

SPĪRIT CONDOS

— 1990 —

PLAYA DEL CARMEN



PLAYA DEL CARMEN

Life that transforms

Enjoy a life between tropical landscapes of white sand and beaches with turquoise blue water.

Experience the particular lifestyle that this destination offers such as beaches, cenotes, archaeological zones, restaurants and theme parks wrapped in an ideal climate to live in eternal vacations.





DISTANCES



- 55 min. - Downtown Cancun
- 45 min. - Cancun Airport
- 39 min. - Grand Outlet Mall
- 30 min. - Puerto Morelos
- 37 min. - Ruta de los Cenotes
- 15 min. - Xcaret
- 30 min. - Cozumel
- 25 min. - Puerto Aventuras
- 27 min. - Xpu Ha
- 33 min. - Akumal
- 38 min. - Chemuyil
- 60 min. - Tulum
- 88 min. - Cobá
- 97 min. - Sian Ka'an










SERVICES NEARBY

Located in the **new Esmerald zone** of Playa del Carmen

 5 minutes from 5th avenue and 10 minutes from the beach

 **5th Avenue**
Find a wide variety of **restaurants, cafes, bars and boutique shops**

 **38th Street**
Known as the most famous culinary street in Playa del Carmen.

- | | |
|---|---|
|  Hospital |  Shopping Mall |
|  Supermarket |  Beach Clubs |
|  Gas Station | |





FACTORS OF ADDED VALUE

A smart investment

SPIRIT CONDOS 1990, will offer a unique and different concept in the area that will give added value to your investment, since it offers **"Turnkey"** units and with the developer's own designs.



✓ **Pre-sale: Capital gains and guaranteed performance.**

Property value increases as construction progresses.



✓ **Strategic location: Emerald Zone**

Exponential growth and development a few steps from the beach and the famous 5th avenue.



✓ **Accessibility to world-class areas:**

- Pueblos mágicos
- Archaeological zones
- Natural reserves



✓ **Income and history for vacation rentals:**

Access to management and advice on property administration for vacation rentals.



ABOUT DEVELOPER

VANATAN is a company dedicated to vacation rentals in the Riviera Maya and in synergy with a team of designers and architects they give birth to **Spirit Condos 1990**, the third of a series of projects that will revolutionize the experience of living on the beach.

The experience acquired by VANATAN has refined its vision of a property not only as an investment, but as something much more personal and experiential that should result in a memorable lifestyle for those who live it without forgetting that these same characteristics will be an influence of success for the investment.



Architecture

Firm of architects with extensive experience building in the area, we know the type of soil very well and we know how to address the challenges that arise during construction.

The architecture is a “modern ethno” concept, a mix between eco chick and a modern European touch.



Design

We harmonize each space to create a more comfortable stay for you and your future guests.

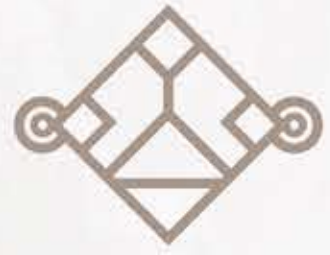
Captivate the exquisiteness in every corner. We integrate premium quality natural elements in the equipment and finishes, pieces from northern Mexico and others imported from Indonesia and Europe.



Experience

We add our experience in vacation rentals to cover all the needs of a property that operates in this business model.

We take care of every detail in the equipment, administration and solving since the construction the main problems that usually arise in maintenance.



ABOUT PROJECT

14 Condos

5 Levels

6 Typologies

2368 ft² of land






SPIRIT CONDOS
— 1990 —

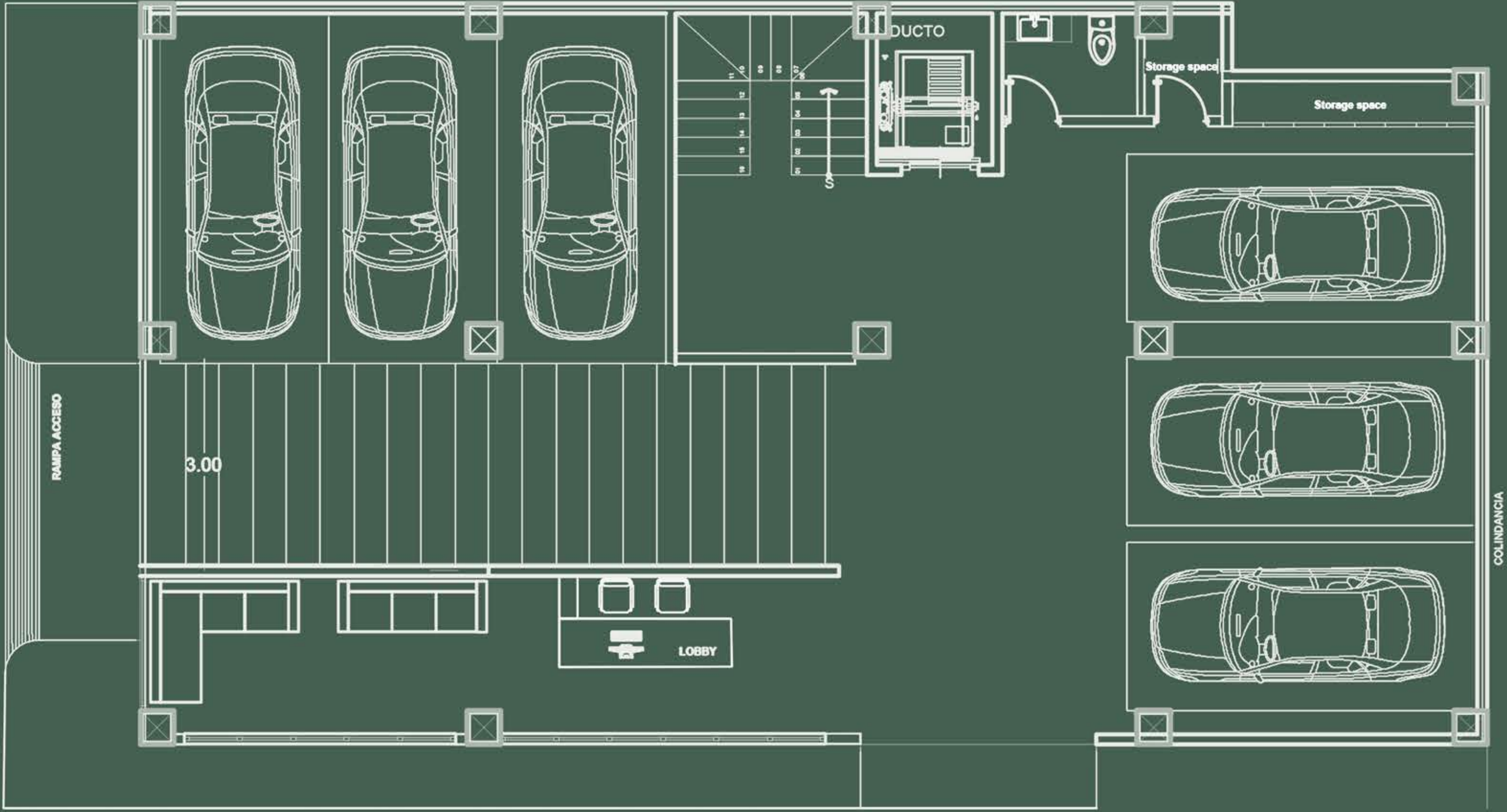
SPIRIT CONDOS





GROUND FLOOR AMENITIES

-  Lobby
-  Reception
-  Elevator
-  Parking



FLOOR LEVEL

Roof

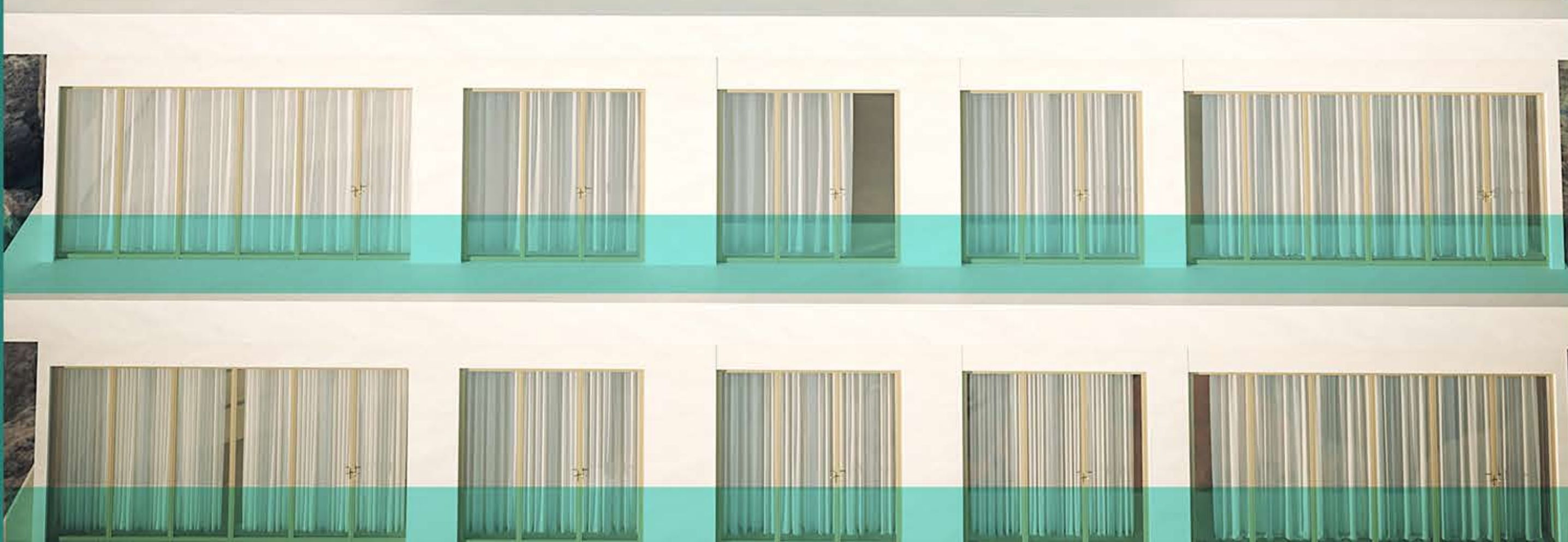
L4

L3

L2

L1

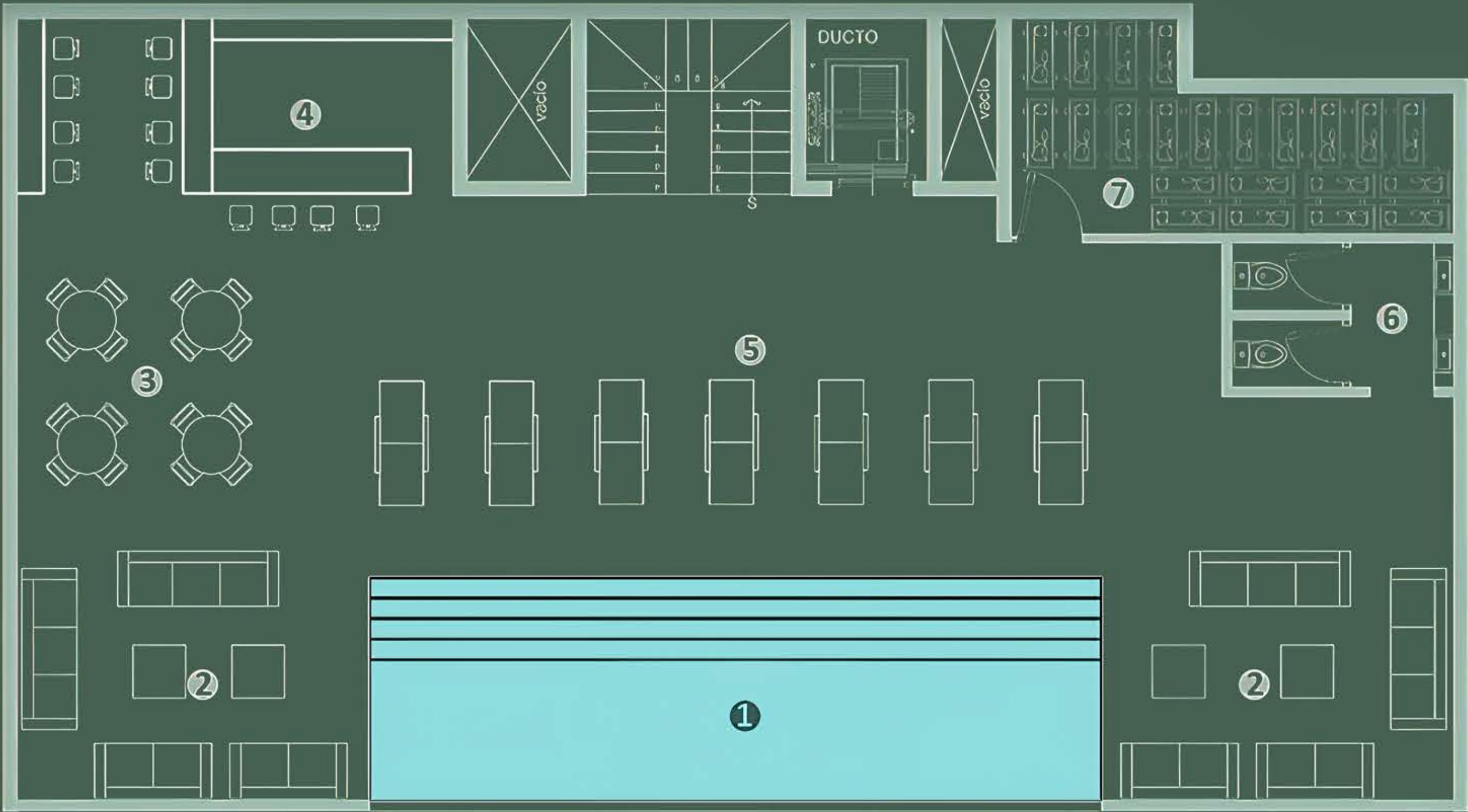
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ROOF TOP AMENITIES

