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COMERCIAL

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10,000 m²

AV. CLAUDIO CANTO

10,000 m² mixed-use lot, 800 meters from the Puerta Maya, for sale

<i>ID: ALCO215</i>	<i>Location: Cozumel</i>
<i>Zone: 65 Avenue</i>	<i>Type: Land</i>
<i>Land: 10,000 m2 / 107,640.00 ft</i>	<i>Land ha: 1.00 ha / 2.47 ac</i>
<i>Land use: Mixto</i>	<i>CUS: 3</i>
<i>COS: 65</i>	

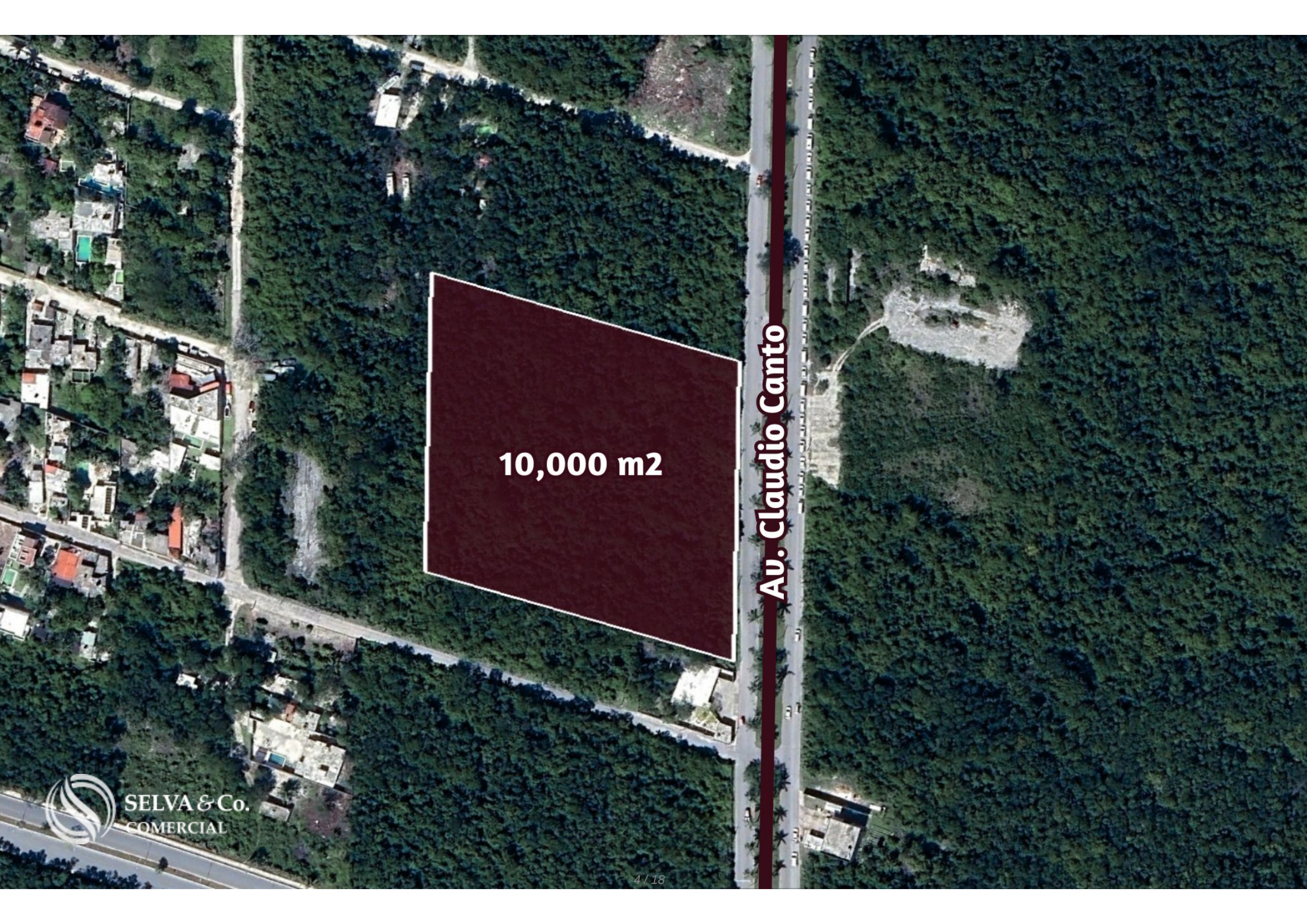


10,000 m2

AV. CLAUDIO CANTO



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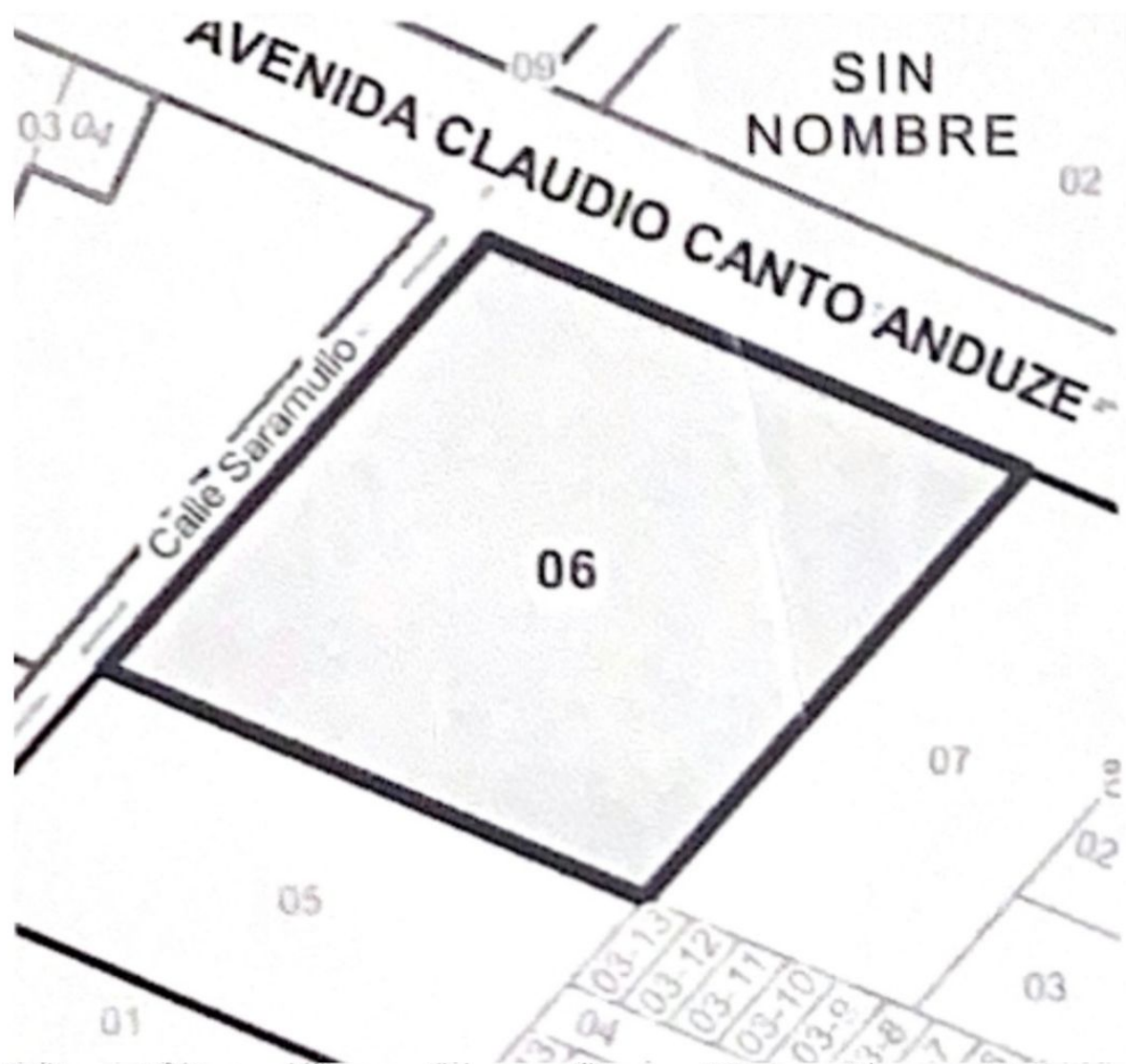


10,000 m2

Av. Claudio Canto



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NORESTE (NORTE):	50.45MTS.	CON AVENIDA CLAUDIO CANTO ANDUZE
SUROESTE (SUR):	50.61MTS.	CON LOTE 02 FRACCIÓN II
SURESTE (ESTE):	98.85MTS.	CON LOTE 01 FRACCIÓN I
NOROESTE (OESTE):	100.00MTS.	CON CALLE CAIMITO



