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PRIME OCEANFRONT DEVELOPMENT OPPORTUNITY, South Hotel Zone

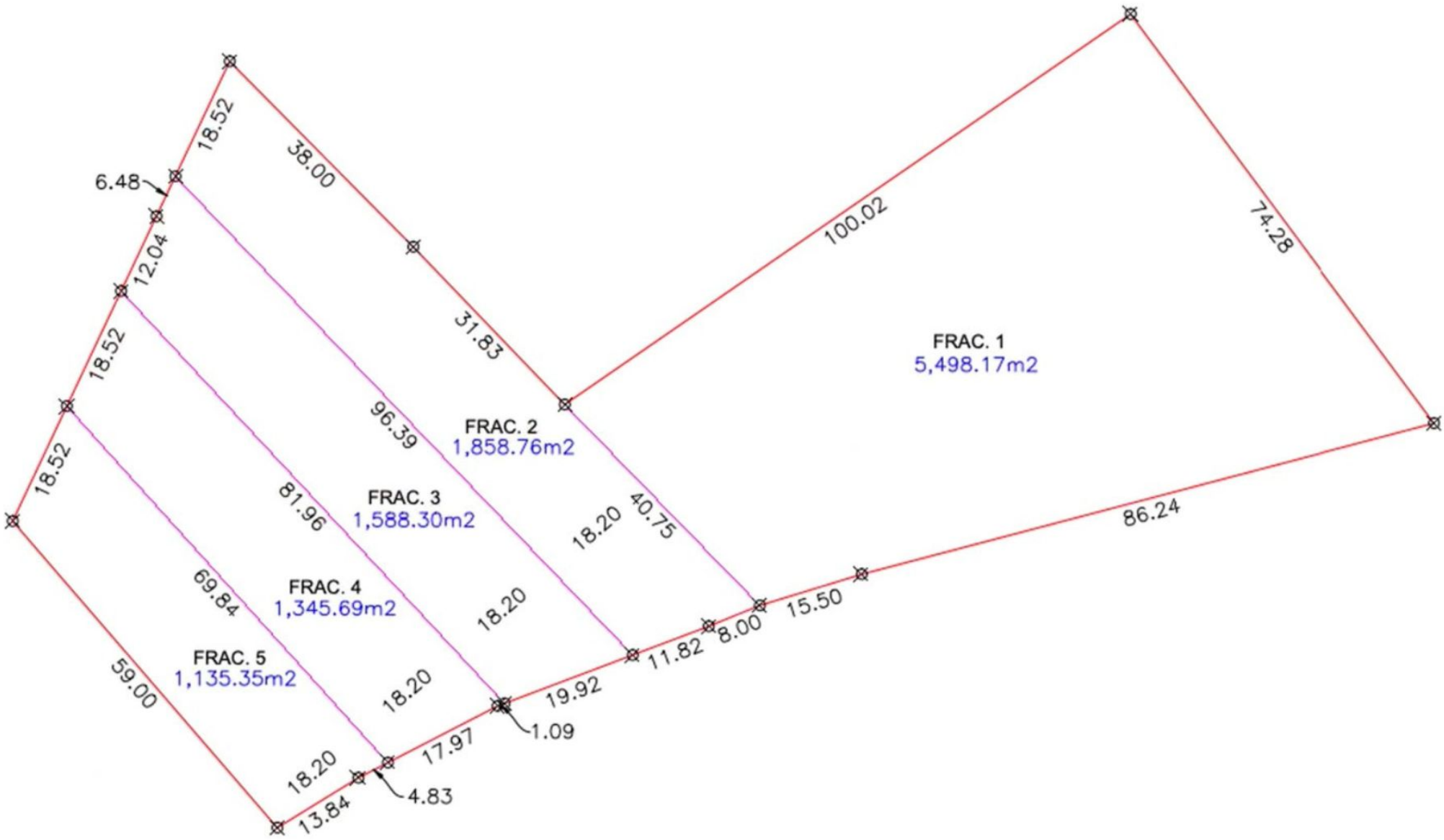
ID: ALCO214-1	*Location: Cozumel*
Zone: South Hotel Zone	*Type: Land*
Land: 11,426 m2 / 122,989.46 ft	*Land ha: 1.14 ha / 2.82 ac*