- Terrace Bar
- Grills
- Solarium
- Infinity Pool
- WC

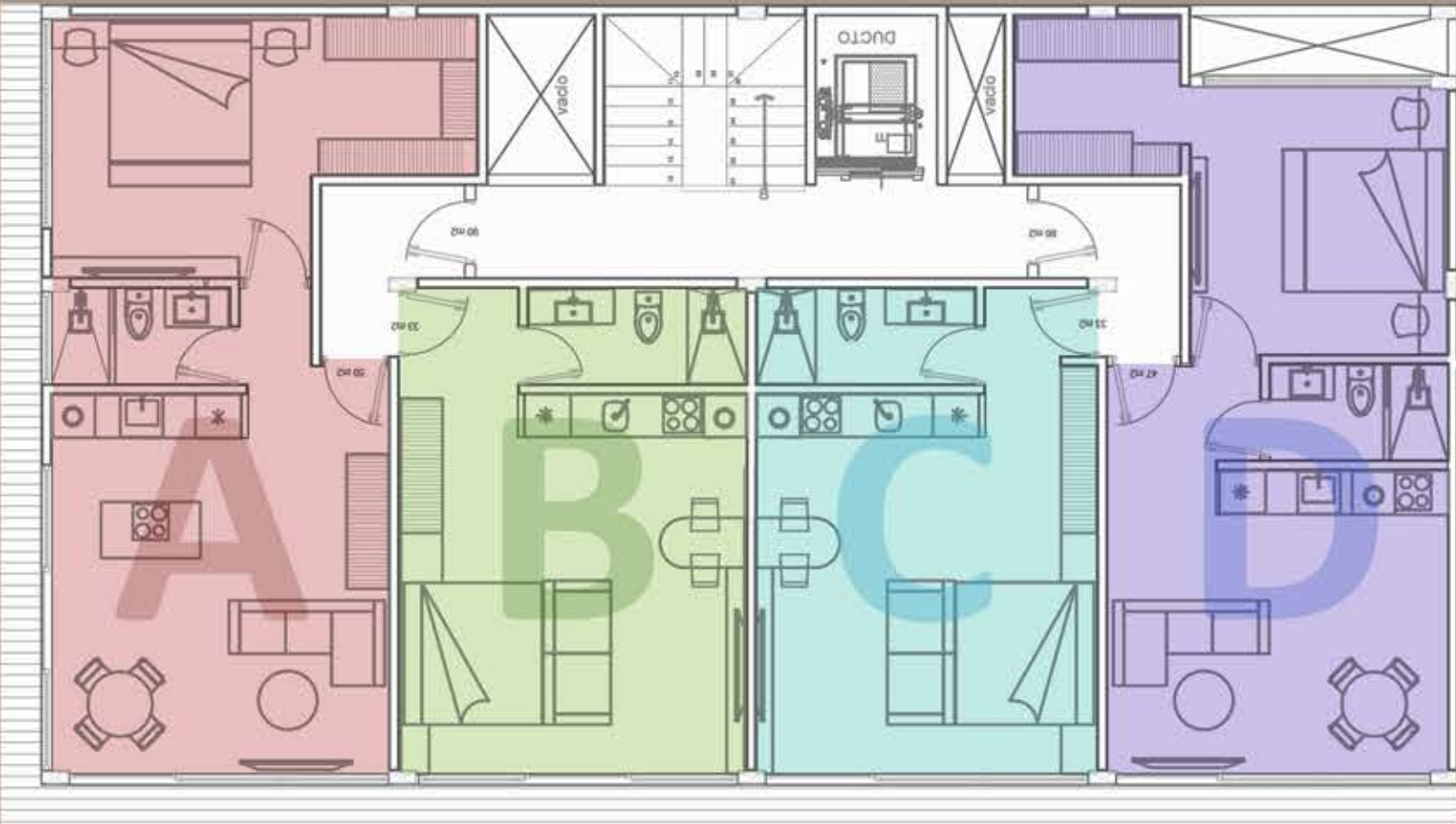


Roof
L4
L3
L2
L1
GF

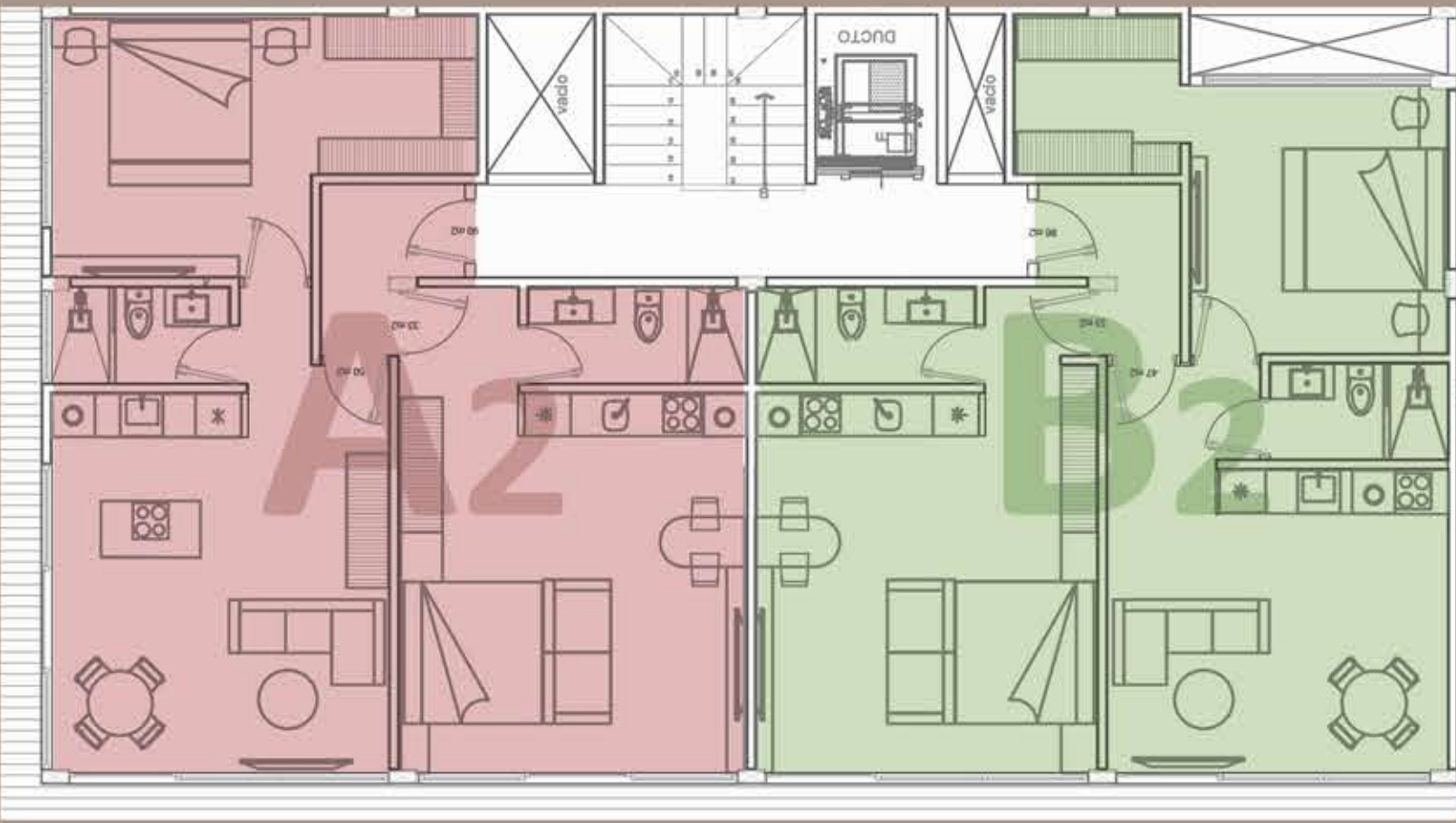
1. Pool
2. Rest area
3. Table area
4. Bar
5. Loungers
6. WC
7. General Facilities

