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COMERCIAL

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65 avenida

Av. Zamna

2,103.92 m2

2,104 m² mixed-use macro lot on 65th Avenue, for sale

<i>ID: ALCO216-2</i>	<i>Location: Cozumel</i>
<i>Zone: Maravilla</i>	<i>Type: Land</i>
<i>Land: 2,104 m2 / 22,647.46 ft</i>	<i>Land ha: 0.21 ha / 0.52 ac</i>

65 avenida

Au. Zamna



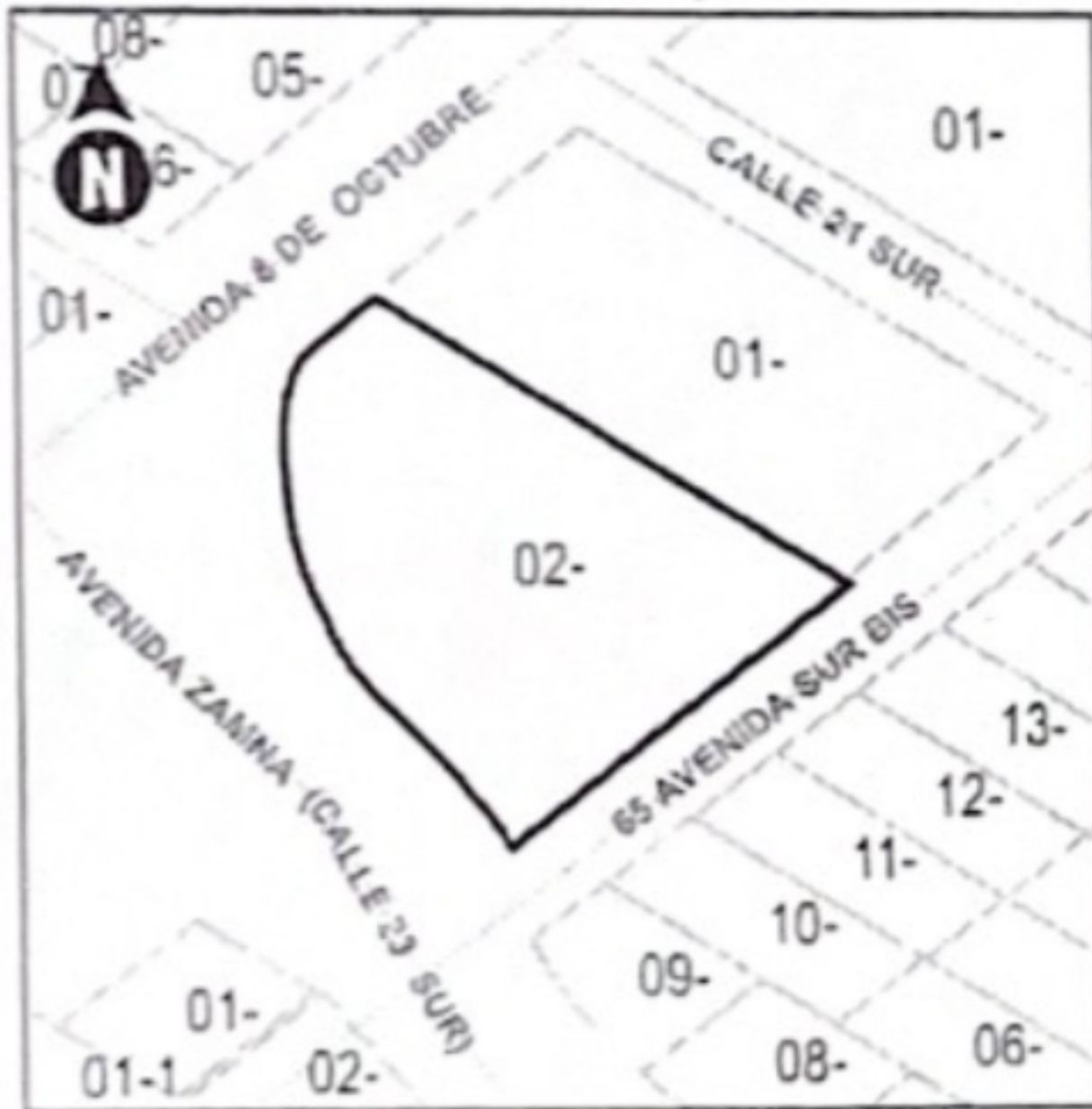
2,103.92 m2



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An aerial photograph of a city intersection. A large, dark red, irregularly shaped polygon is overlaid on the image, highlighting a specific plot of land. The plot is located at the corner of a street intersection, adjacent to a large, dense green area. The surrounding area includes buildings, roads, and other green spaces.

