



MENESSE  
COCOBEACH 3  
LUXURY COLLECTION



**After 2 successful developments** in the most exclusive area of Playa del Carmen, **Menesse Coco Beach 3** is added to our **Luxury Collection**.

**Menesse Coco Beach 3** complements our portfolio of successful developments in the Riviera Maya, being crowned as our number 24, **full of its own style, organic, elegant and contemporary design to live unique experiences**; with the unbeatable location of an exclusive area where **international cuisine** is integrated, **the most representative beach clubs** and the **famous and incomparable 5th Avenue**.

And best of all, **just a few steps away from the incredible beaches of the Caribbean!**



Land owners

Developers and builders

Marketing and After-Sales

Positioning ourselves  
**as leaders**  
in the  
**Riviera Maya**

MENESSE  
QUINTAMAR



1  
2014

MENESSE  
25.26



2  
2015

MENESSE  
*On the Beach*



3  
2015

MENESSE  
THE CITY



4  
2016

MENESSE  
32



5  
2017

MENESSE  
THE SHORE  
AT 46<sup>TH</sup>



6  
2018

MENESSE  
*One Paralia*



7  
2019

MENESSE  
38<sup>ST</sup>



8  
2020

MENESSE  
SEA TOWER



16  
2023

MENESSE  
*Coco beach*



15  
2023

SKY  
TOWER



14  
2023

MENESSE  
*Tulum*



13  
2022

MENESSE  
MIDTOWN 2



12  
2022

A Perfect  
Place at 14<sup>ST</sup>  
BY MENESSE



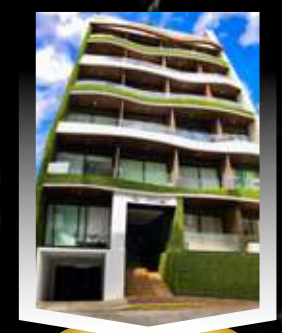
