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# Full level office for sale in Puerto Cancun Zone, Luxury building

<i>ID: MLS-ACCA200-3</i>	<i>Location: Cancún</i>
<i>Type: Local</i>	<i>Construction: 2,600 m2 / 27,986.40 ft</i>
<i>Rooms: 1</i>	





## Salón de usos múltiples.



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Nilda Puerto García



## Atrio lounge.



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RENDER CONCEPTUAL

Projeto Arquitetural



Baños comunes.



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Área de coffee break.



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RENDERS CONCEPTUAL

Stúdio Prático Cascaes







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Atrio lounge.



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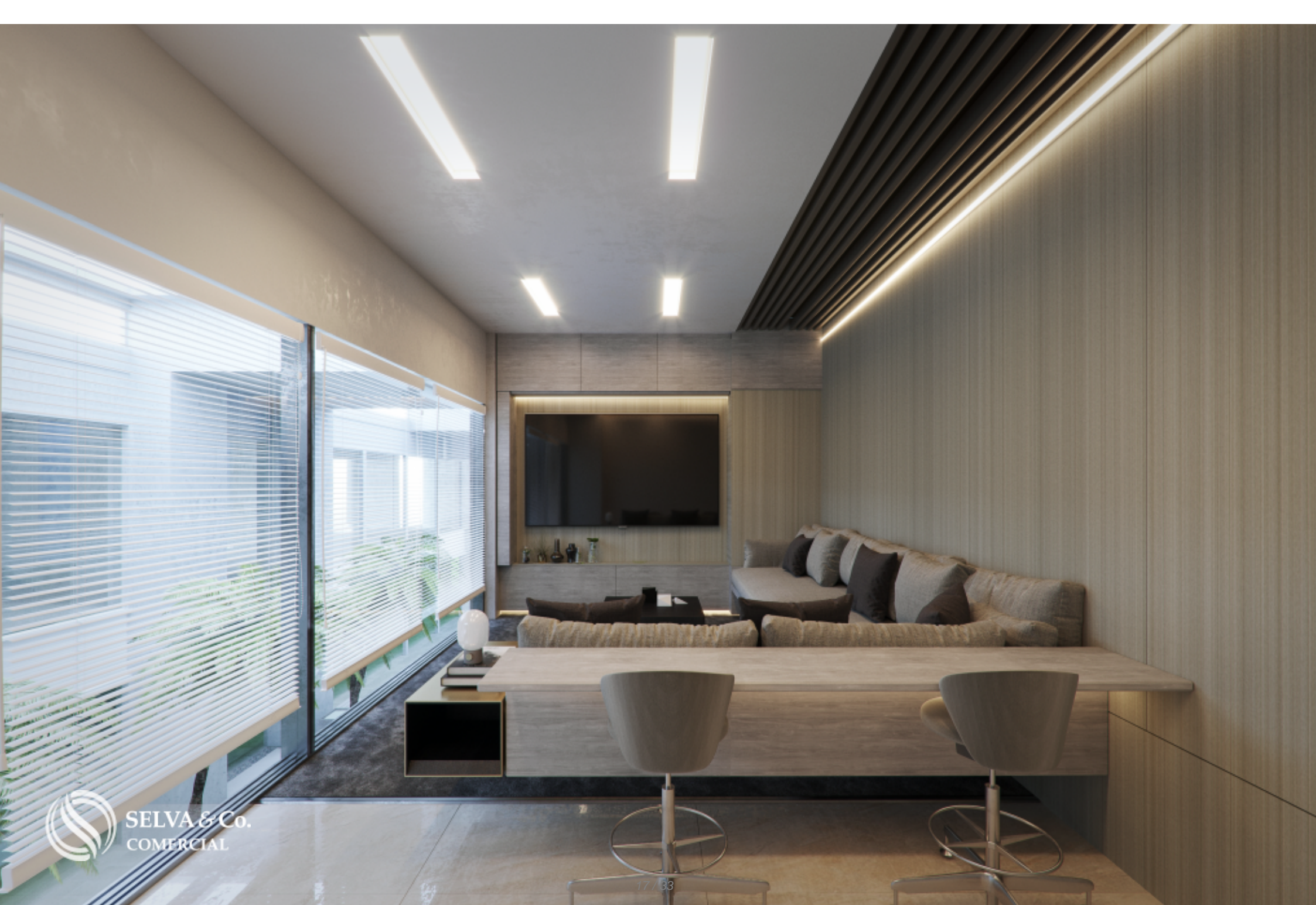




