



KÖLMĒNĀ

— PLAYA DEL CARMEN —



ENGEL & VÖLKERS[®]

Playa del Carmen



— KOLMENA —

A modern, multi-story building with a light-colored facade and large windows. The building features several balconies with glass railings and some greenery. In the foreground, there are palm trees and a few cars parked on a paved area. The sky is overcast with soft, diffused light.

EL LUGAR DONDE SE VIVE
LA TRANQUILIDAD DEL MAR,

DONDE EL ALMA RESPIRA
Y EXHALA EN CASA

PARA DESCANSAR
Y DISFRUTAR LA CALMA

THE PLACE WHERE YOU LIVE
THE TRANQUILITY OF THE SEA,

WHERE THE SOUL BREATHES
AND EXHALES AT HOME

TO REST AND
ENJOY THE CALM

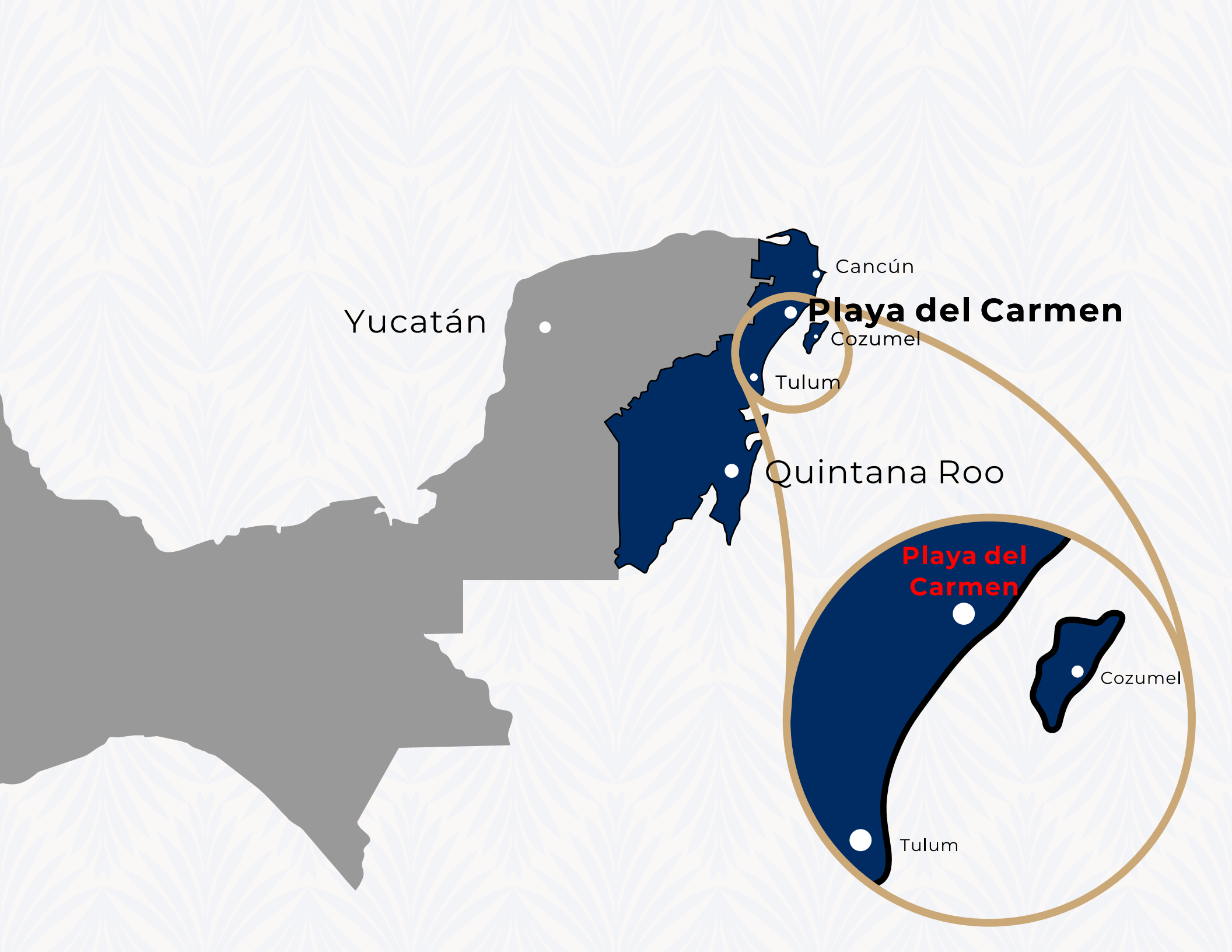


UBICACIÓN / LOCATION **PLAYA DEL CARMEN**

KOLMENA se encuentra en una de las ciudades más cosmopolitas, en el corazón de la Riviera Maya, con fantásticas playas llenas de fina arena blanca y sorprendentes aguas turquesas.

KOLMENA is located in one of the most cosmopolitan cities, in the heart of the Riviera Maya, with fantastic beaches full of fine white sand and amazing turquoise waters.