11  
2021

*litown*  
BY MENESSE



10  
2021

MENESSE  
MIDTOWN  
256



9  
2020

MENESSE  
TOWER



17  
2023

MENESSE  
MIDTOWN  
360°



18  
2024

MY  
MENESSE  
IN PLAYA



19  
2024

MENESSE  
COCOBEACH 2



20  
2024

MENESSE  
KUKULKAN  
TULUM



21  
2024

MENESSE  
CO  
BÁ



22  
2024

CASA  
LEÓN

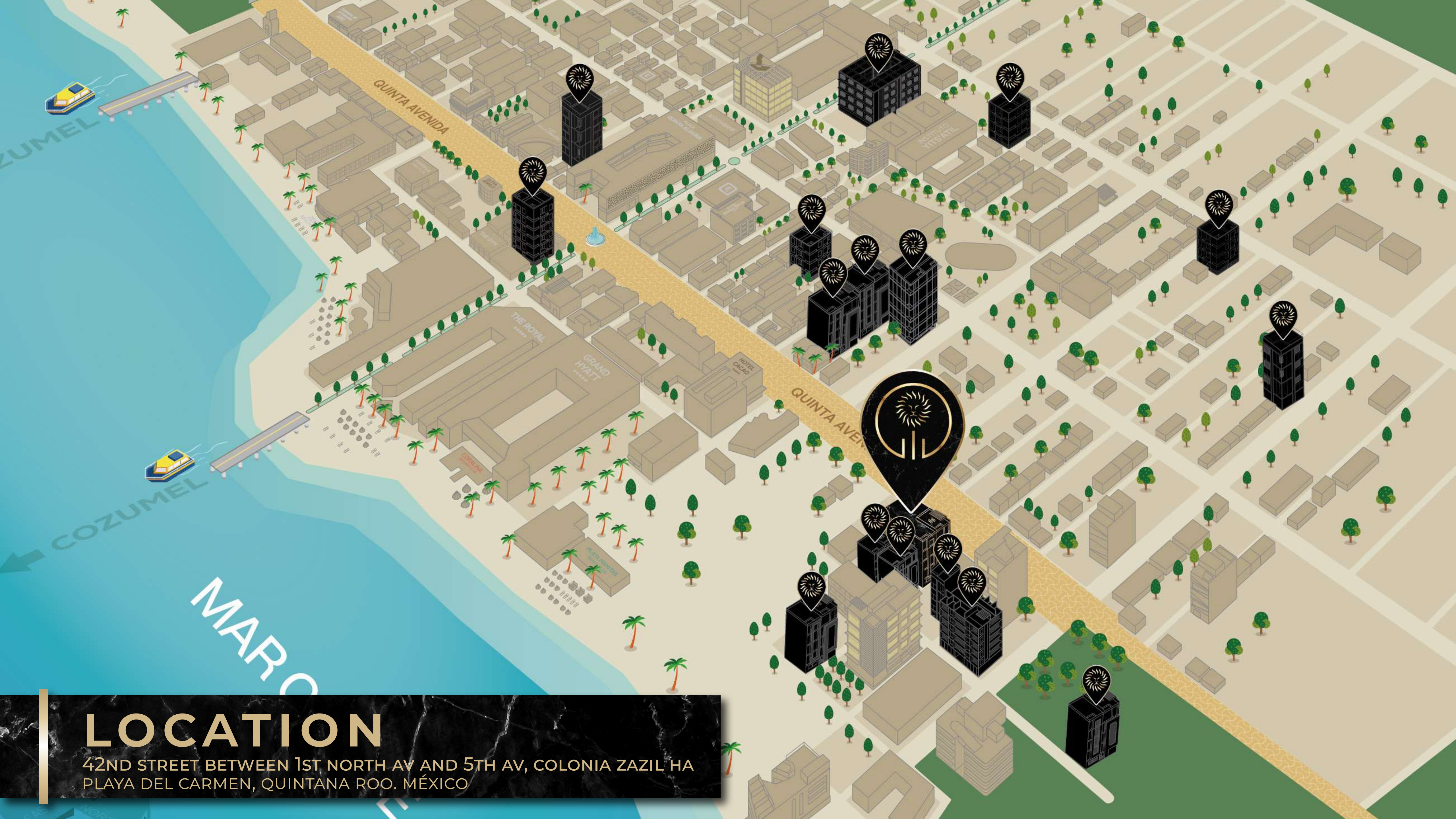


23  
2025

MENESSE  
COCOBEACH 3  
LUXURY COLLECTION



24  
2025



# LOCATION

42ND STREET BETWEEN 1ST NORTH AV AND 5TH AV, COLONIA ZAZIL HA  
PLAYA DEL CARMEN, QUINTANA ROO. MÉXICO



PRE-SALE



DELIVERY  
JUNE 2025

## CHARACTERISTICS

|     |            |
|-----|------------|
| 106 | UNITS      |
| 95  | STUDIOS    |
| 11  | STUDIOS PH |

## TOTAL LAND

11,735.57 sq ft  
1,090.27m<sup>2</sup>



# FACADE



FURNITURE AND DECORATION ARE FOR ILLUSTRATIVE PURPOSES ONLY, THEY ONLY REPRESENT THE SPACES MARKED ON THE PLAN  
LOS MUEBLES Y DECORACIÓN SON DE CARACTER ILUSTRATIVO, SOLO REPRESENTAN LOS ESPACIOS MARCADO EN EL PLANO



# LOBBY



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ROOFTOP



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# INSIDE



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# CENTRAL COURTYARD



FURNITURE AND DECORATION ARE FOR ILLUSTRATIVE PURPOSES ONLY, THEY ONLY REPRESENT THE SPACES MARKED ON THE PLAN  
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ROOFTOP