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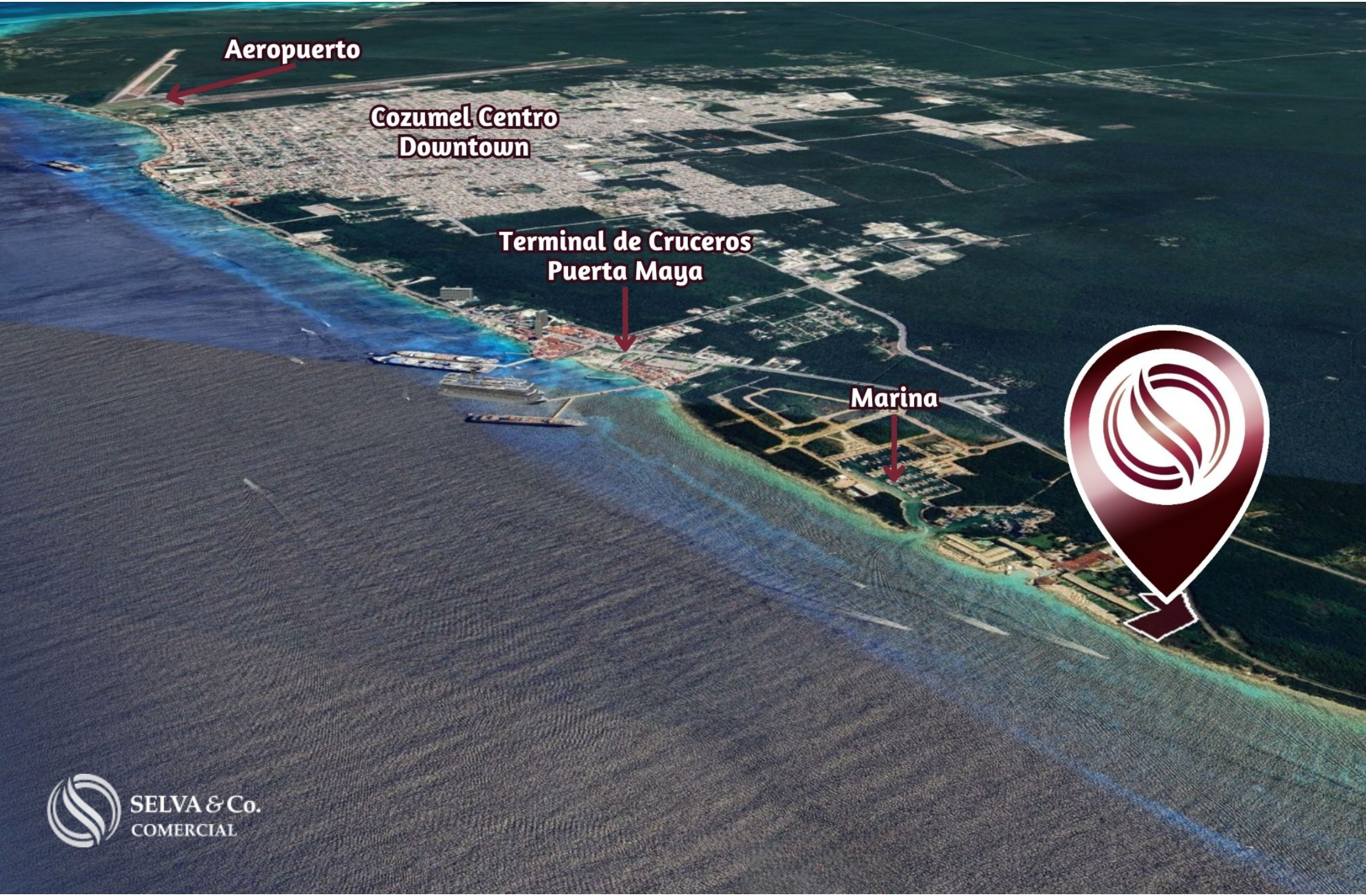

FRAC. 1
5,498.17m2
FRAC. 2
1,858.76m2
FRAC. 3
1,588.30m2
FRAC. 4
1,345.69m2
FRAC. 5
1,135.35m2
18.52
38.00
6.48
12.04
100.02
74.28
31.83
18.52
18.52
96.39
81.96
18.20
40.75
86.24
69.84
18.20
15.50
8.00
11.82
59.00
18.20
19.92
1.09
17.97
18.20
4.83
13.84


Superficie total
11,426.27 m2
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Terminal de Cruceros
Puerta Maya
Marina
Hotel
5 estrellas
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Aeropuerto
Cozumel Centro
Downtown
Terminal de Cruceros
Puerta Maya
Marina
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Marina Cozumel
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Terminal Maritima
PUERTA MAYA
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Terminal Maritima
PUERTA MAY
COZUMEL
SELVA & Co.
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Puerta Maya
FROZEN DAIQUIRIS
WIFI
ZONE
MAYAN
MIX & MATCH
4 PACK
SELVA & Co.
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Description

ALCO214-1 Emma Selva
PRIME OCEANFRONT DEVELOPMENT OPPORTUNITY, South Hotel Zone

A collection of five adjoining lots totaling 11,426.27 m², located directly on the beachfront in Cozumel. The property offers both road and sea access, along with mixed-use commercial zoning, making it ideal for a hotel, condominium, or commercial development in one of the island's premier coastal locations.

The lots may be purchased as a complete package or in selected sections, providing flexibility for a variety of development opportunities.