1-2 FLOORS

Option 1



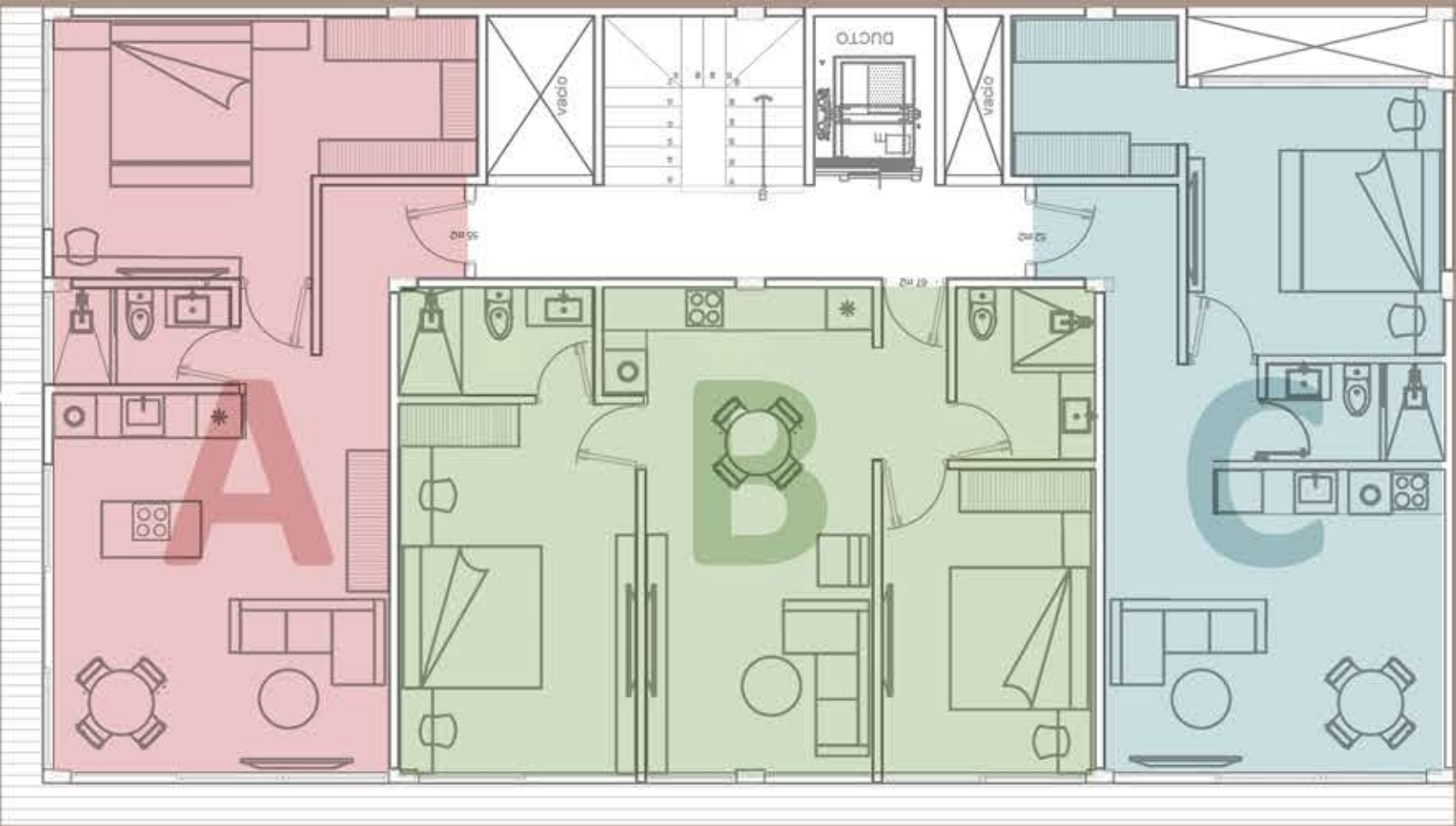
Option 2 LOCK OFF



TYPOLOGIES



3-4 FLOORS





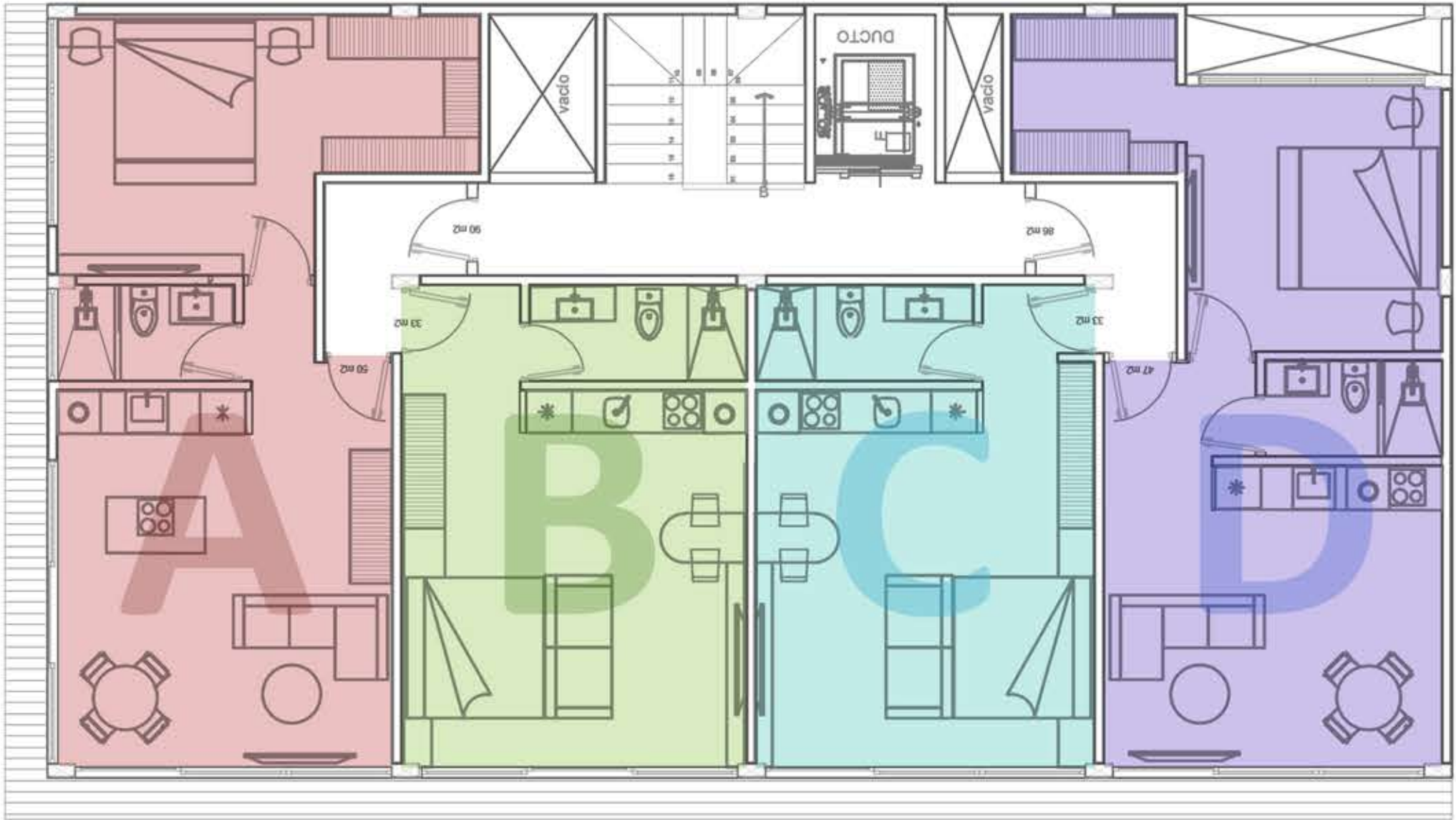
TYPOLOGIES

1-2 Floors

A + B = A2

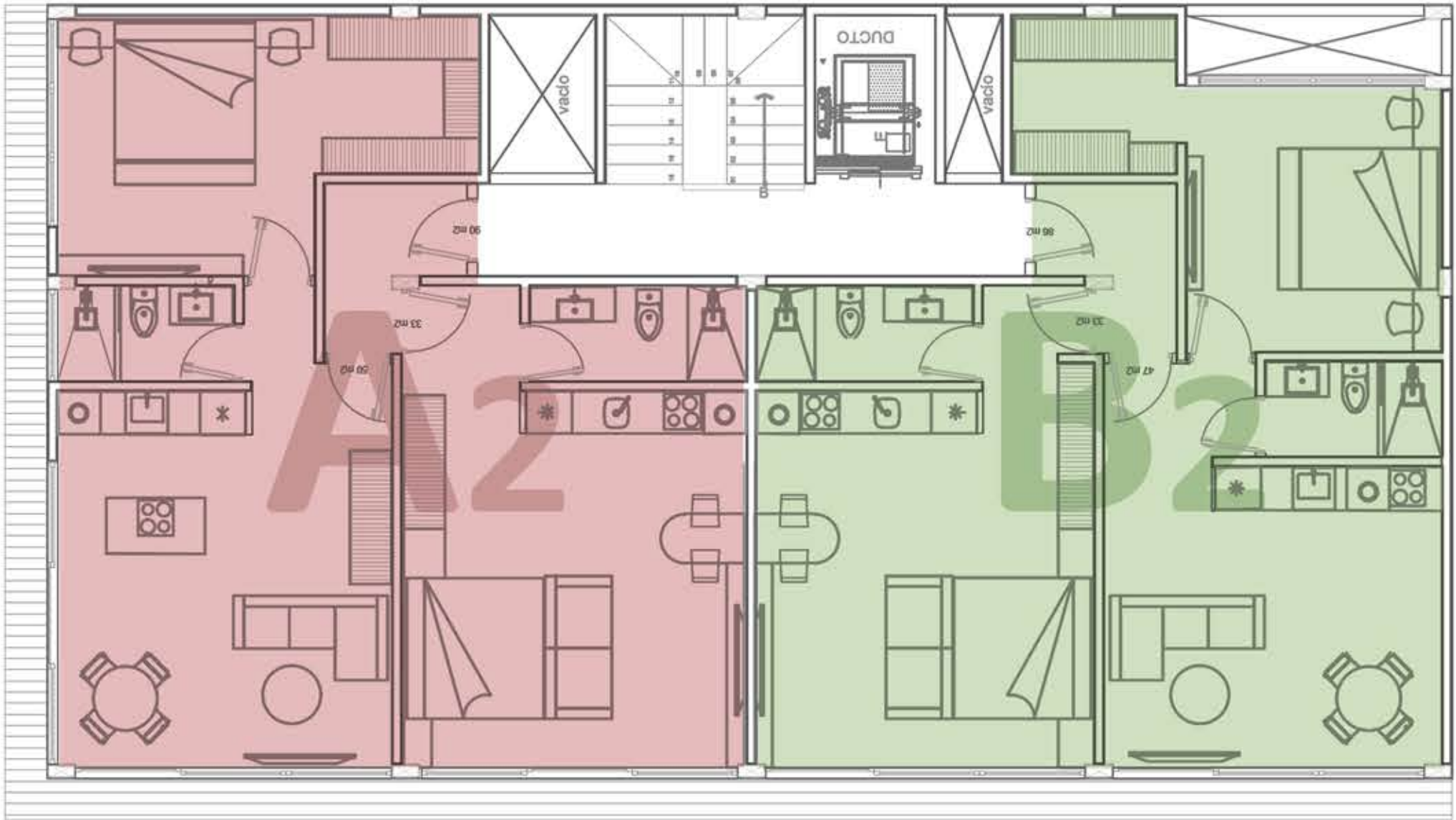
C + D = B2

Option 1



A - 50 m² B - 34 m² C - 34 m² D - 47 m²

Option 2



A2 - 90 m² B2 - 86 m²



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof
L4
L3
L2
L1
GF

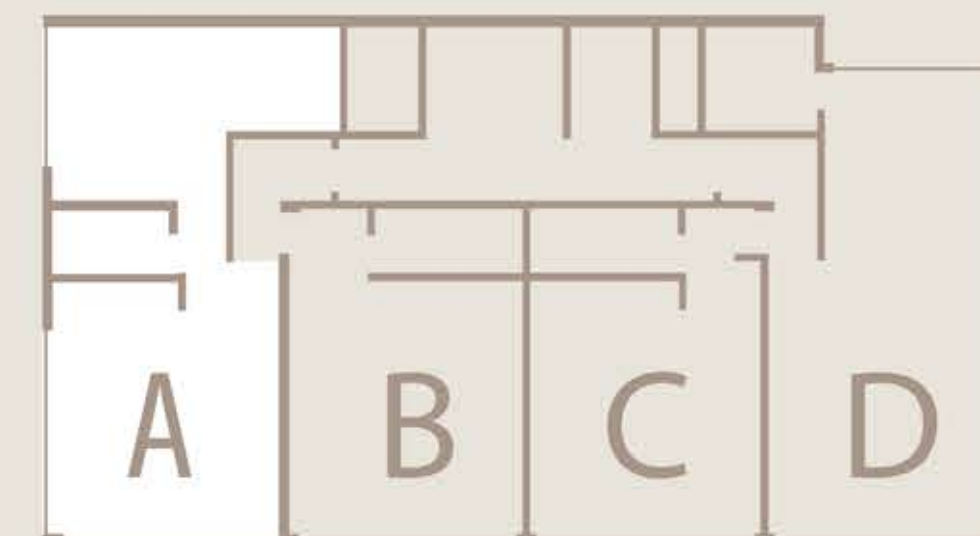
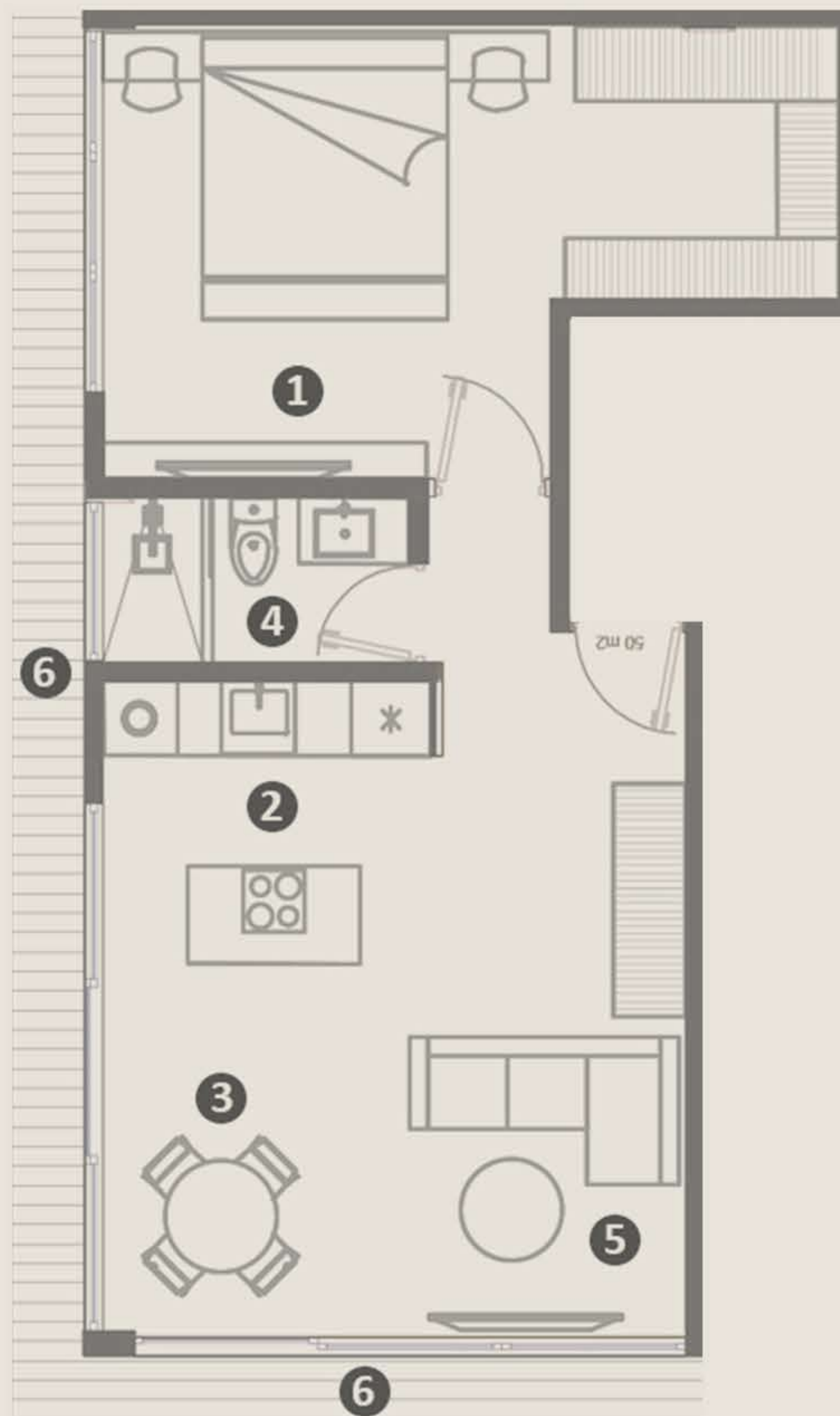


CONDO A

50 m² | 1 Bedroom

Distribution

- 1 Bedroom
- 2 Kitchen
- 3 Dining area
- 4 Bathroom
- 5 Living Room
- 6 Terrace



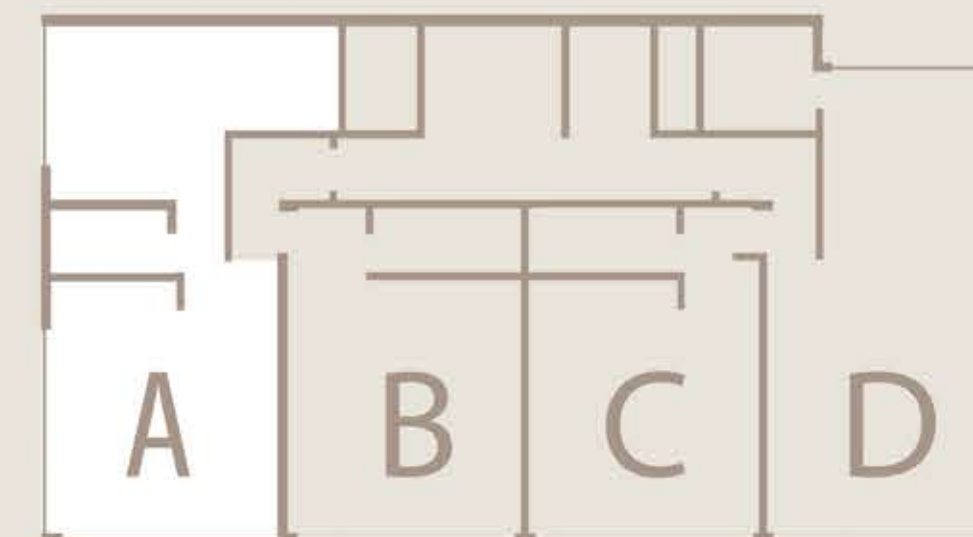


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Distribution

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AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

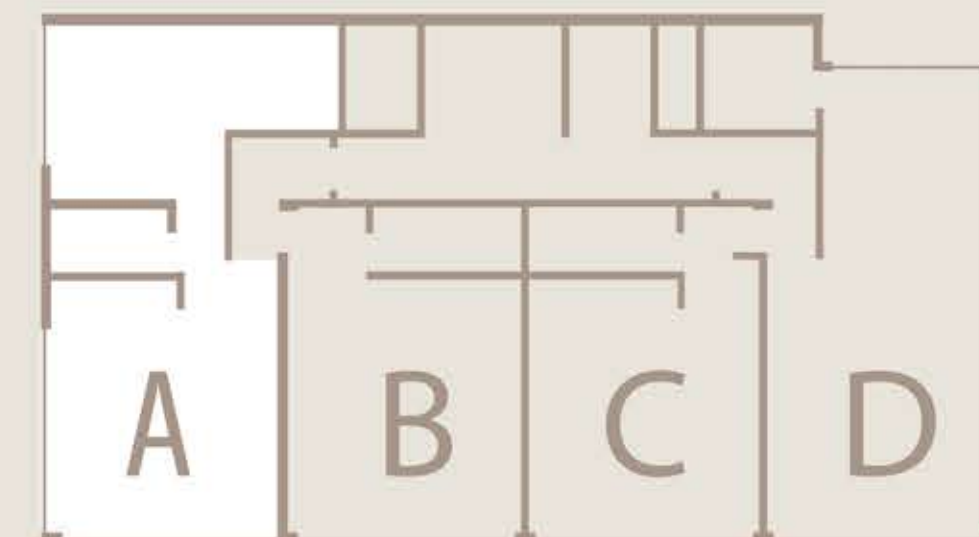


CONDO A

50 m² | 1 Bedroom

Distribution

- 1 Bedroom
- 2 Kitchen
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- 5 Living Room
- 6 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

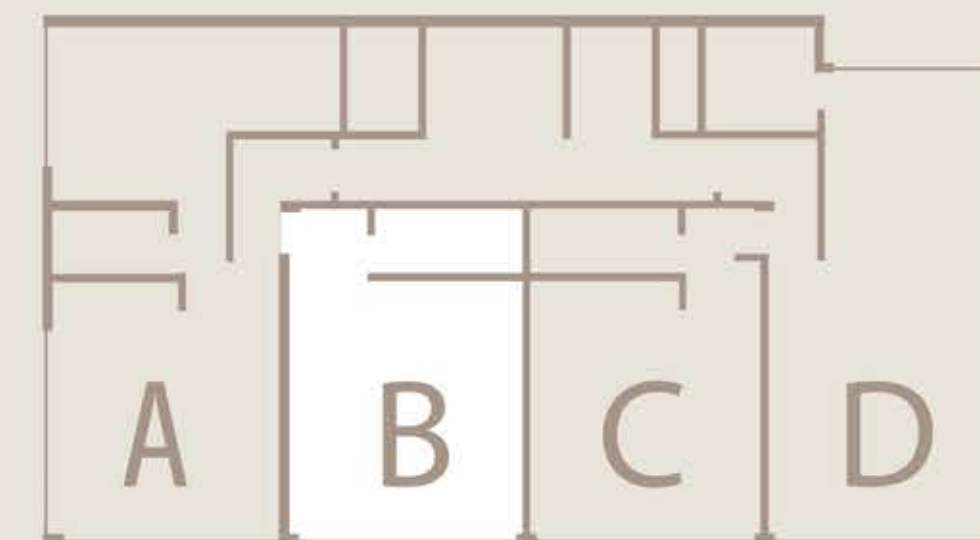
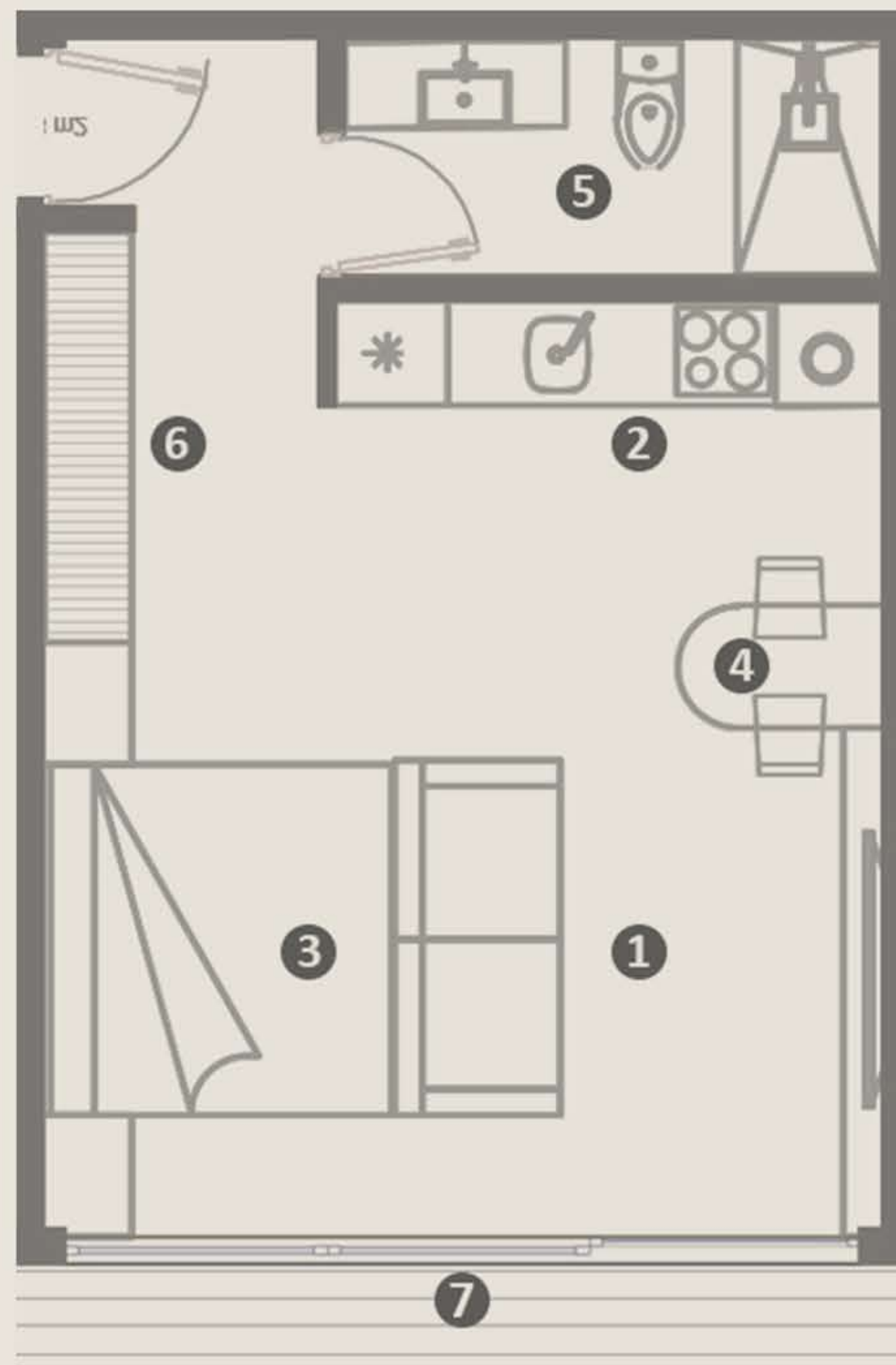