———— **KOLMENA** ————



Yucatán

Cancún

Playa del Carmen

Cozumel


Tulum

Quintana Roo

Playa del Carmen

Cozumel

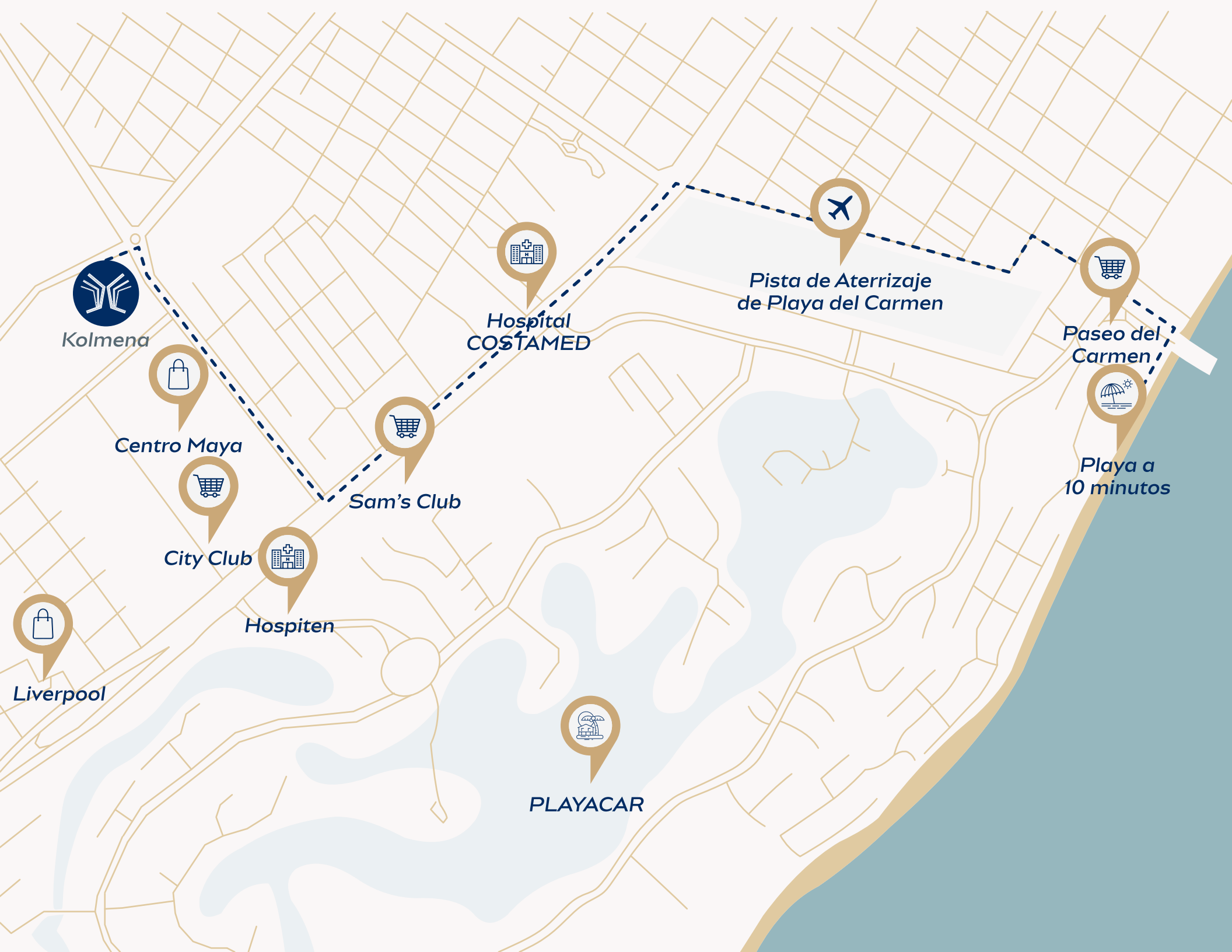
Tulum

A modern outdoor lounge area with large, dark-colored beanbag chairs and a large digital screen displaying "20th CENTURY FOX". The screen is mounted on a structure and shows a cityscape at night. The lounge is situated on a rooftop or elevated platform with a view of the ocean and palm trees. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall atmosphere is relaxed and contemporary.

Playa del Carmen se encuentra en el corazón de la Riviera Maya y es una de las zonas más visitadas por turismo de todo el mundo y que dan vida a un estilo de vida único. Este hermoso destino se ha convertido en una de las ciudades con mayor crecimiento y una de las playas más famosas de México.

Playa del Carmen is located in the heart of the Mayan Riviera and is one of the most visited areas by tourists worldwide, giving life to a unique lifestyle. This beautiful destination has become one of the fastest-growing cities and one of the most famous beaches in Mexico.

———— **KOLMENA** ————



Kolmena



Centro Maya



City Club



Hospiten



Liverpool



Hospital
COSTAMED



Sam's Club



PLAYACAR




Pista de Aterrizaje
de Playa del Carmen



Paseo del
Carmen



Playa a
10 minutos