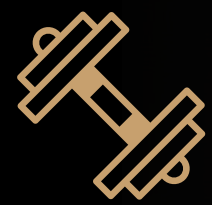


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# AMENITIES | AMENIDADES



Furnished & Equipped  
Amueblado y Equipado



Gym  
Gimnasio



Restaurant  
Restaurante



Fire Pit  
Fogata



Spa  
Spa



Central Courtyard  
Patio Central



Security System  
Sistema de seguridad



Lobby with reception  
Lobby con recepción



Laundry  
Lavandería



Infinity Pool  
Alberca Infinity



Underground Parking  
Estacionamiento subterráneo



Lounge area  
Área lounge



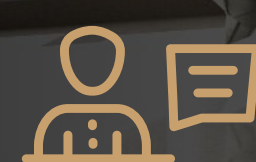
Smart Room  
Cuarto Inteligente



Coworking  
Salas de juntas



Bar & Grill  
Bar y Parrilla



Concierge service  
Servicio de concierge



Rooftop  
Terraza



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# ROOFTOP

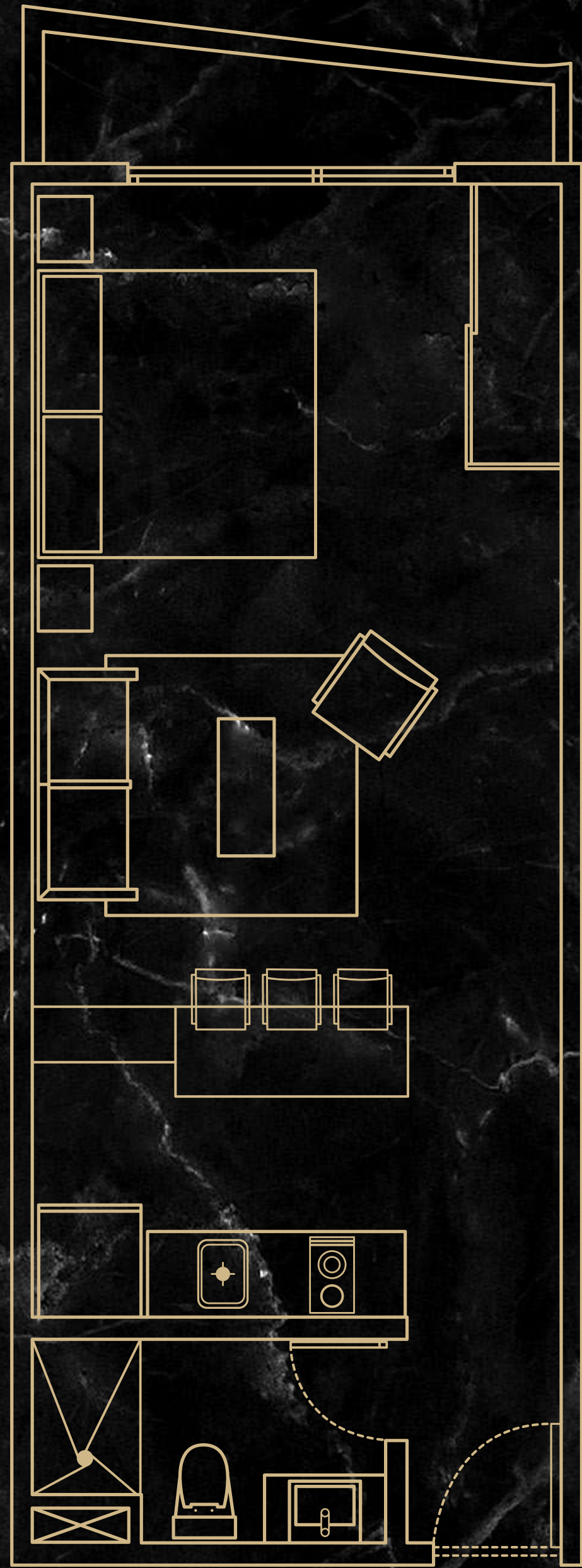


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## PAYMENT PLAN

|         |                     |
|---------|---------------------|
| \$5,000 | USD DEPOSIT         |
| 30%     | DOWNPAYMENT         |
| 60%     | DURING CONSTRUCTION |
| 10%     | UPON DELIVERY       |