**Terminal Maritima
Puerta Maya**

**Mayan Plaza
Shopping Mall**

**Terminal Maritima
Puerta Maya**

**Royal Village
Shopping Center**



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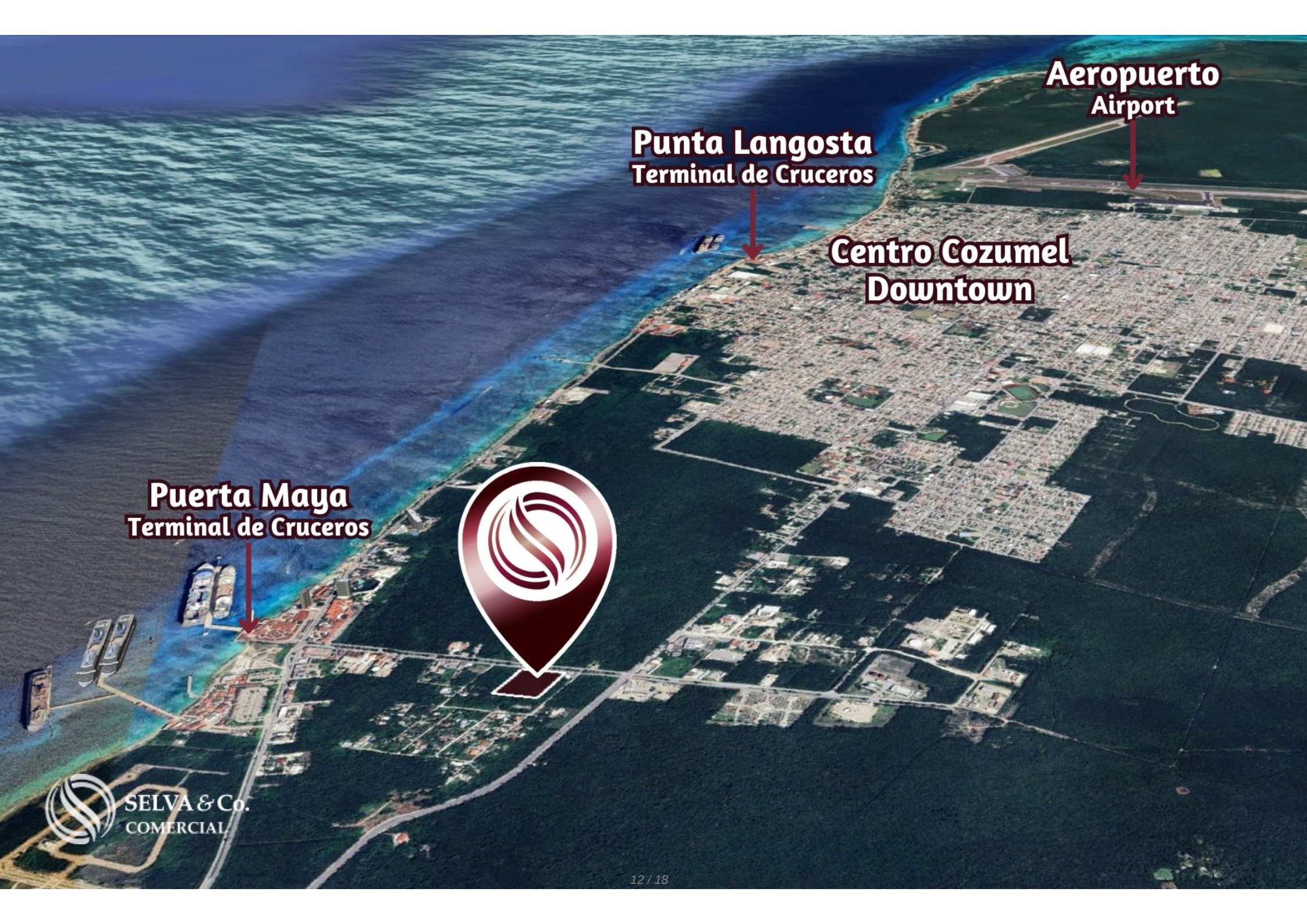
Playa Cercana
Near Beach

Terminal Maritima



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**Aeropuerto
Airport**

**Punta Langosta
Terminal de Cruceros**

**Centro Cozumel
Downtown**

**Puerta Maya
Terminal de Cruceros**



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Description

ALCO215 Emma Selva

10,000 m² mixed-use lot, 800 meters from the Puerta Maya, for sale

10,000 m² lot is located on Claudio Canto Avenue, just 800 meters from the Puerta Maya Ferry Terminal, one of Cozumel's main cruise ship arrival points.

Surrounded by restaurants, shops, bars, car rental agencies, and tourist services, this property offers an outstanding location for commercial, service, or mixed-use development.