FEATURES
Direct beachfront location
Mixed-use commercial zoning

Total area: 11,426.27 m²

Site coverage (COS): 70%

Floor Area Ratio (CUS): 1.8

Maximum height: 4 stories or 12 meters

Five adjoining lots

Road and sea access

Ideal for hotel, condominium, or commercial development

DEVELOPMENT PARAMETERS

Minimum lot size: 300 m²

Minimum frontage: 12 meters

Minimum front setback: 4 meters from the property line along the roadway

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 full portfolio acquisition.

LOCATION

Beachfront commercial macro 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

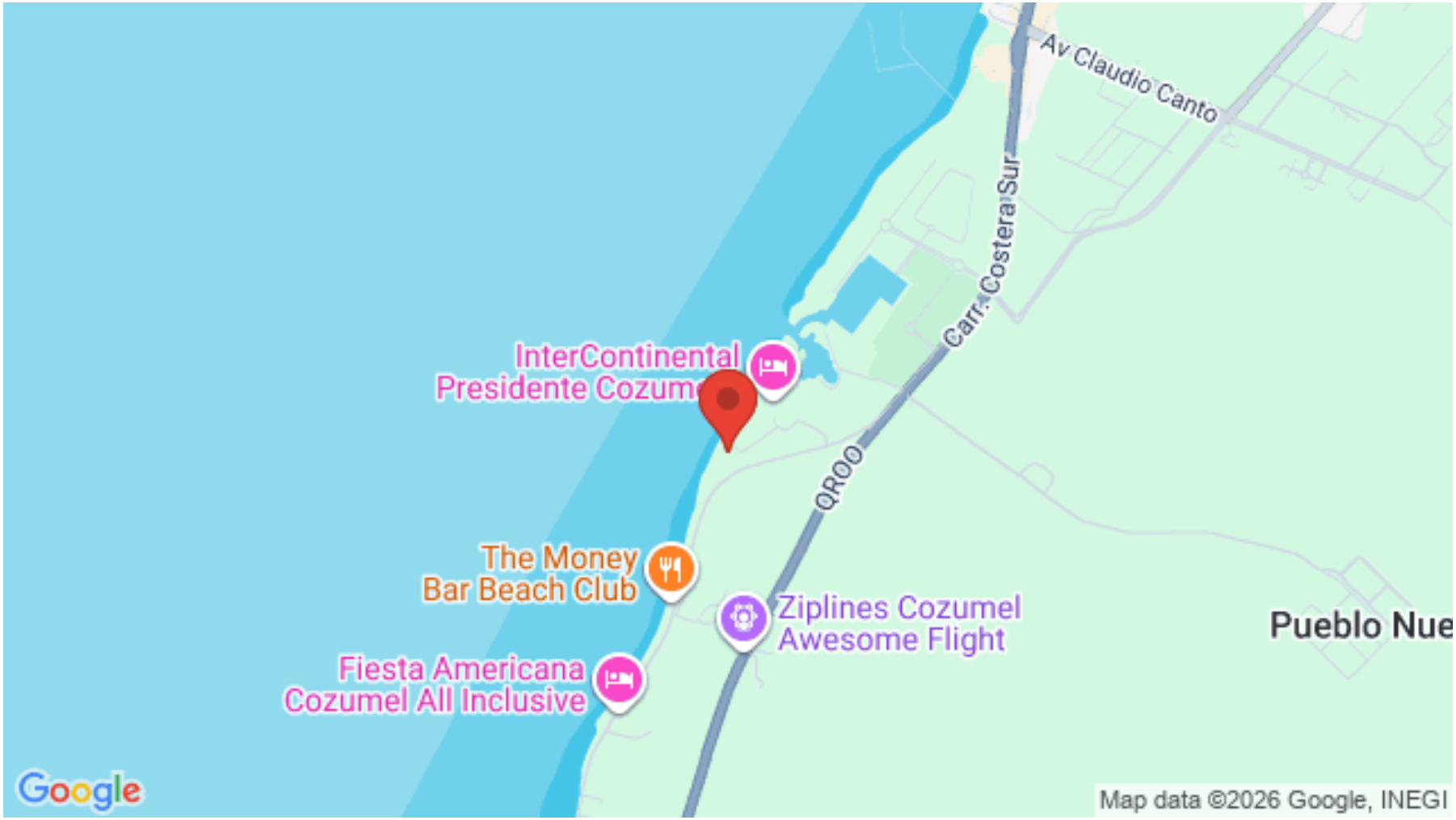
The official price of this property is $115,452,811 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

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


Av Claudio Canto
Carr. Costera Sur
InterContinental
Presidente Cozume
QROO
The Money
Bar Beach Club
Ziplines Cozumel
Awesome Flight
Pueblo Nue
Fiesta Americana
Cozumel All Inclusive
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