STARTING FROM | DESDE

**SOLD OUT**

**STUDIO  
TYPOLOGY A**

APPROXIMATE  
TOTAL

484.376 sq ft

**ESTUDIO  
TIPOLOGÍA A**

TOTAL  
APROXIMADO

45 m<sup>2</sup>



STARTING FROM | DESDE

**SOLD OUT**

**STUDIO  
TYPOLOGY B**

APPROXIMATE  
TOTAL

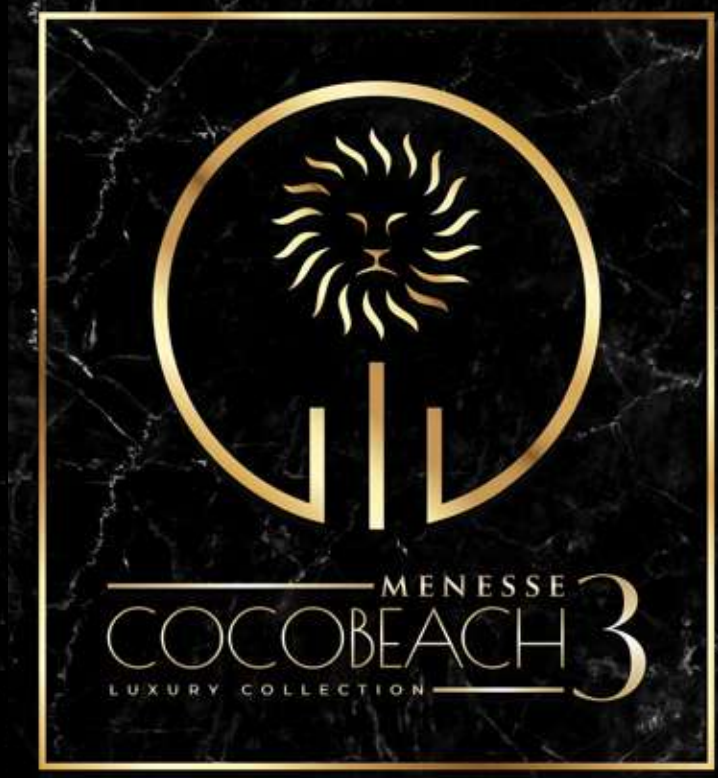
484.376 sq ft

**ESTUDIO  
TIPOLOGÍA B**

TOTAL  
APROXIMADO

45 m<sup>2</sup>





STARTING FROM | DESDE  
**\$6,489,000 MXN**

**STUDIO PH**

APPROXIMATE  