FEATURES

Total area: 10,000 m²

Commercial and Services zoning

Frontage on Claudio Canto Avenue

Excellent access and connectivity

High tourist and vehicle traffic

Surrounded by commercial businesses and tourist services

Convenient access to the island's main roadways

DEVELOPMENT PARAMETERS

Density: 100 residential units per hectare

Maximum Site Coverage (COS): 65%

Maximum Floor Area Ratio (CUS): 3.0

Maximum height: 6 stories or 21 meters

LOCATION

Mixed-use land for sale in Huertos Familiares, Cozumel, Quintana Roo, Mexico.

11-minute walk to Puerta Maya Ferry Terminal

20-minute walk to the nearest beach.

12 minutes from Downtown Cozumel

15 minutes from Cozumel International Airport

PROPERTY STATUS

Title deed, legal certainty

OFFICIAL PRICE

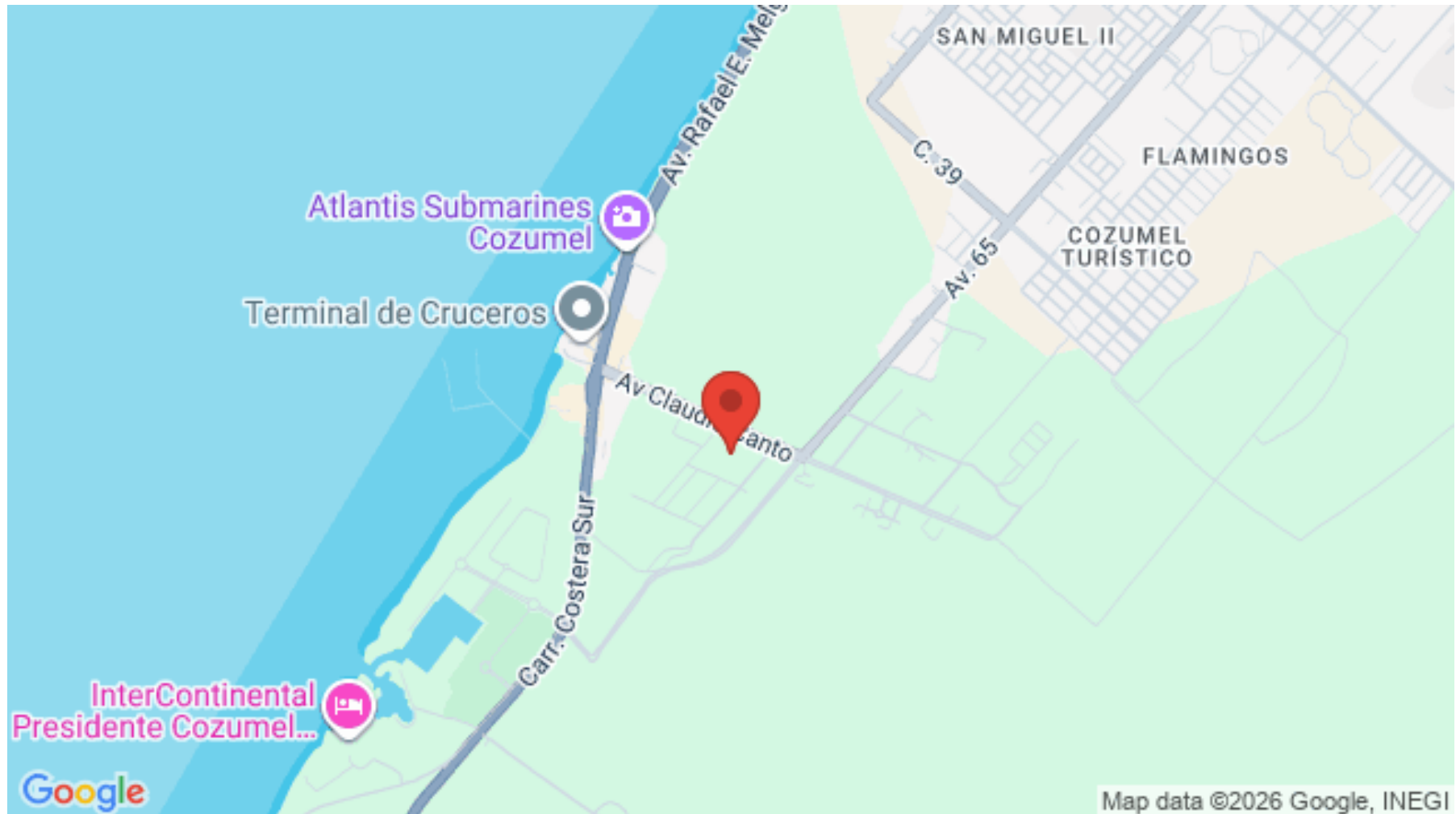
The official price of this property is \$20,000,000 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

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





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MX 984 803 2058 / US 805 308 2900

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