CONDO B

34 m² | 1 Bedroom

Distribution

- ① Living Room
- ② Kitchen
- ③ Bedroom
- ④ Dining area
- ⑤ Bathroom
- ⑥ Closet
- ⑦ Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

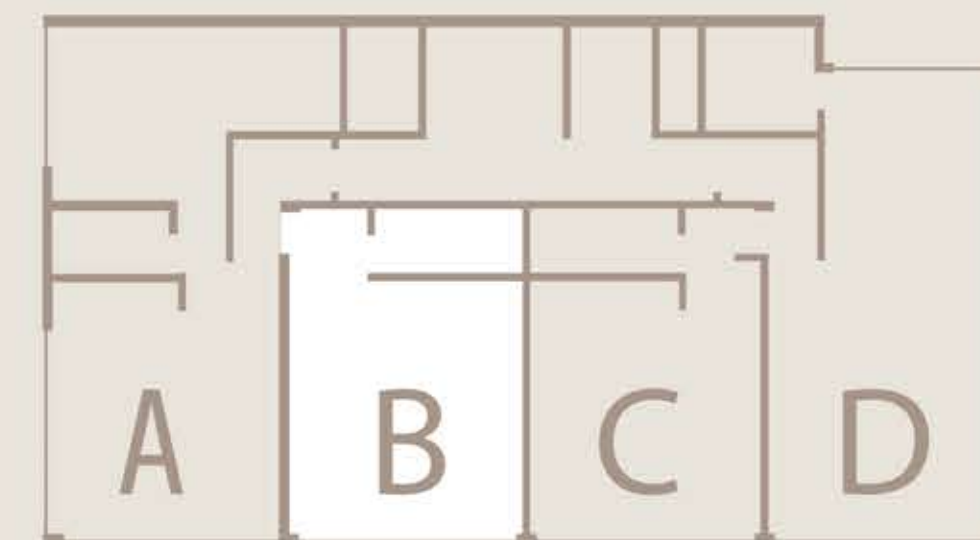


CONDO B

34 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

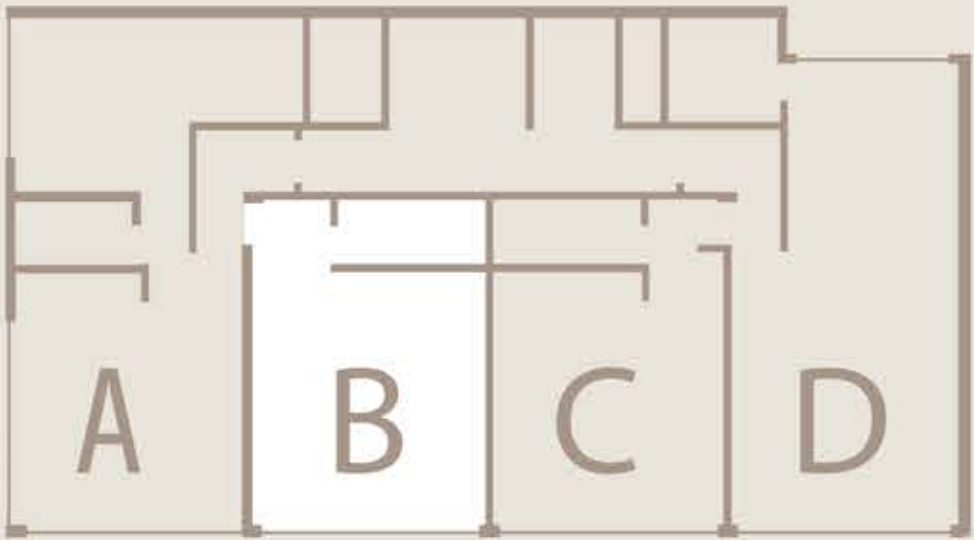


CONDO B

34 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

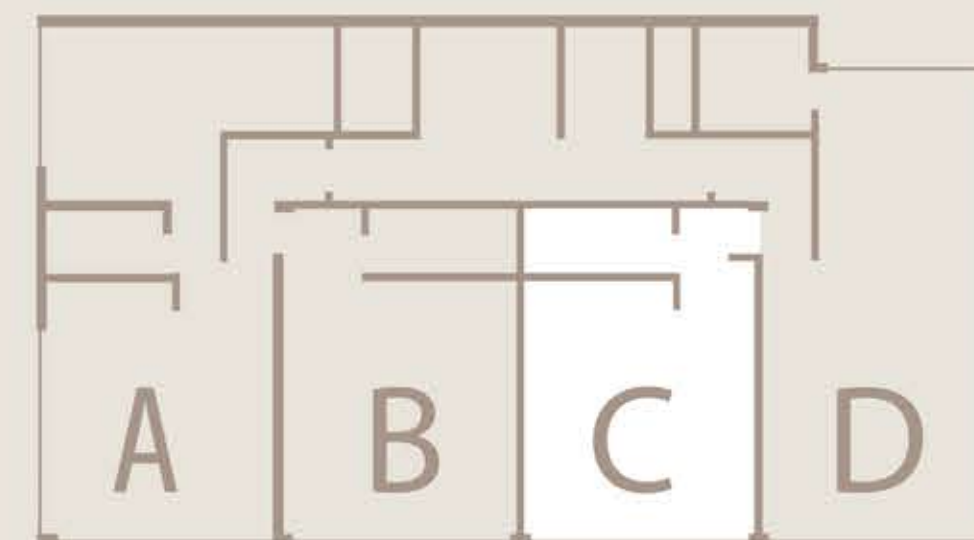
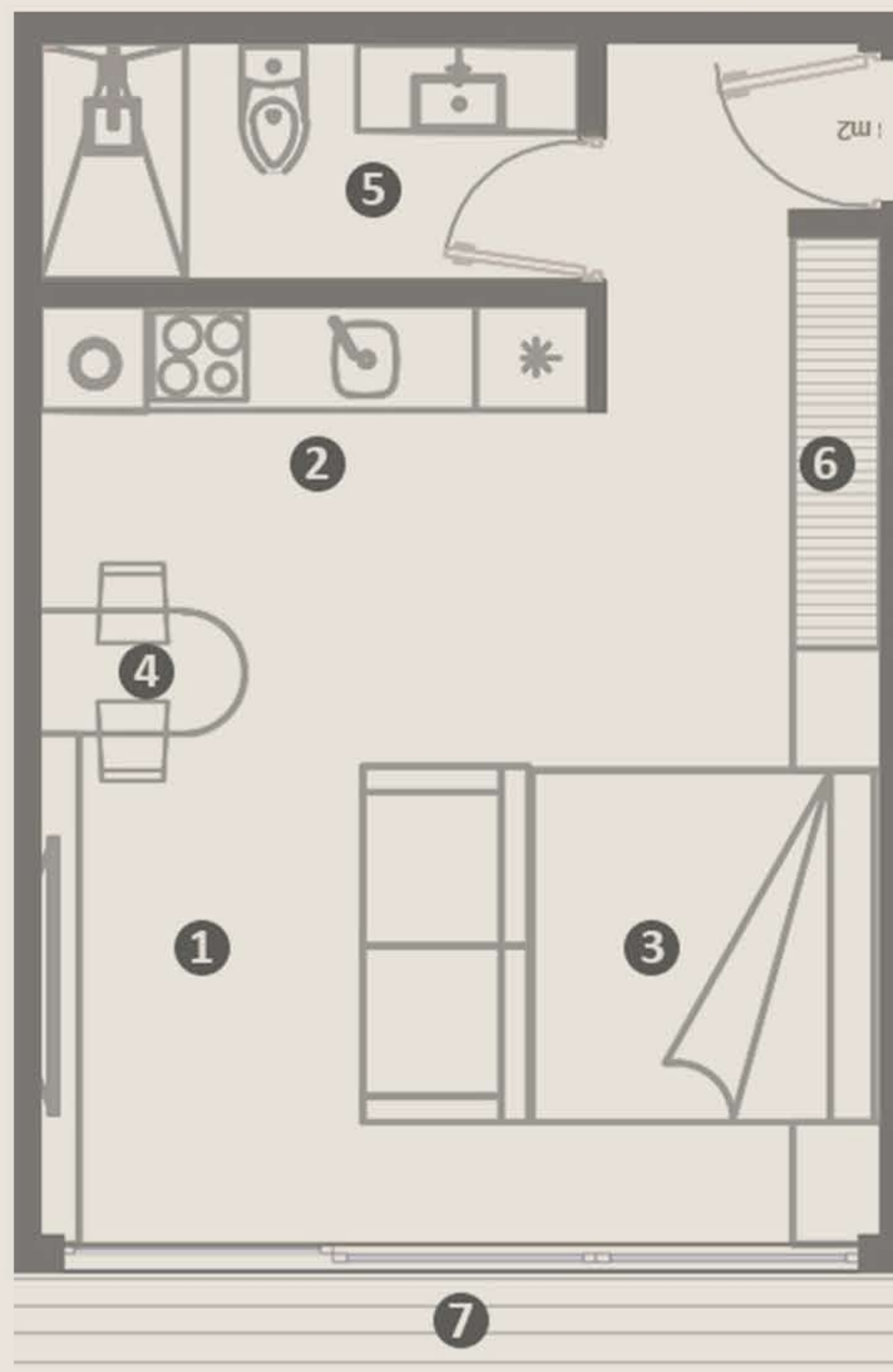