TOTAL  
968.752 sq ft

**ESTUDIO PH**

TOTAL  
APROXIMADO  
90 m<sup>2</sup>

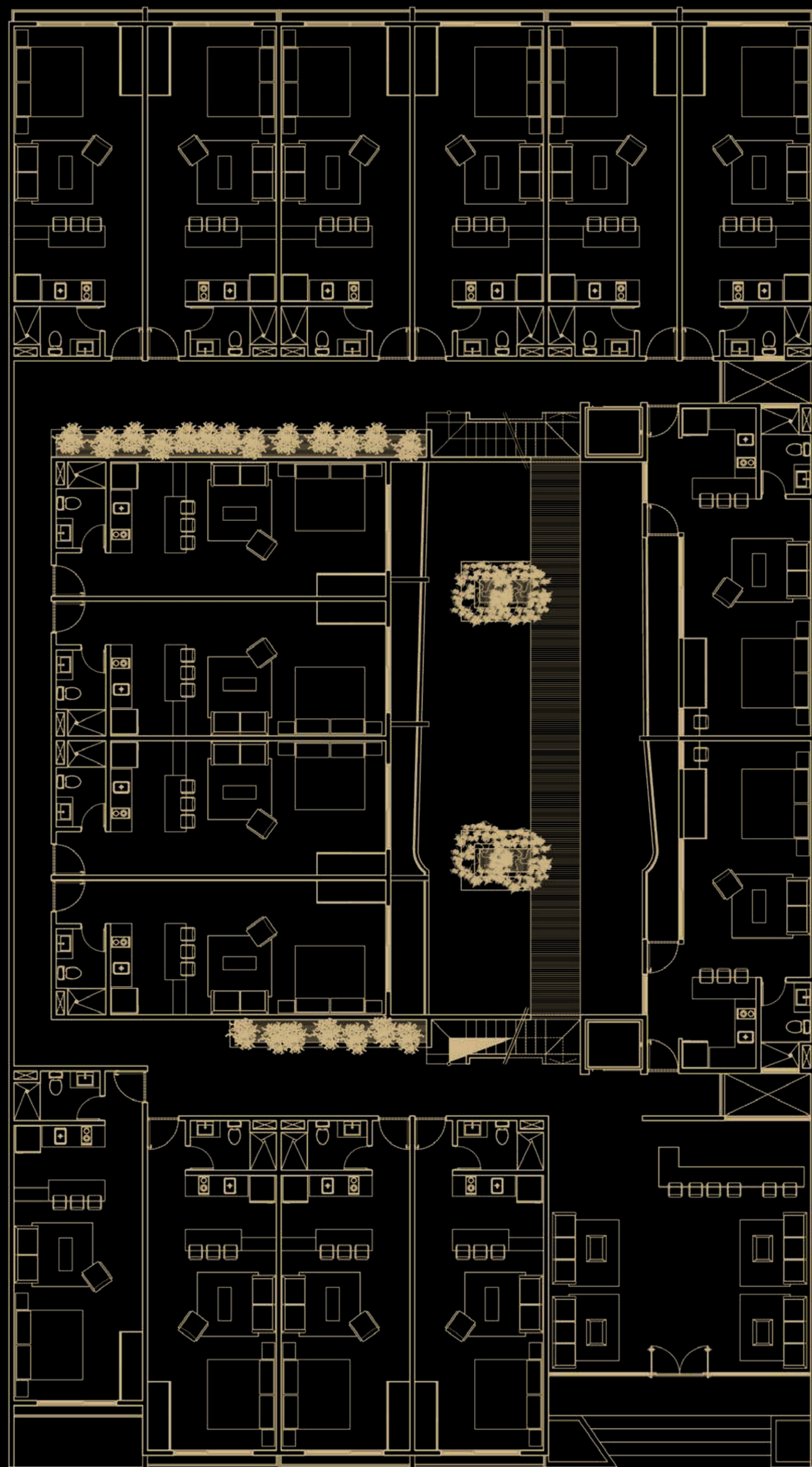


STARTING FROM | DESDE

**\$400,156 USD**

**TWO BEDROOM  
PROTOTYPE**

**PROTOTIPO  
DEPARTAMENTO  
2 RECÁMARAS**

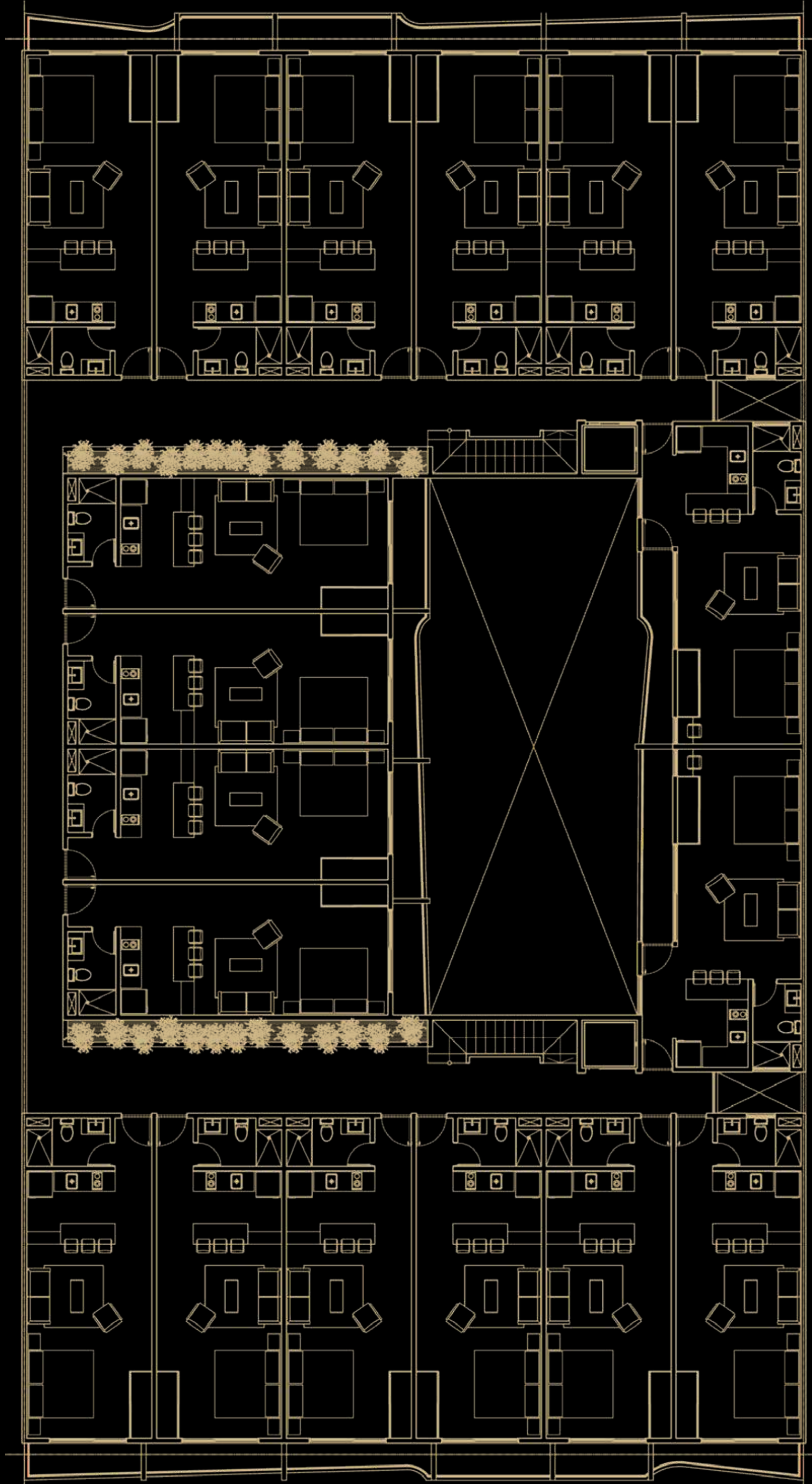


# GROUND FLOOR PLANTA BAJA

**TOTAL  
GROUND  
MEASURE** 11,735.57 sq ft

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**TOTAL  
TERRENO** 1,090.27 m<sup>2</sup>