**Superficie
total:
2,103.92 m2**





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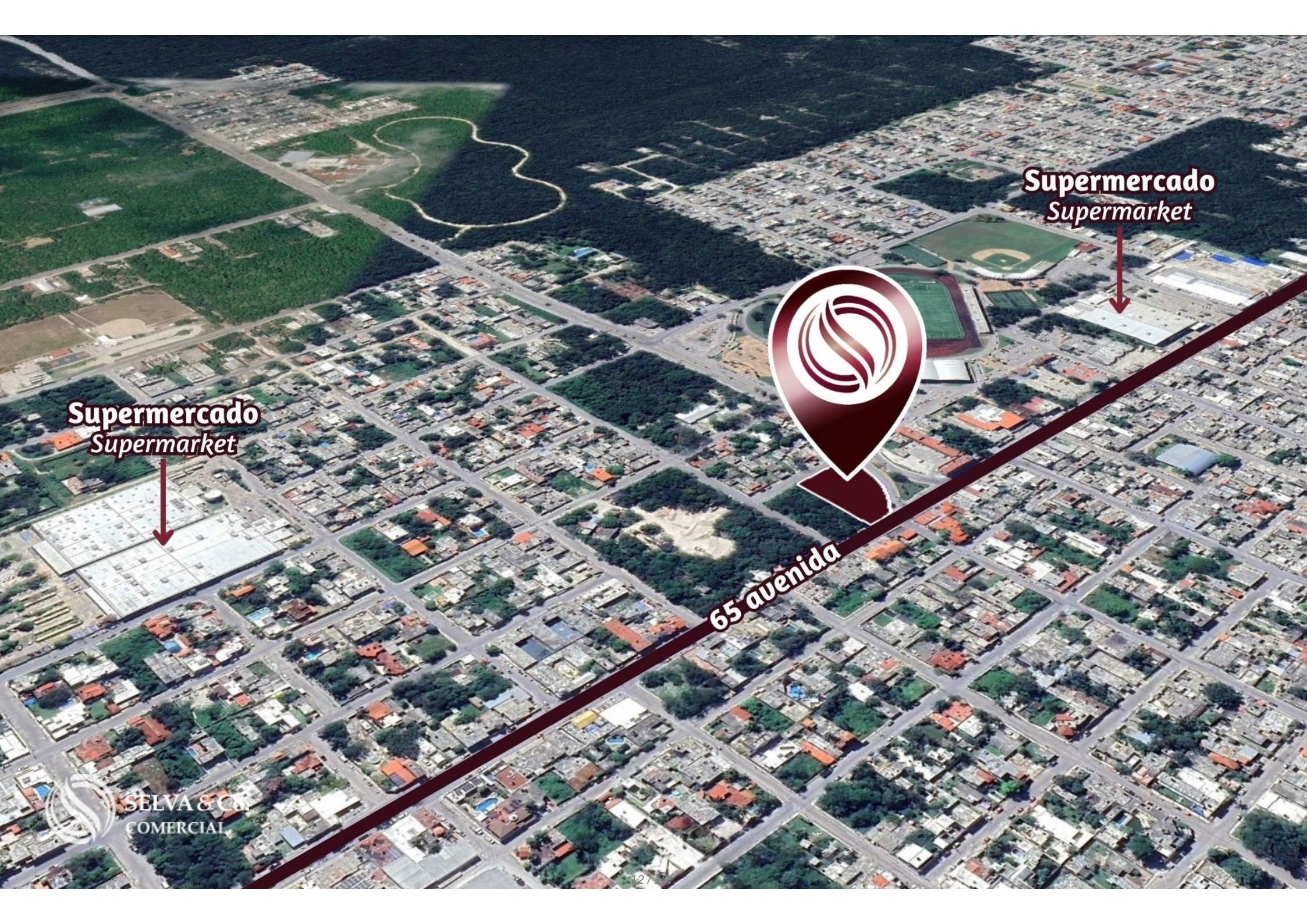


An aerial photograph of a city intersection. A large, irregularly shaped plot of land is highlighted in a solid dark red color. The plot is located on the right side of the intersection, adjacent to a road that curves around a green area. The surrounding area includes residential buildings with red roofs, a large green field, and a road with several cars. The text "Opción de venta superficie total: 3,888.92 m2" is overlaid on the red plot.

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

Malecón de Cozumel Cozumel Sea Boardwalk





**Supermercado
Supermarket**

**Supermercado
Supermarket**

65 avenida

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Description

ALCO216-2 Emma Selva

2,104 m² 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 m²

Parcel 2: 2,104 m²

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 \$8,500,000 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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