CONDO C

34 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

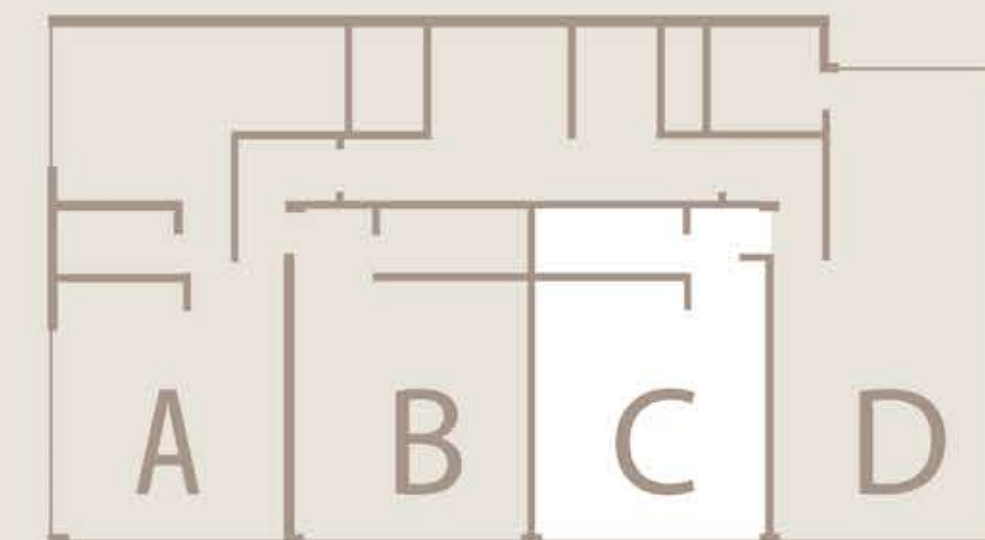


CONDO C

34 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

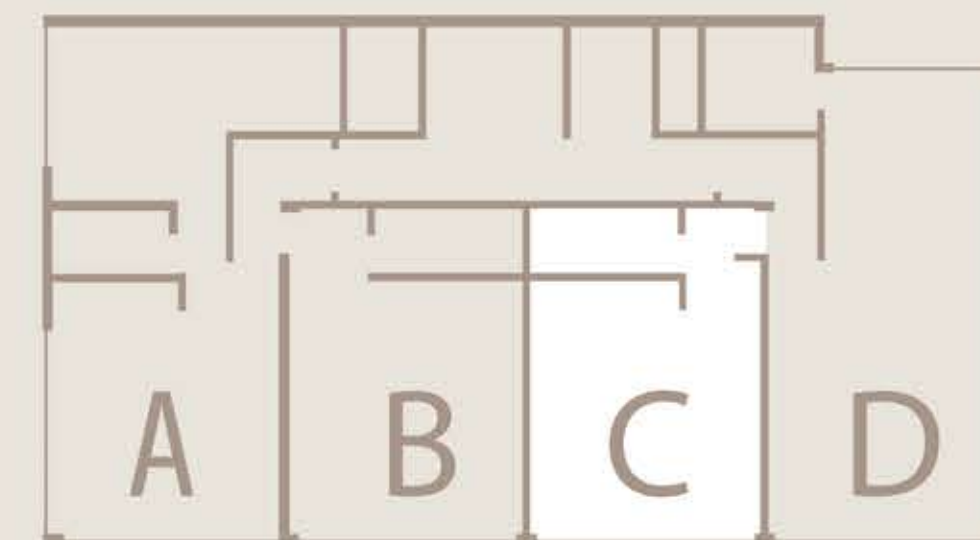


CONDO C

34 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

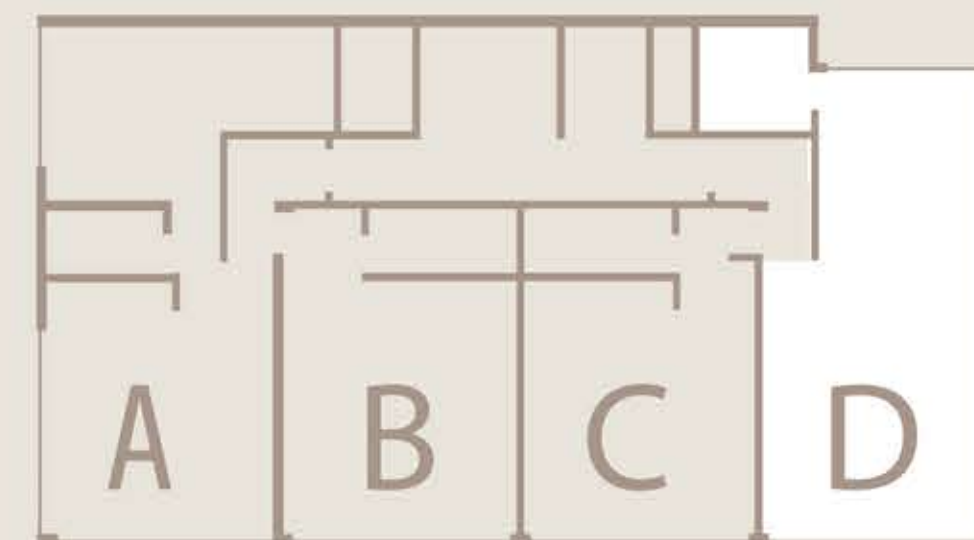
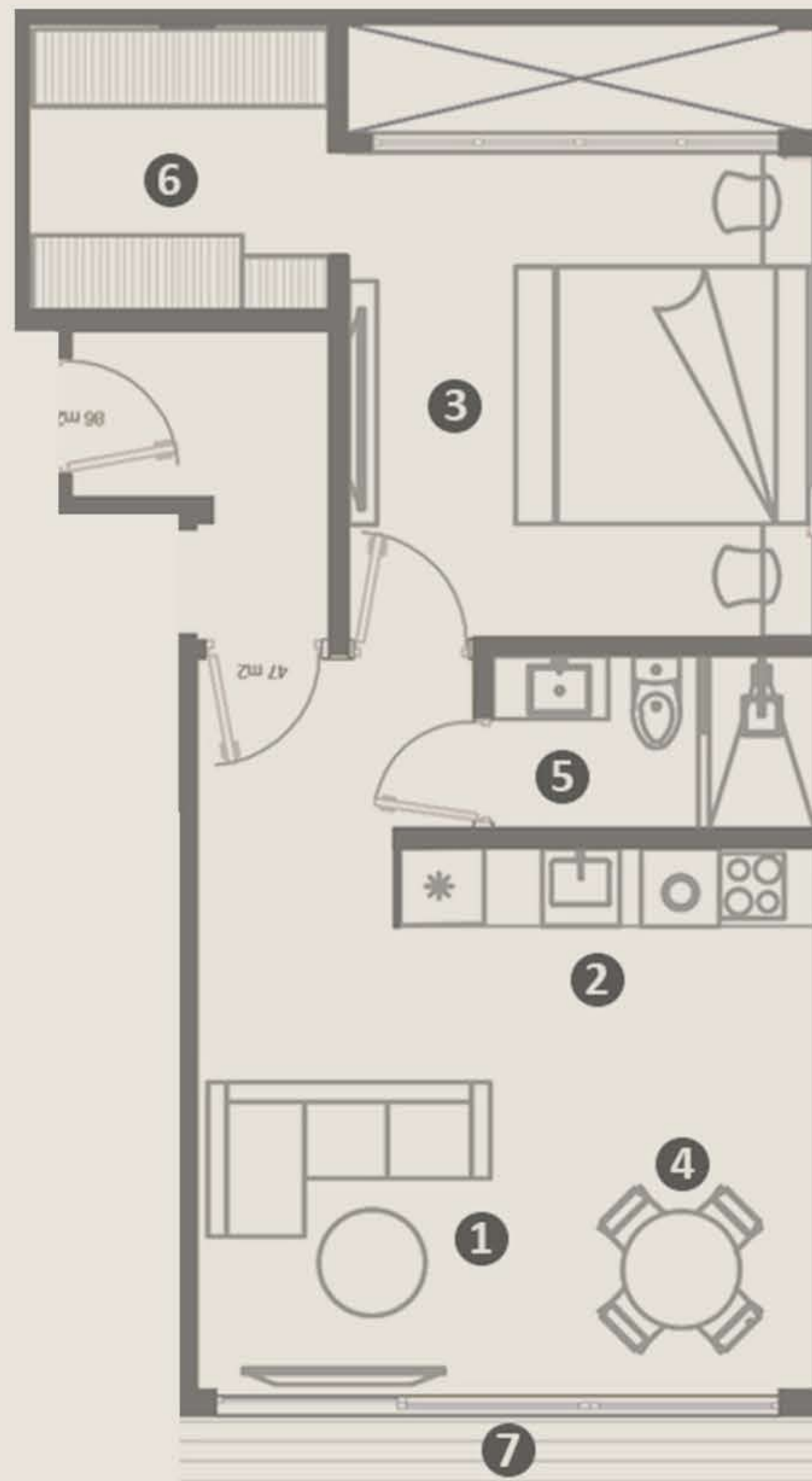


CONDO D

47m² | 1 Bedroom

Distribution

- ① Living Room
- ② Kitchen
- ③ Bedroom
- ④ Dining area
- ⑤ Bathroom
- ⑥ Closet
- ⑦ Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

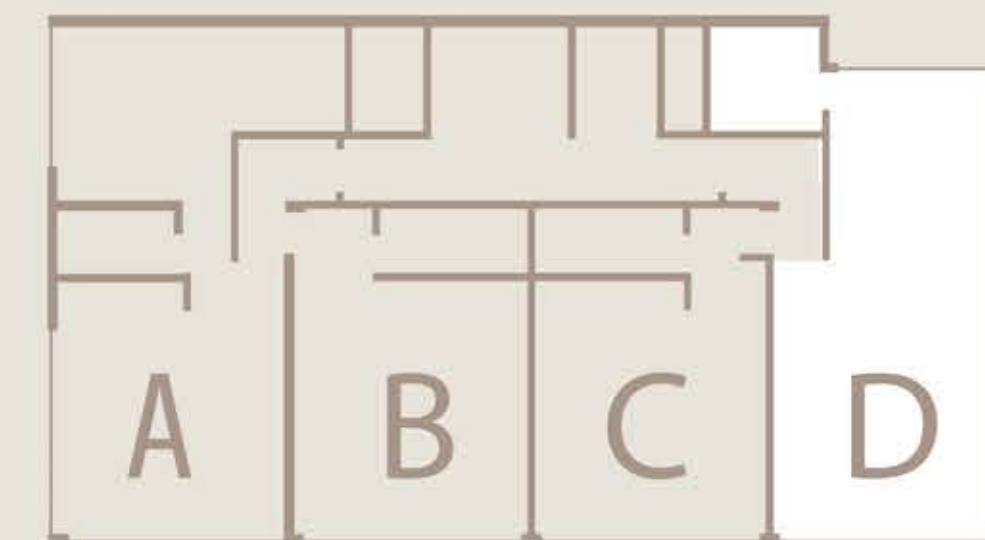


CONDO D

47m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

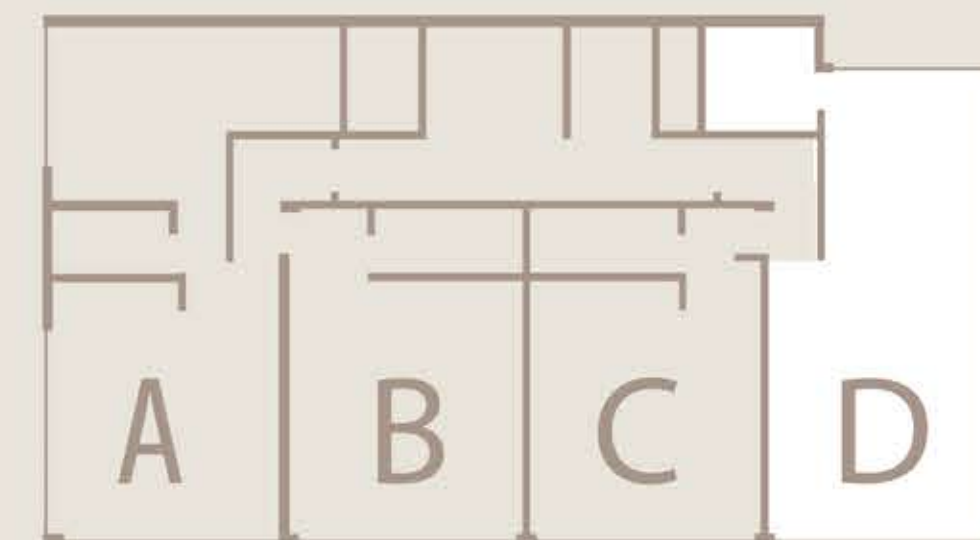


CONDO D

47m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF



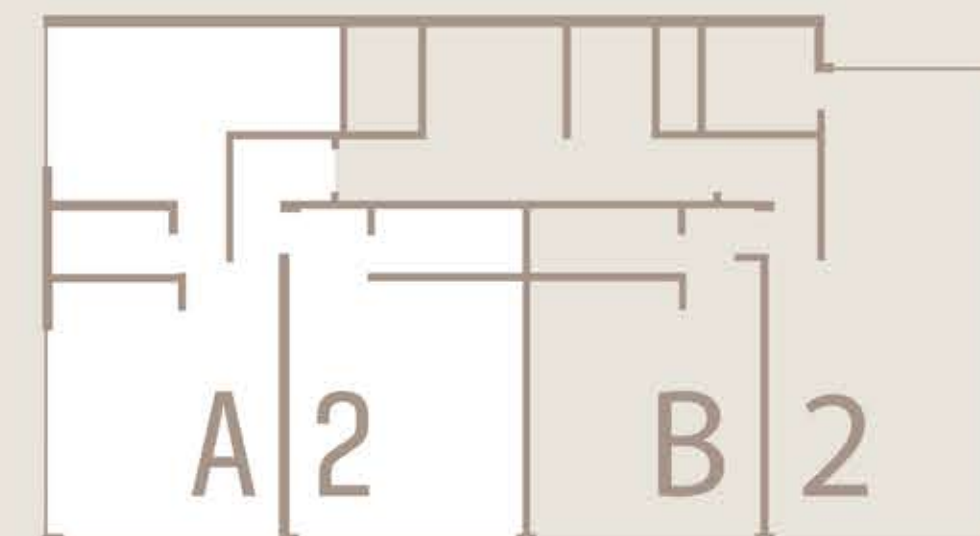
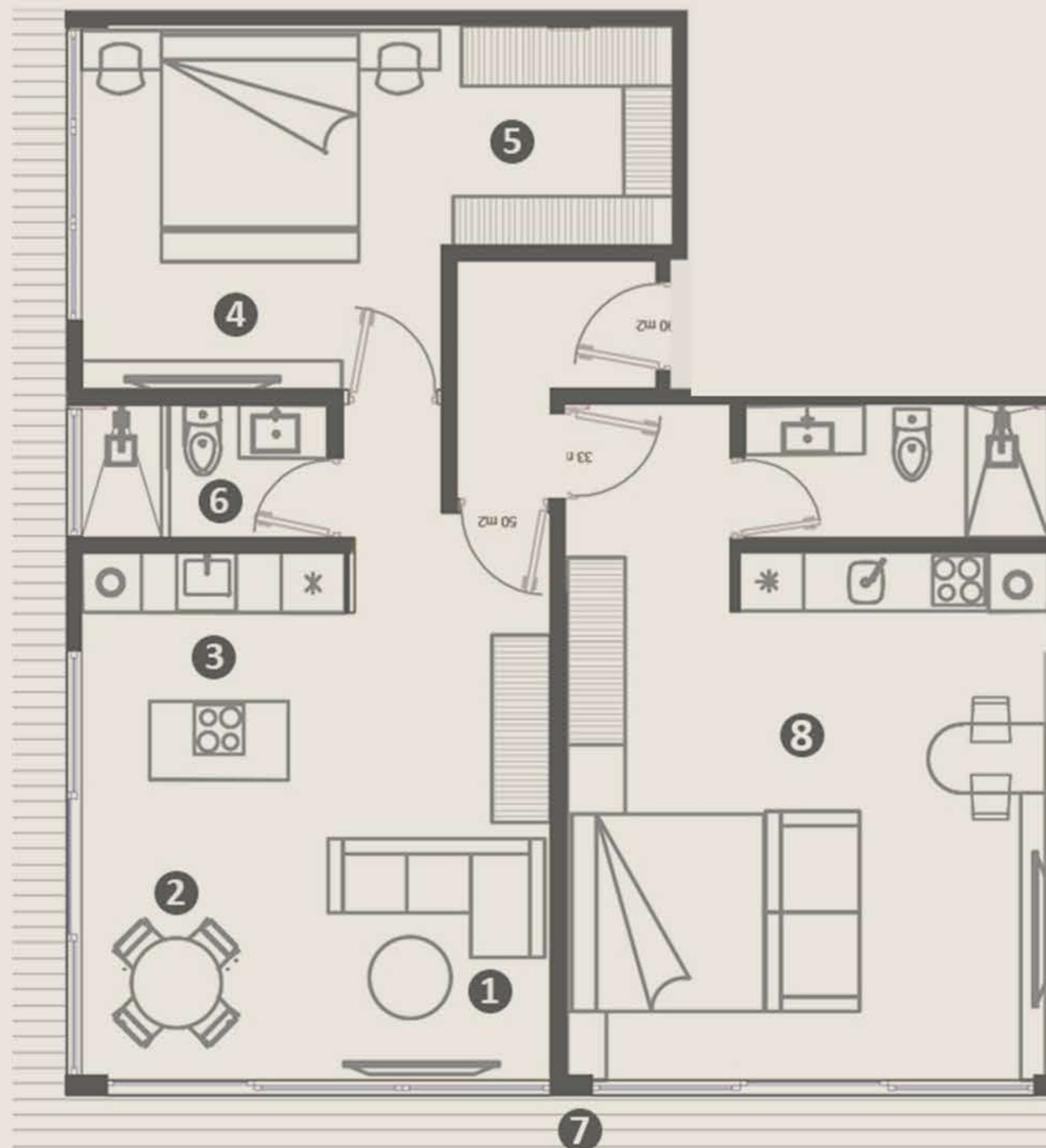
CONDO A2

90m² | 2 Bedroom

Distribution

- 1 Living Room
- 2 Dining area
- 3 Kitchen
- 4 Bedroom
- 5 Closet
- 6 Bathroom
- 7 Terrace
- 8 Lock Off bedroom