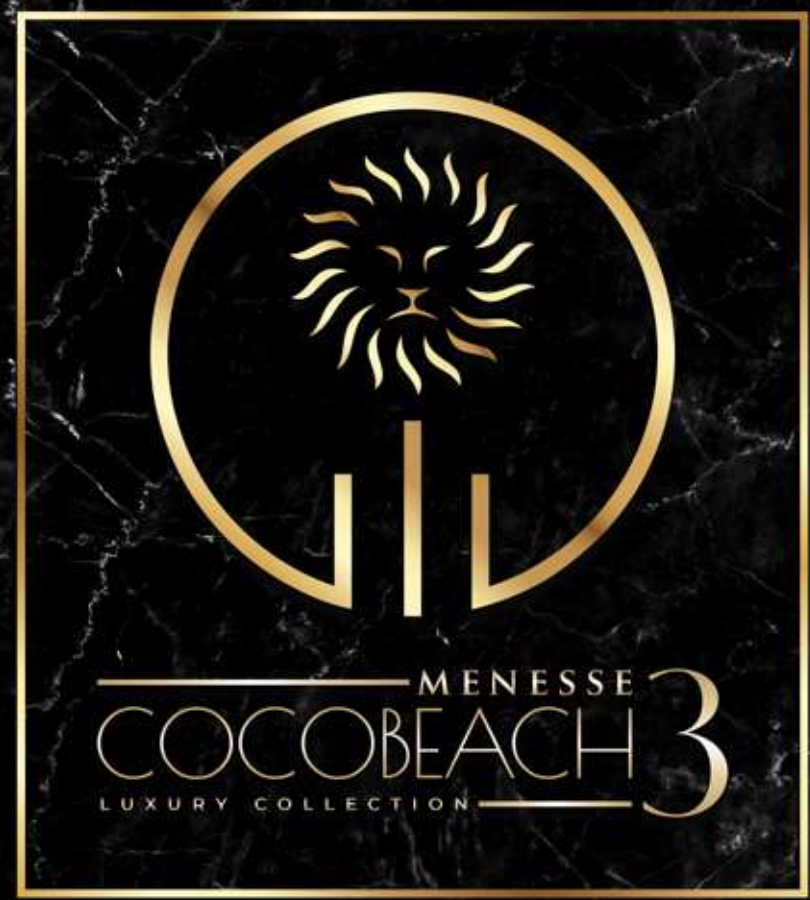
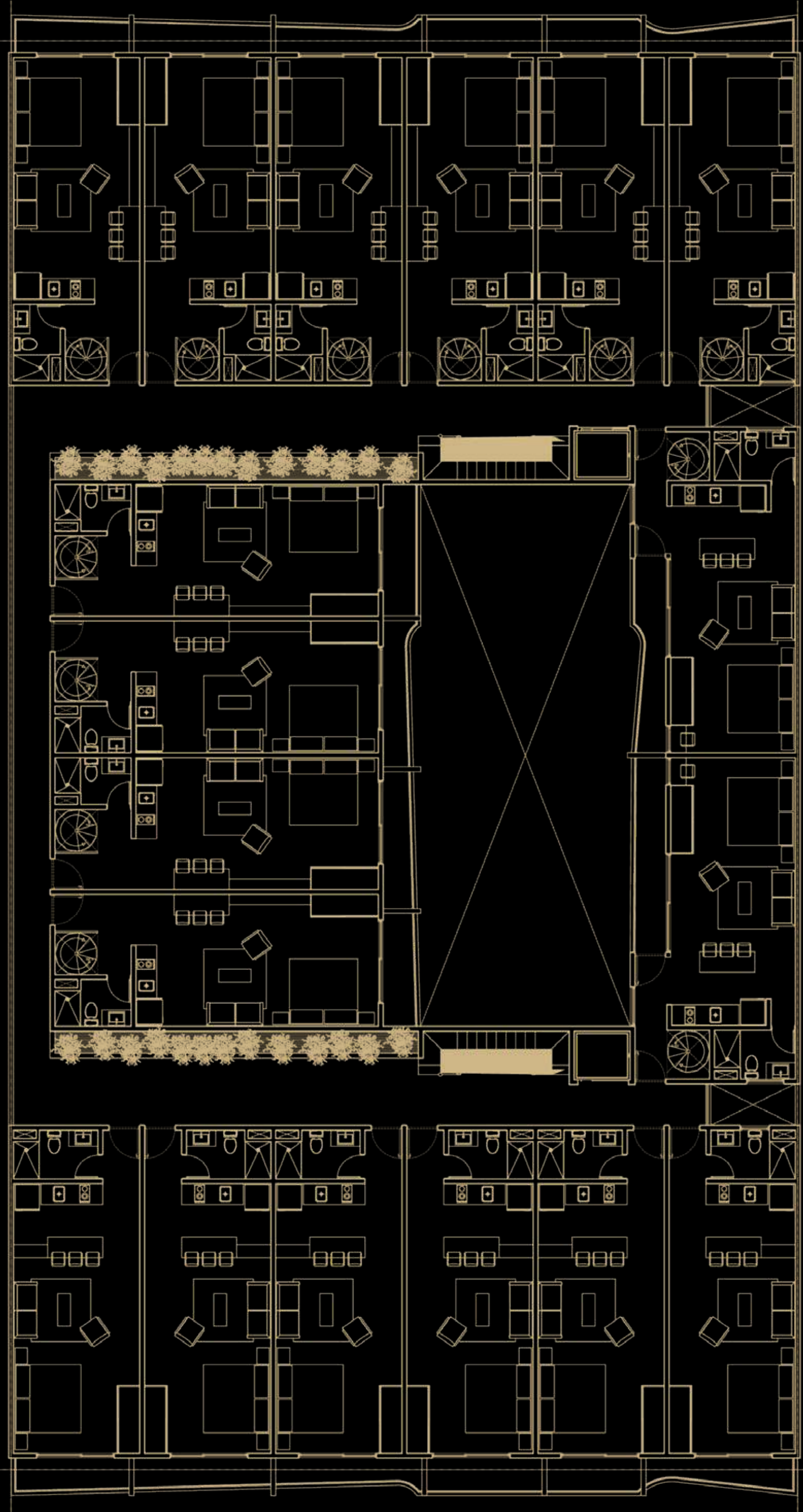