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*Ubicado estratégicamente donde el mar y la ciudad se fusionan*



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/ Puerto Cancún

Una comunidad que ofrece un estilo de vida único con diferentes distritos rodeados de playa, marina, campo de golf, aldea deportiva, boutiques, restaurantes, cines y entretenimiento.

Dentro de este complejo de usos mixtos con una superficie de 327 hectáreas, se desarrollan los más imponentes proyectos residenciales del sureste, convirtiéndolo en el escenario del renacimiento inmobiliario de Cancún.



## Prototipo oficina corporativa.



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RENDER CONCEPTUAL

Roberto Pantoja

## Sala de juntas.



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## Sala de videoconferencia.

Ida Puerto Cancun

Vistas espectaculares.



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PODOPOLYMER BEA REAL

Ida Puerto Cancun



## Description

MLS-ACCA200

Full level office for sale in Puerto Cancun Zone, Luxury building

Offices of different dimensions to suit your needs in the best location in Cancun between Puerto Cancun and the Hotel Zone.

A mixed-use project located within Puerto Cancún, a luxury Community with

Marina and Golf Course, with the greatest added value and safety in the area

With an emblematic design and an iconic facade, this property offers two levels of commercial premises and four levels of exclusive offices.

In addition, its privileged location gives it spectacular views towards a golf course, the ecological reserve in the area, partial views of the ocean and one of the most important avenues in the city.

Cancun International Airport (Only 20 minutes 20 km from the offices for sale in



Puerto Cancun Zone): Mexican airport with more international arrivals, with direct flights to the most important destinations in the world and more than 23 million passengers a year.

Benito Juárez (Cancún) is the municipality with the largest population in the state.

The municipality of Benito Juárez will have population growth of 302,822 people for the period from 2015 to 2030, which represents an accumulated growth of 41%.

## Project Benefits

Functionality: Aesthetic and functional facade focused on hermeticity and energy saving.

Design: Design of the renowned Pozas Arquitectos office.

Views: Spectacular views towards Puerto Cancun, the ecological reserve and Av. Bonampak



Connectivity: Direct connection to the main arteries of the city.Immediate access to public transport.

Amenities:

Lobby with reception for visitor access.

3 high speed elevators.

1 service elevator.

Storage spaces for sale.

Covered and assigned parking.

Sustainability: The most efficient A / C technology on the market.

LED lighting.

Security: CCTV. Controlled access. 24 hour security.

Boardroom

Videoconference Room

Atrium Lounge

Employee dining room



Multipurpose room

Coffee break area

Common bathrooms

Puerto Cancun Community: Strategically located where the ocean and the city merge. A community that offers a unique lifestyle with different districts surrounded by beach, marina, golf course, sports village, boutiques, restaurants, cinemas and entertainment.

Pre construction Offices for sale in Cancun, Puerto Cancun Zone Delivery date:

July 2021.

Costs from 47,000 to 55,000 MXP per m2 depending on the location, the price calculated for this publication was MXP 55,000 per m2.

Offices for sale in Puerto Cancun Zone.

180m2 9'900,000 Pesos (508,000 USD)



222m2 12?210,000 Pesos (626,000 USD)

349m2 19?195,000 Pesos (985,000 USD)

Full level office: 2,600m2 143'000,000 Pesos (7'333,000 USD)

Prices are in pesos, the exchange rate used for this publication is 19.5 pesos per US dollar)

## Location







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