Living room
Kitchen
Dining area
Bathroom
Dining area
Closet



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF



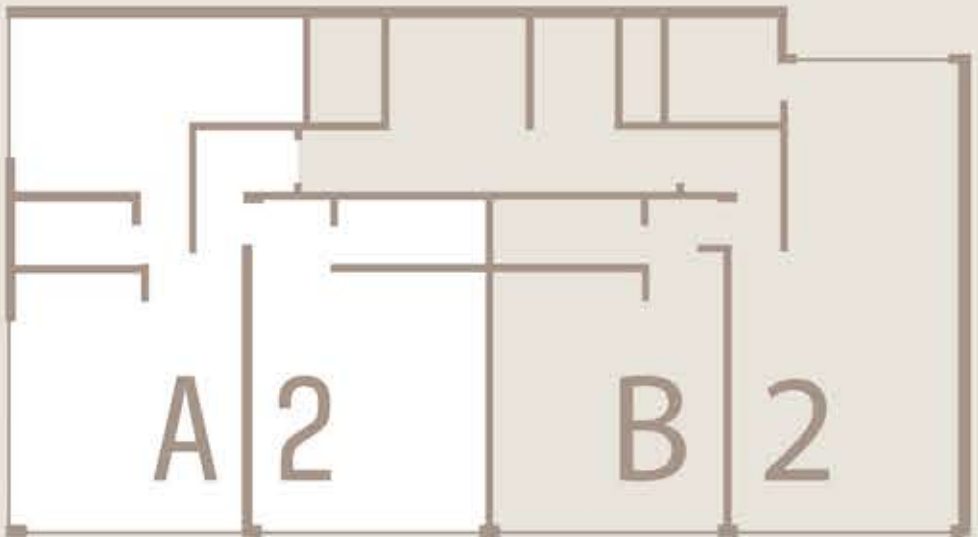
CONDO A2

90m² | 2 Bedroom

Distribution

- 1 Living Room
- 2 Dining area
- 3 Kitchen
- 4 Bedroom
- 5 Closet
- 6 Bathroom
- 7 Terrace
- 8 Lock Off bedroom

Living room
Kitchen
Dining area
Bathroom
Dining area
Closet



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF



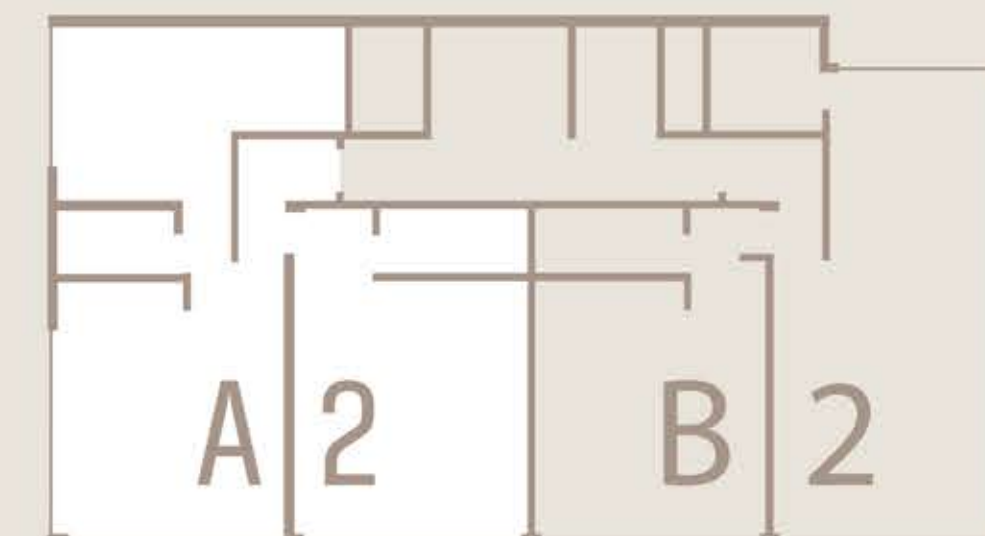
CONDO A2

90m² | 2 Bedroom

Distribution

- 1 Living Room
- 2 Dining area
- 3 Kitchen
- 4 Bedroom
- 5 Closet
- 6 Bathroom
- 7 Terrace
- 8 Lock Off bedroom

Living room
Kitchen
Dining area
Bathroom
Dining area
Closet



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF



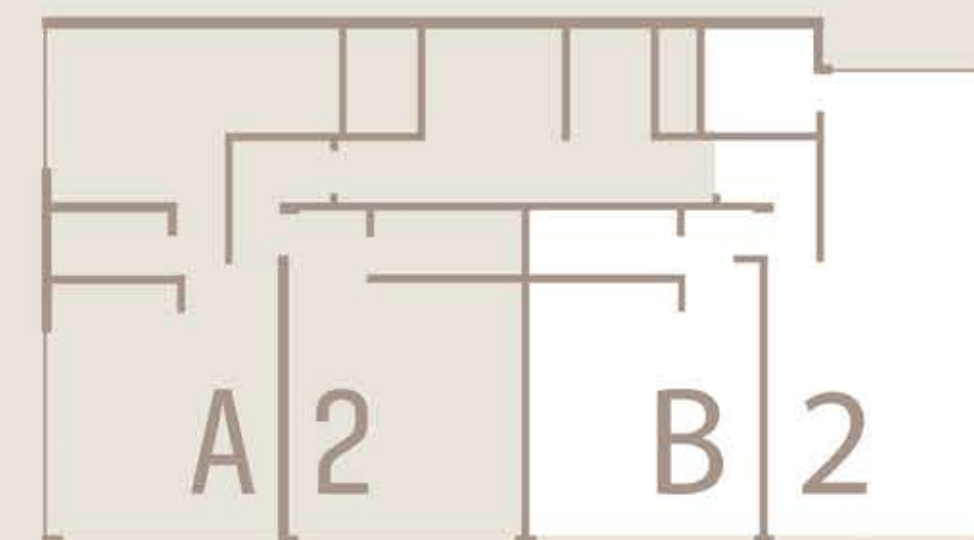
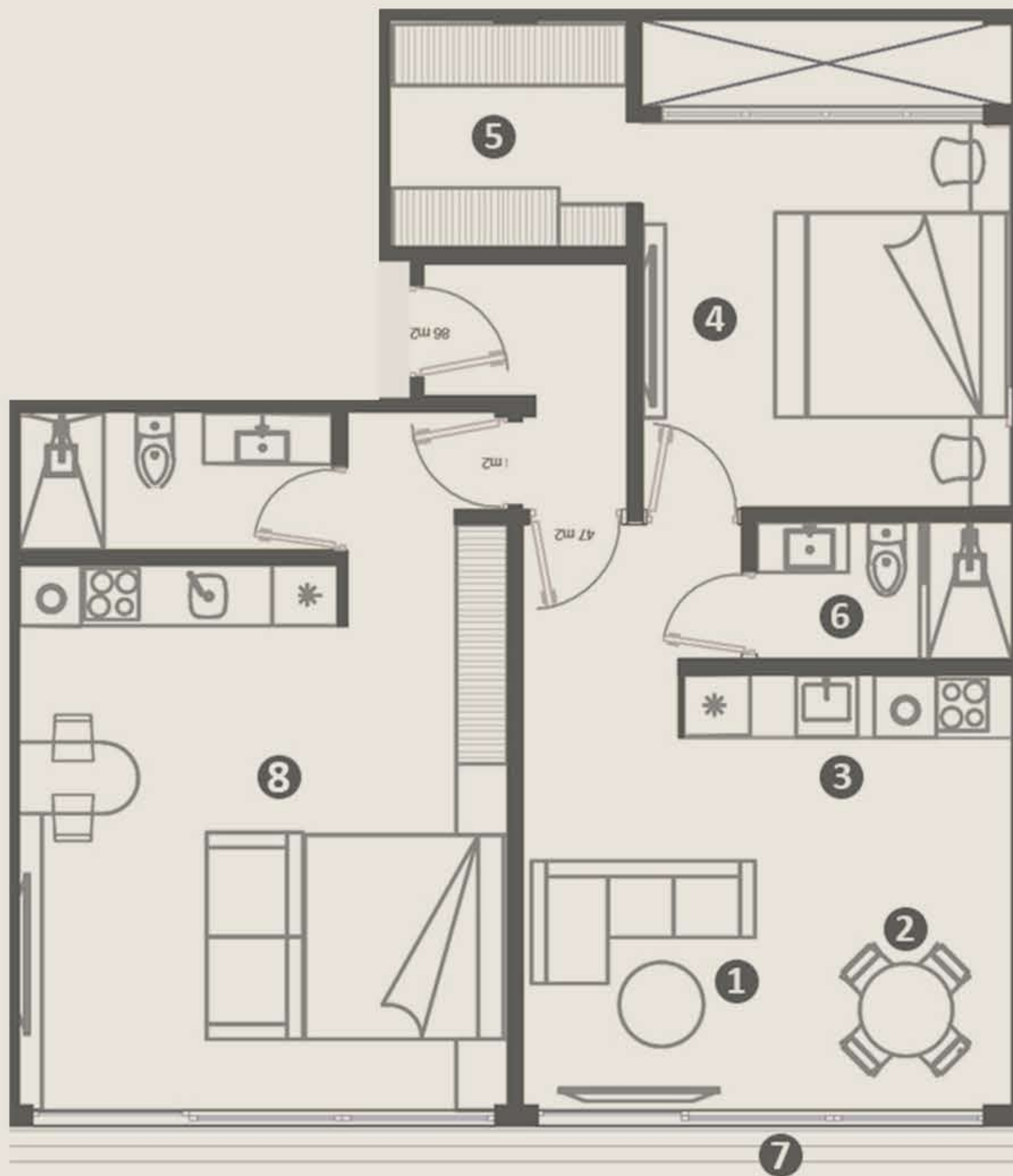
CONDO B2

86 m² | 2 Bedroom

Distribution

- 1 Living Room
- 2 Dining area
- 3 Kitchen
- 4 Bedroom
- 5 Closet
- 6 Bathroom
- 7 Terrace
- 8 Lock Off bedroom

Living room
Kitchen
Dining area
Bathroom
Dining area
Closet



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF



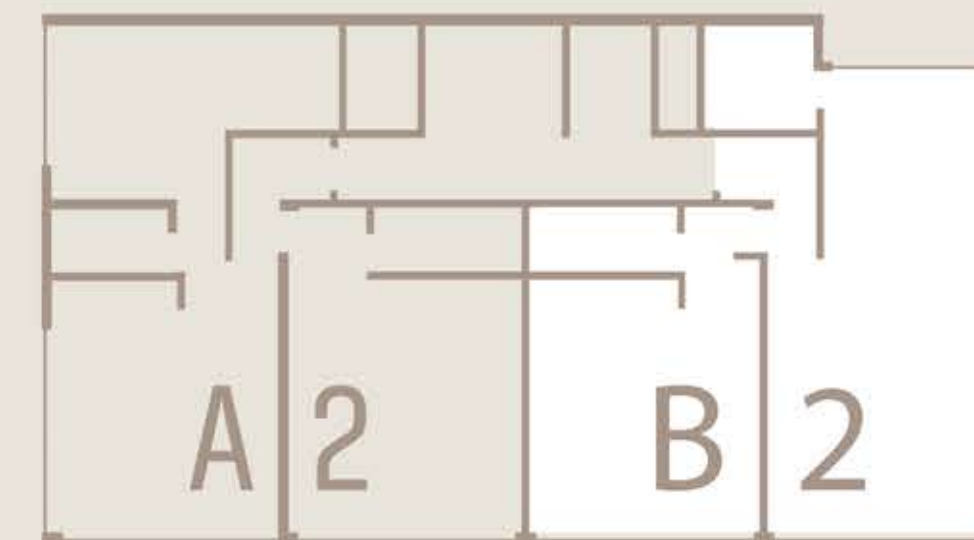
CONDO B2

86 m² | 2 Bedroom

Distribution

- ① Living Room
- ② Dining area
- ③ Kitchen
- ④ Bedroom
- ⑤ Closet
- ⑥ Bathroom
- ⑦ Terrace
- ⑧ Lock Off bedroom

Living room
Kitchen
Dining area
Bathroom
Dining area
Closet



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF



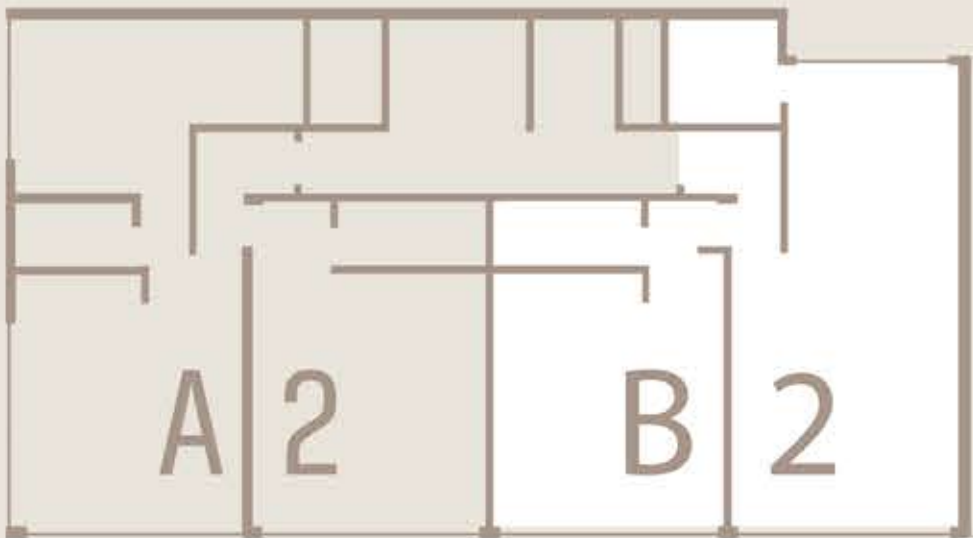
CONDO B2

86 m² | 2 Bedroom

Distribution

- 1 Living Room
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- 3 Kitchen
- 4 Bedroom
- 5 Closet
- 6 Bathroom
- 7 Terrace
- 8 Lock Off bedroom

Living room
Kitchen
Dining area
Bathroom
Dining area
Closet



AVAILABLE IN
LEVELS:

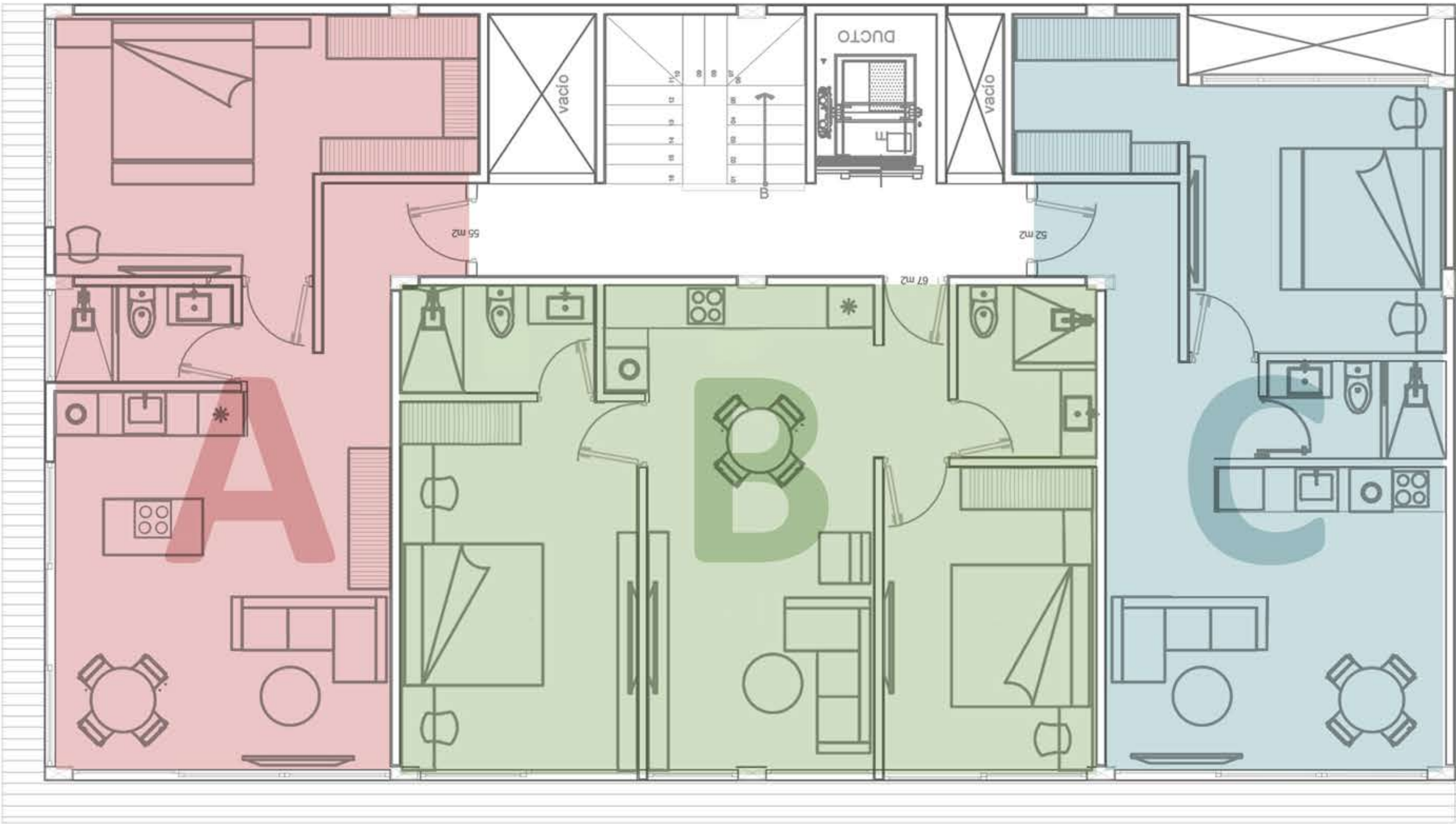
FLOOR LEVEL

Roof
L4
L3
L2
L1
GF



TYPOLOGIES

3-4 Floors



A - 55 m²

B - 67 m²

C - 52 m²



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof
L4
L3
L2
L1
GF

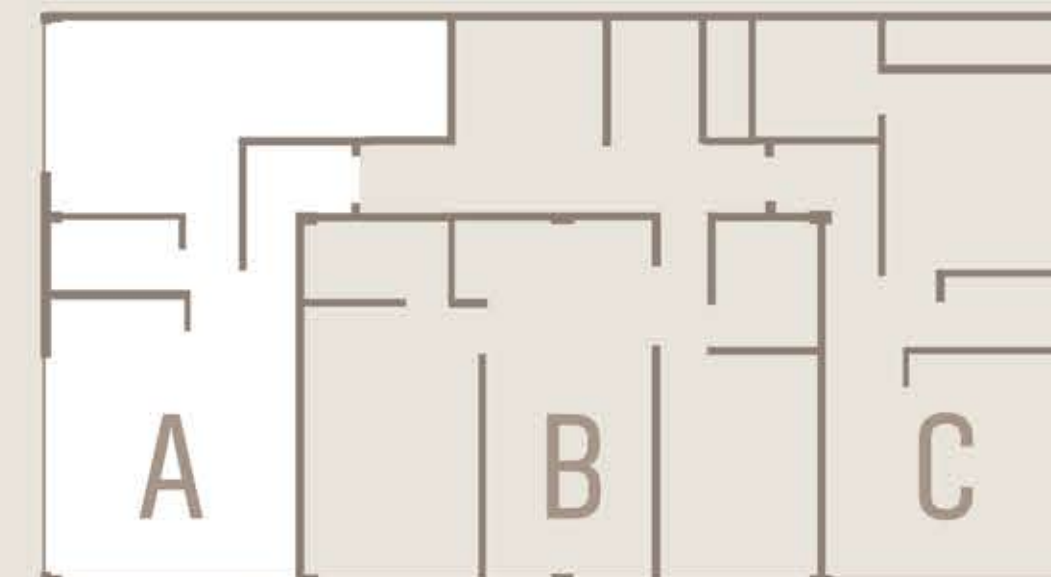
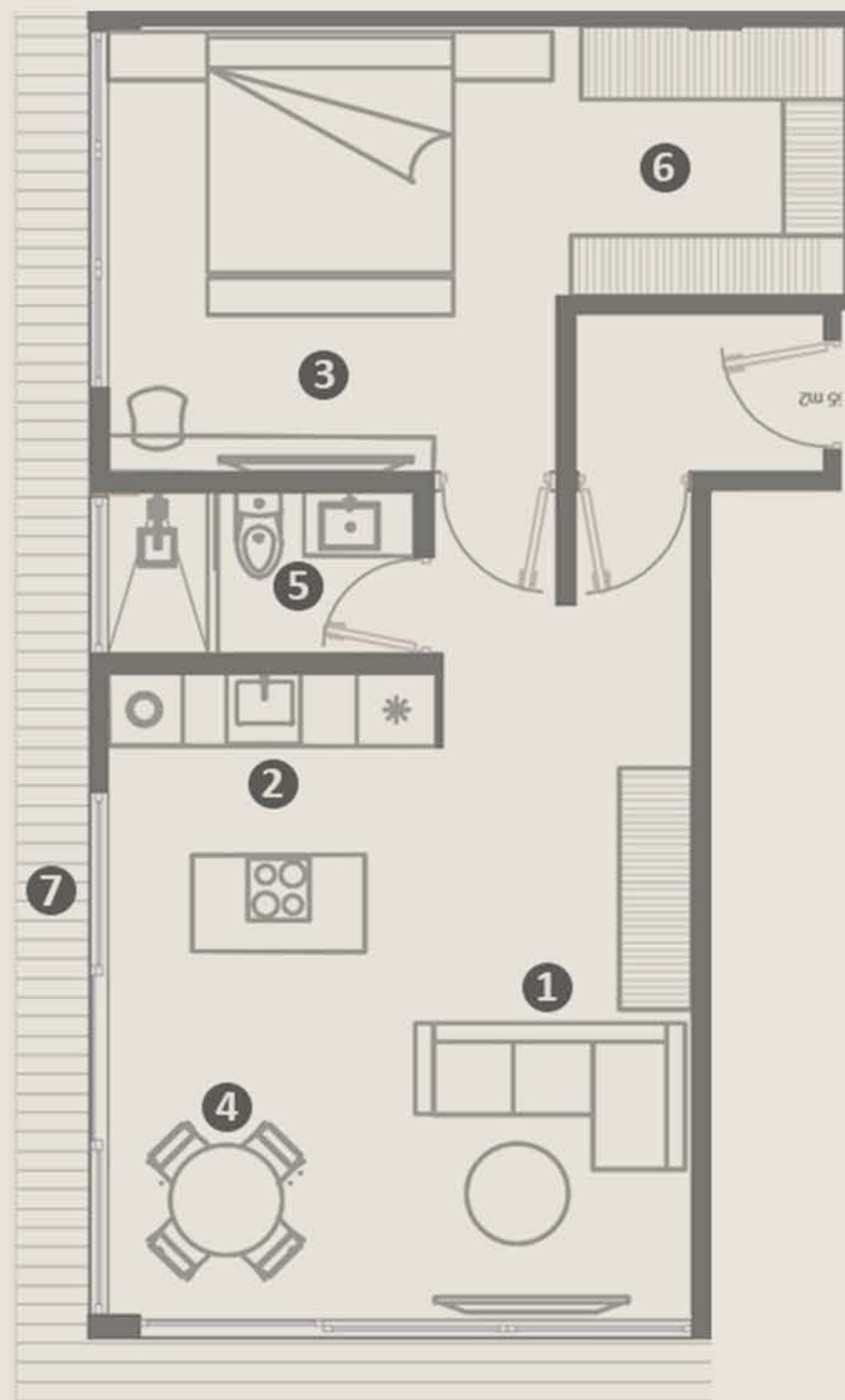


CONDO A

55 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

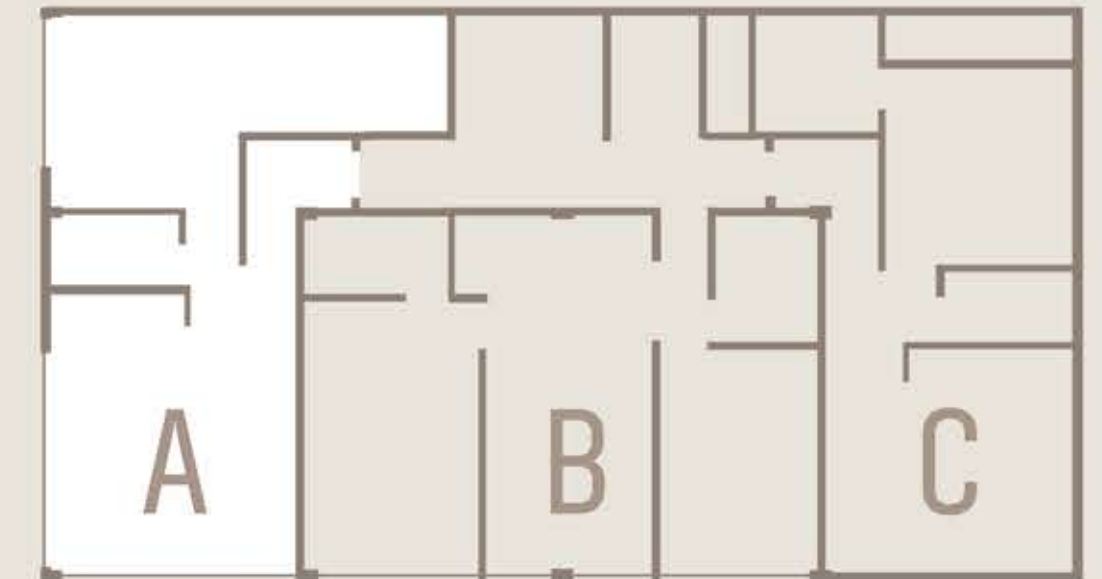


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- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4
L3
L2
L1
GF

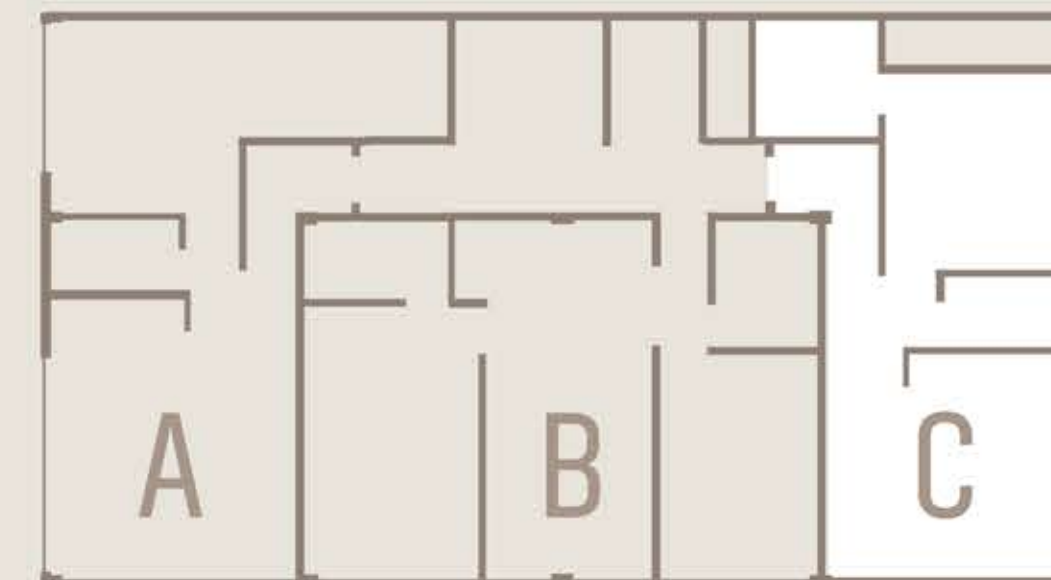
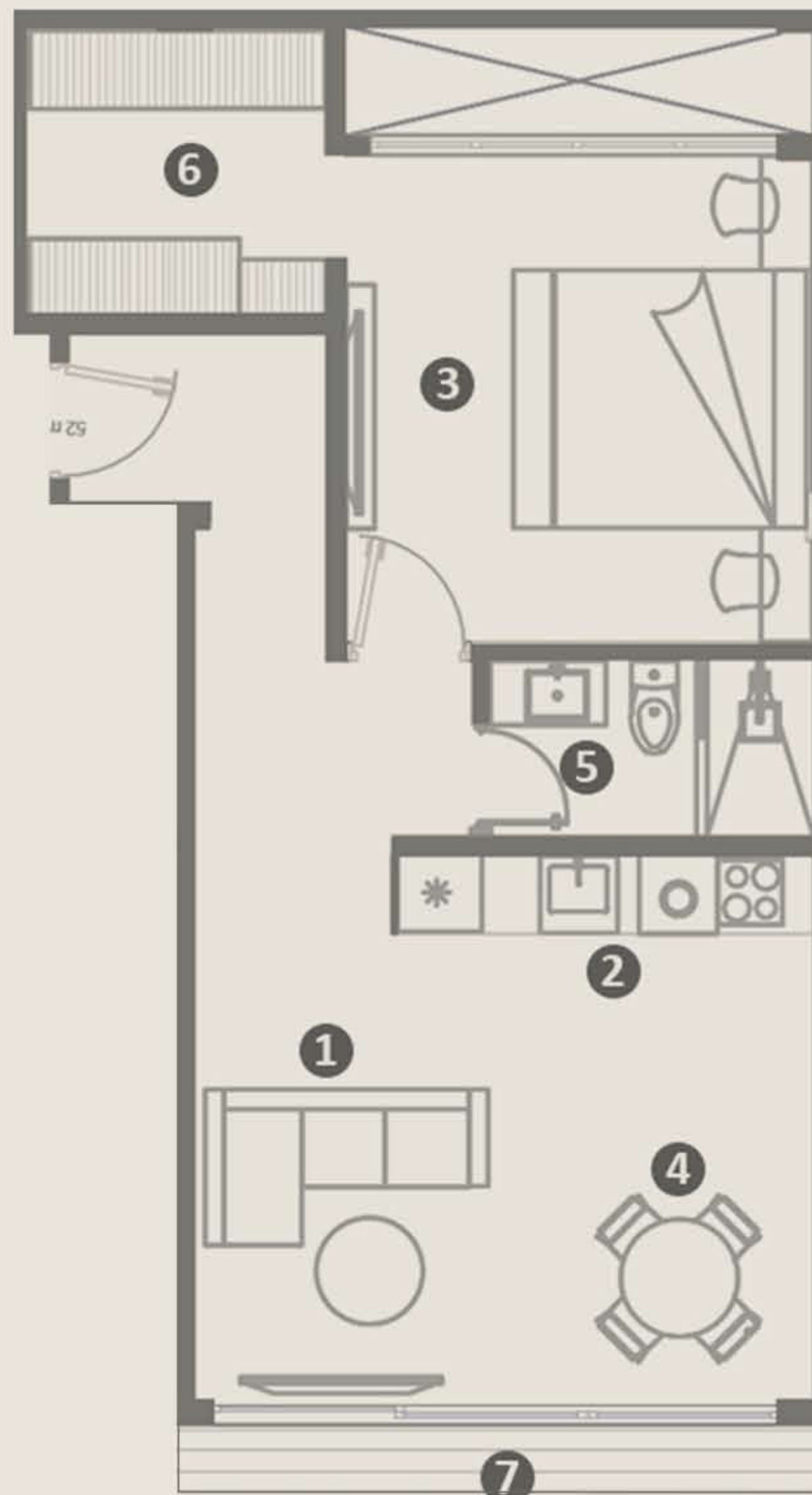