# FIRST FLOOR PLANTA TIPO

**TOTAL  
GROUND  
MEASURE** 11,735.57 sq ft

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**TOTAL  
TERRENO** 1,090.27 m<sup>2</sup>

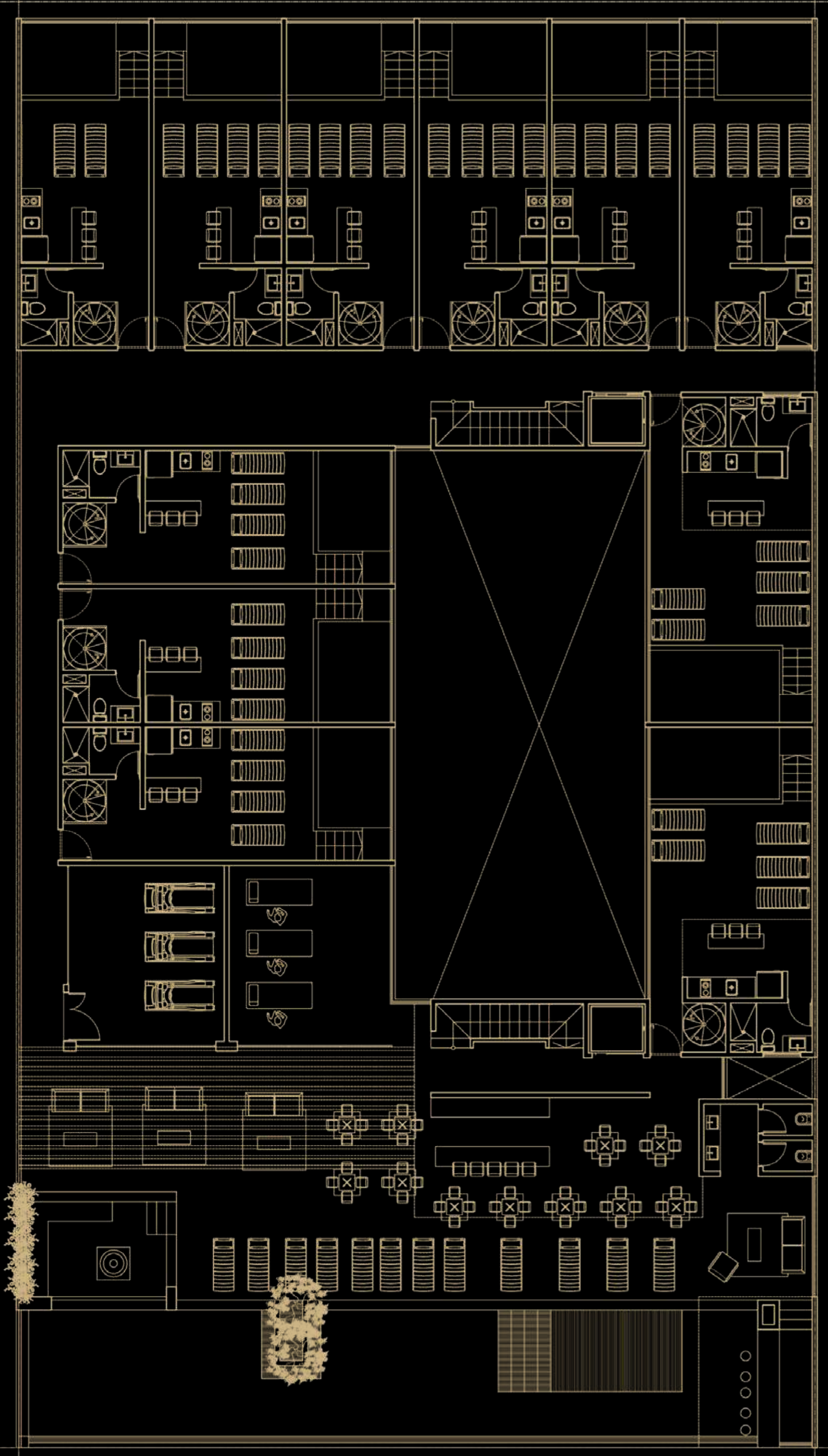


**PH LEVEL**  
**PLANTA PH**

**TOTAL  
GROUND  
MEASURE** 11,735.57 sq ft

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**TOTAL  
TERRENO** 1,090.27 m<sup>2</sup>



# ROOFTOP

**TOTAL  
GROUND  
MEASURE** 11,735.57 sq ft

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**TOTAL  
TERRENO** 1,090.27 m<sup>2</sup>

» BEFORE INVESTING «  
ANTES DE INVERTIR  
**ASK THE FOLLOWING QUESTIONS**  
**HAZ LAS SIGUIENTES PREGUNTAS**

**1**

*Experience, trajectory and projects developed **in the area***

