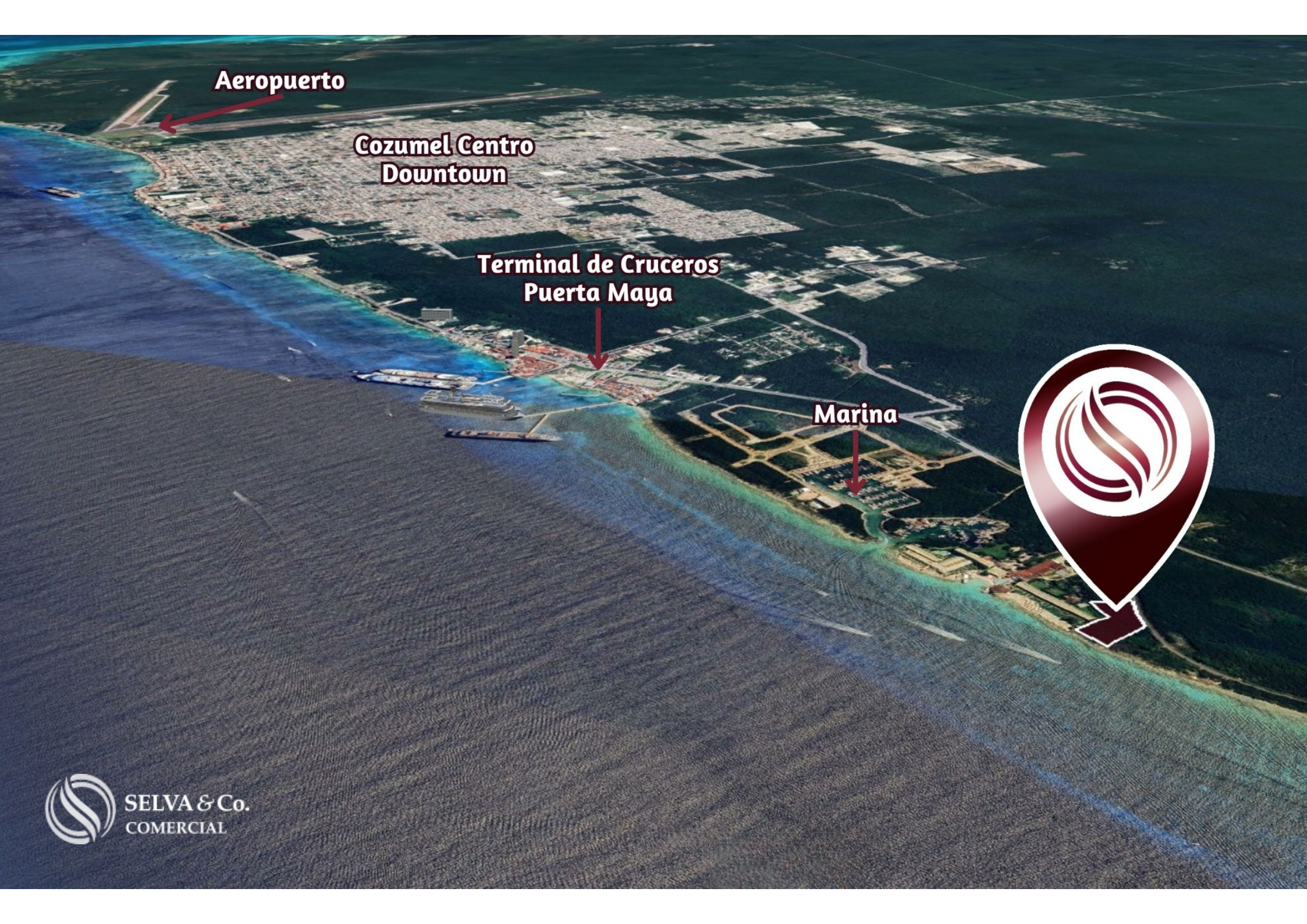
**Hotel
5 estrellas**







SELVA & Co.
COMERCIAL



Aeropuerto

**Cozumel Centro
Downtown**

**Terminal de Cruceros
Puerta Maya**

Marina





SELVA & Co.
COMERCIAL

Marina Cozumel



Terminal Maritima



Puerta Maya

Description

ALCO214-3 Emma Selva

1,345.69 m² beachfront commercial lot with regular topography, for sale

Beachfront land in Cozumel with both road and sea access, featuring mixed-use commercial zoning. Ideal for a hotel, condominium, or commercial development in one of the island's premier coastal locations.

The lots may be purchased together or in selected sections, offering flexibility for a variety of development opportunities.

FEATURES

Direct beachfront

Mixed-use commercial zoning

Site Coverage Ratio (COS): 70%

Floor Area Ratio (CUS): 1.8

Maximum building height: 4 stories or 12 meters

Road and sea access

PURCHASE OPTIONS

The complete portfolio of five lots is available for purchase.

