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**65 avenida**

**Av. Zamna**

**1,785 m2**



# 1,785 m<sup>2</sup> mixed-use macro lot on 65th Avenue, for sale

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| <i>ID: ALCO216-1</i>                 | <i>Location: Cozumel</i>          |
| <i>Zone: Maravilla</i>               | <i>Type: Land</i>                 |
| <i>Land: 1,785 m2 / 19,213.74 ft</i> | <i>Land ha: 0.18 ha / 0.44 ac</i> |





65 avenida

Au. Zamna



1,785 m2



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An aerial photograph showing a property with a road and surrounding buildings. The property is a large, rectangular plot of land, mostly covered in dense green trees. To the left of the property is a road with a yellow curb. To the right is a large, open, sandy area. The surrounding area includes various buildings, some with red roofs, and a parking lot with several cars. The text "65 avenida" is overlaid on the image.

**65 avenida**

**Superficie  
total:  
1,785 m2**















An aerial photograph of a city intersection. A large, irregularly shaped plot of land is highlighted in a dark red color with a white border. The plot is situated at the corner of a street intersection. To the left of the plot is a curved road with a median. To the right is a large, dense green area, possibly a park or forest. The surrounding area includes residential buildings with red roofs and parked cars on the streets.

**Opción de venta  
superficie total:  
3,888.92 m2**



## Malecón de Cozumel Cozumel Sea Boardwalk



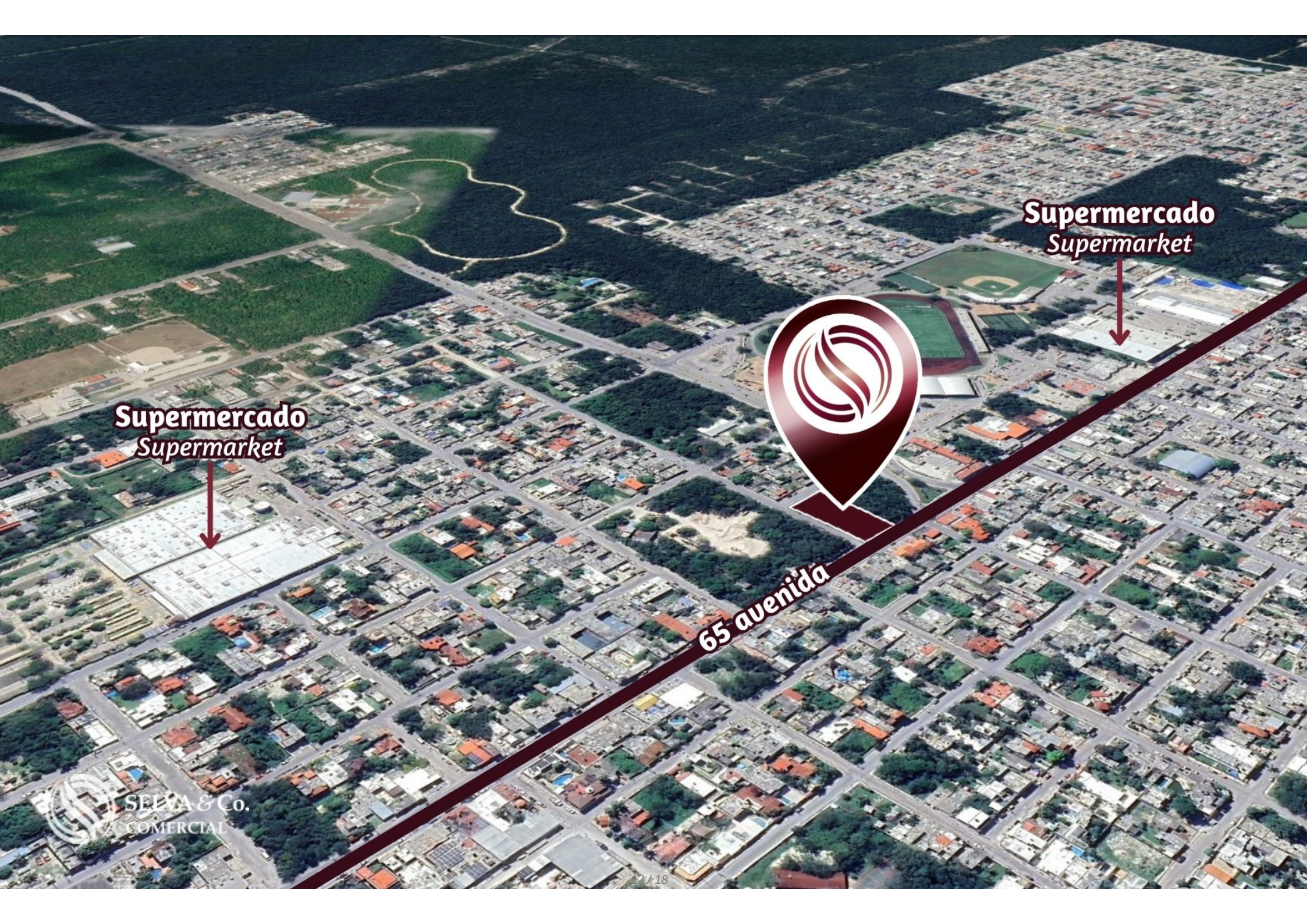


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## Malecón de Cozumel Cozumel Sea Boardwalk





**Supermercado  
Supermarket**

**Supermercado  
Supermarket**

**65 avenida**

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## Description

ALCO216-1 Emma Selva

1,785 m<sup>2</sup> mixed-use macro lot on 65th Avenue, for sale

Mixed-use macro lots located on 65th Avenue, one of Cozumel's busiest thoroughfares. With generous land areas and flat topography, these properties offer multiple possibilities for residential, commercial, or development projects, with convenient access to Andrés Quintana Roo Avenue and the waterfront boulevard.

### PROPERTY FEATURES

Zoning: Mixed-use

Topography: Flat

Frontage on 65th Avenue

Paved streets



## PURCHASE OPTIONS

Parcel 1: 1,785 m<sup>2</sup>

Parcel 2: 2,104 m<sup>2</sup>

Both parcels may be purchased individually or together, allowing for a larger combined land area suitable for a larger-scale development project.

## DEVELOPMENT PARAMETERS

Permitted density: 100 residences per hectare, equivalent to up to 250 rooms

Maximum COS: 65% of the total lot area

Maximum CUS: 300% of the total lot area

Maximum height: 6 levels, not exceeding 21 meters above sidewalk level

## LOCATION

Mixed-use macro lot for sale in Maravilla, Cozumel, Quintana Roo, Mexico.

400 meters walking distance from the nearest supermarket



500 meters walking distance from Bicentenario Sports Complex  
30-minute walk to Rafael E. Melgar Avenue (Downtown Cozumel)

## PROPERTY STATUS

Title deed, legal certainty

## OFFICIAL PRICE

The official price of this property is \$7,500,000 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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