Experiencia, trayectoria y proyectos realizados **en la zona**

**2**

*Are the units delivered **on time?***

**¿Entregan a tiempo**  
las unidades?

**3**

***Who is the owner?***

**¿Quién es el dueño?**

**4**

*Discounts and **capital gains***

Descuentos y **plusvalía**

**5**

*Quality on **finishes***

Calidad en los **acabados**

**6**

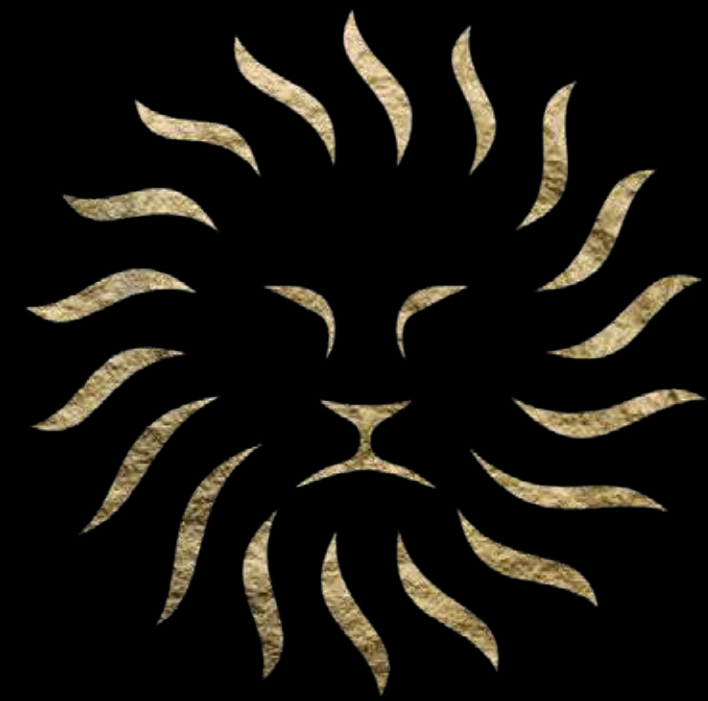
*Exaggerated **concessions***

Concesiones **exageradas**

**7**

*Prototype and **inventory movement***

Prototipo y movimiento **del inventario**



**MENESSE**  
CONDOS

**THANK YOU!**  
**¡GRACIAS!**

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**WWW.MENESSECONDOS.COM**