Lots 3, 4, and 5 may also be purchased separately.

Lots 1 and 2 are available only as part of the purchase of the complete portfolio.

LOCATION

Beachfront commercial lot for sale in Zona Hotelera Sur, Cozumel, Quintana Roo, Mexico.

15-minute walk to Cozumel Marina

5 minutes from Puerta Maya Ferry Terminal

30 minutes from Downtown Cozumel

PROPERTY STATUS

Title deed, legal certainty

OFFICIAL PRICE

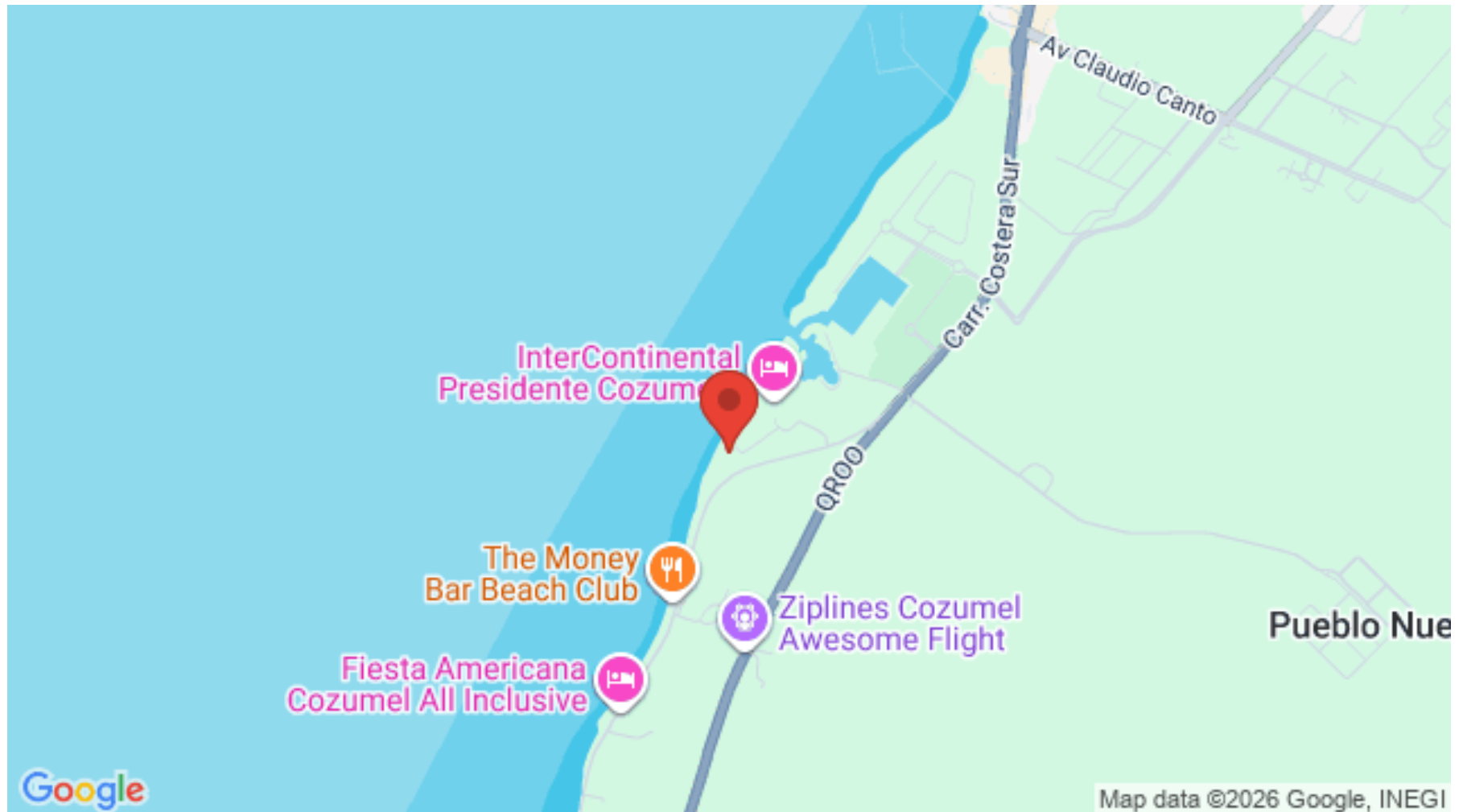
The official price of this property is 18,119,877 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images presented are for illustrative purposes and may differ from the final product in features and location.

Prices are subject to change without notice. Contact us to send you the price list and updated information.

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

Location





SELVA & Co.
COMERCIAL

MX 984 803 2058 / US 805 308 2900

www.selvacomercial.com