CONDO C

52 m² | 1 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4
L3
L2
L1
GF

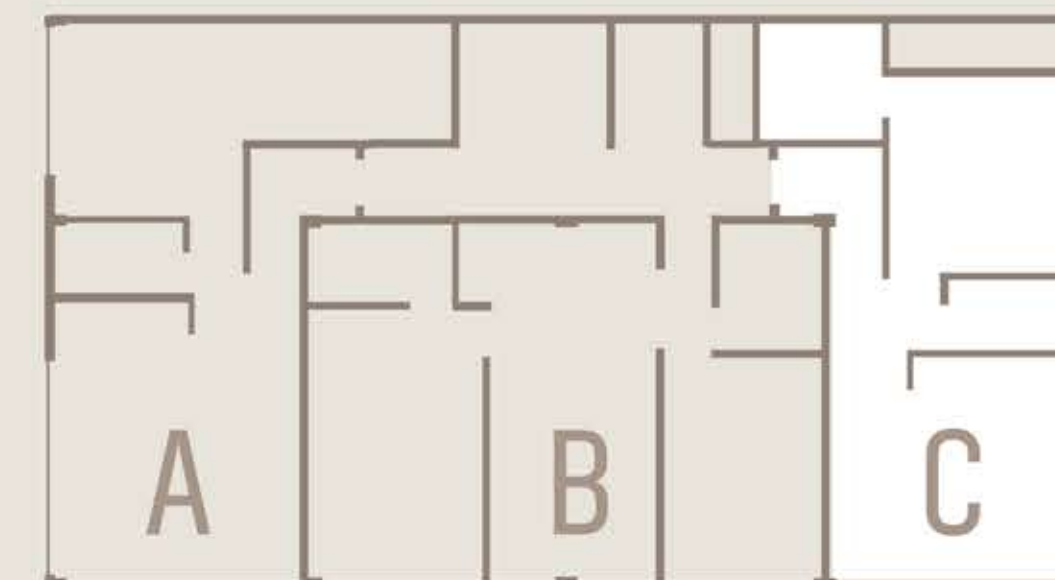


CONDO C

52 m² | 1 Bedroom

Distribution

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- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4
L3
L2
L1
GF

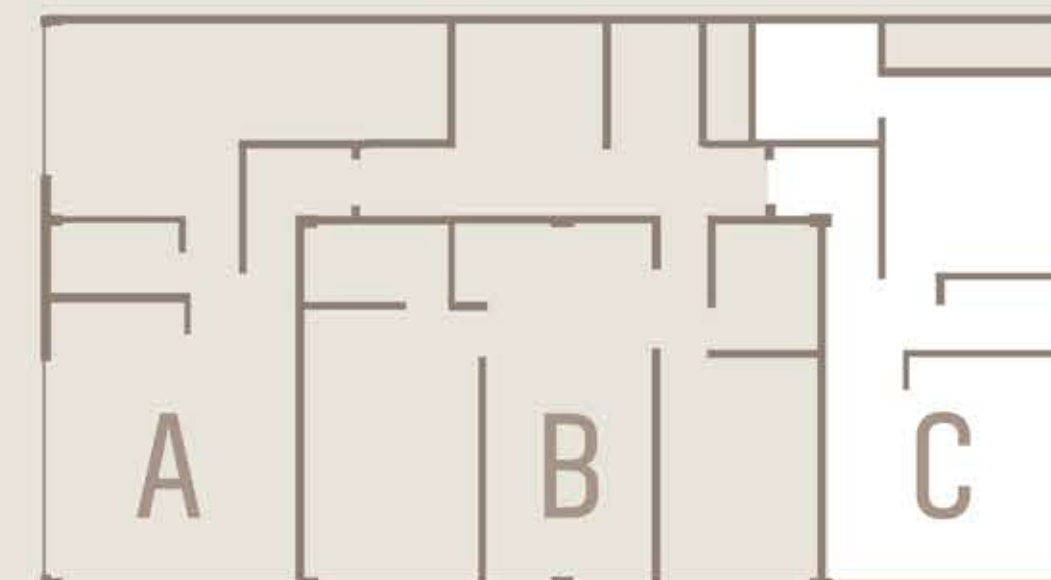


CONDO C

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- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4
L3
L2
L1
GF

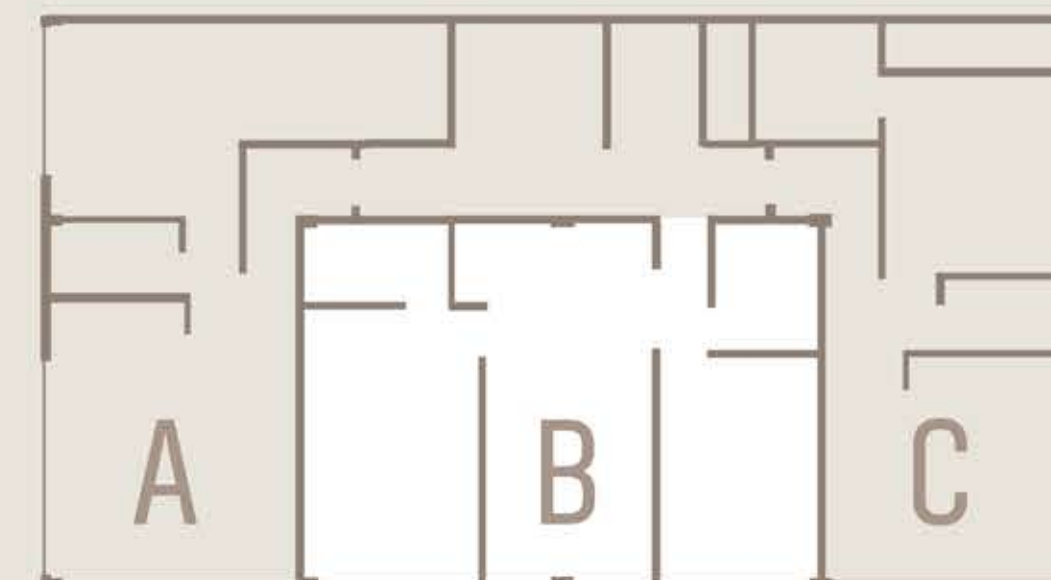
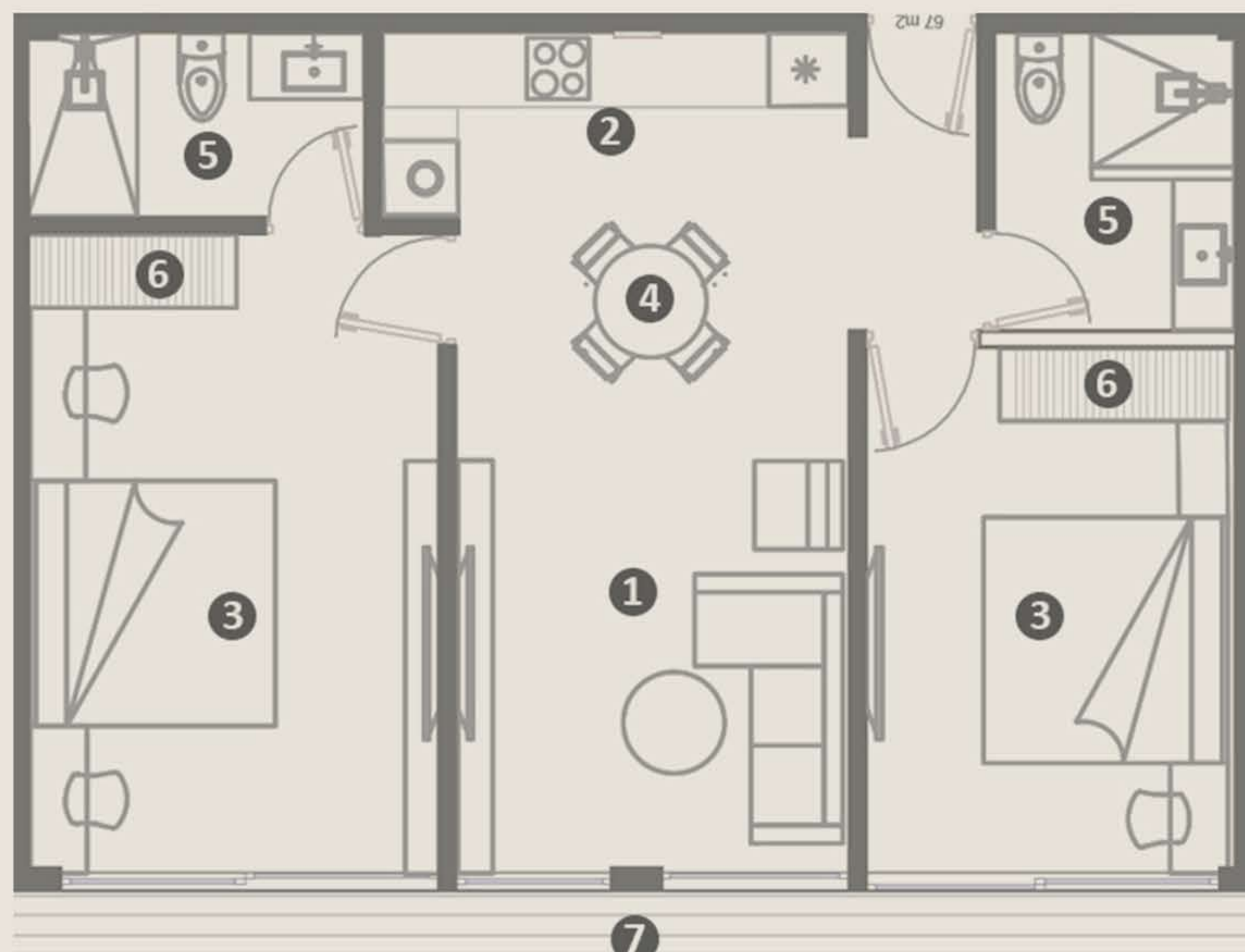


CONDO B

67 m² | 2 Bedroom

Distribution

- ① Living Room
- ② Kitchen
- ③ Bedroom
- ④ Dining area
- ⑤ Bathroom
- ⑥ Closet
- ⑦ Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4

L3

L2

L1

GF

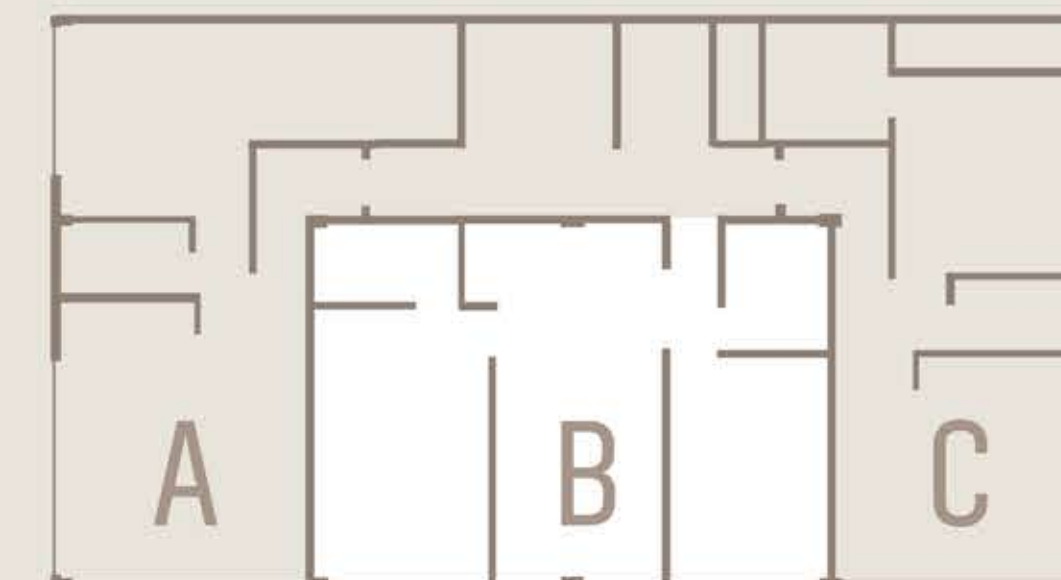


CONDO B

67 m² | 2 Bedroom

Distribution

- 1 Living Room
- 2 Kitchen
- 3 Bedroom
- 4 Dining area
- 5 Bathroom
- 6 Closet
- 7 Terrace



AVAILABLE IN
LEVELS:

FLOOR LEVEL

Roof

L4
L3
L2
L1
GF



FURNISHED OR NO FURNISHED EQUIPPED OR NO EQUIPPED

Ready to enjoy

The units are delivered fully furnished and equipped with everything you need to make your stay a comfortable experience.

All the furniture is exclusively designed by VANATAN, creating a unique atmosphere that you will not find in any other development.

**Turnkey*

Start living or renting your apartment from the moment of delivery. All units are delivered with:



FURNITURE/NO FURNITURE



HOME APPLIANCES

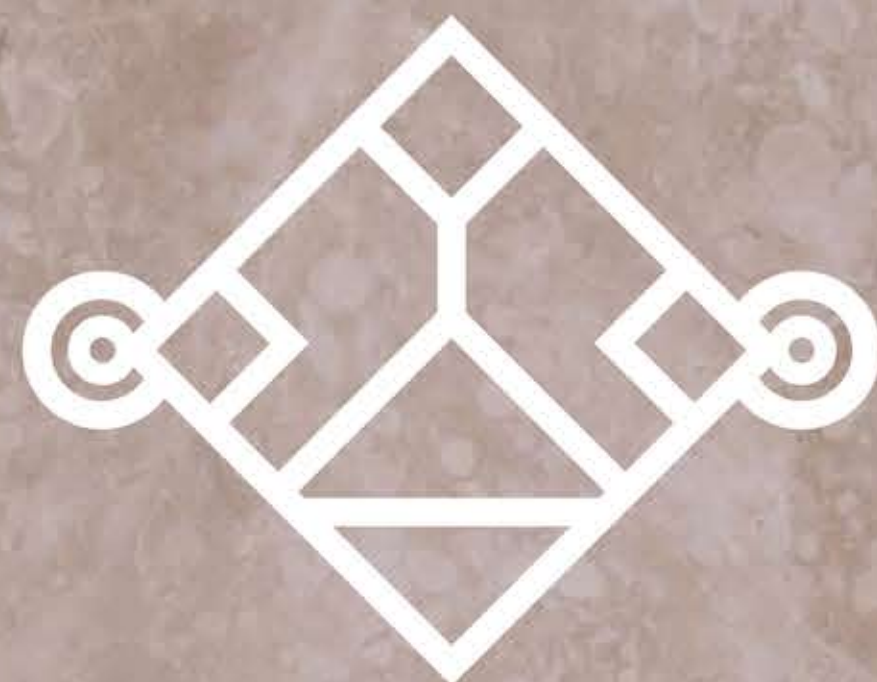


EQUIPMENT



BLANKETS AND UTENSILS

Furniture and equipment are subject to availability.



SPĪRIT CONDOS

— 1990 —

Thank you!