A modern outdoor lounge area with a swimming pool, lounge chairs, and a covered walkway. The scene is set during sunset or sunrise, with a warm, golden light. The pool is in the foreground, and the lounge chairs are arranged in a row. In the background, there are palm trees and a building with a large sign that says "20".

KOLMENA ofrece todo lo que necesitas. Pertenece a una zona exclusiva, segura y de alta plusvalía en Playa del Carmen. Vive con tranquilidad lejos del ruido y bullicio, y rodeado de una gran variedad de servicios, centros comerciales, hospitales, escuelas y restaurantes.

KOLMENA offers everything you need. Belong to an exclusive, safe, and high added value area in Playa del Carmen. Live in peace away from the noise and bustle, and surrounded by a wide variety of services, shopping centers, hospitals, schools, and restaurants.

———— **KOLMENA** ————

LIVE A
PLEASANT LIFE

VIVE UNA VIDA
PLACENTERA

TU FUTURO COMIENZA EN EL CORAZÓN DE LA RIVIERA MAYA

KOLMENA es un proyecto residencial de alta gama en condominio vertical distribuido en 9 torres de 4 niveles con **36 unidades** en su totalidad, de las cuales:

18 unidades de **1** recamara con superficie de **72.43 m²**.

15 unidades de **2** recamaras tipo lock-off con una superficie de **154.65 m²**.

3 unidades de **3** recamaras tipo pent-house con superficie de **287.37 m²**.

YOUR FUTURE BEGINS IN THE HEART OF THE RIVIERA MAYA

KOLMENA is a high-end residential project in a vertical condominium distributed in 9 towers of 4 levels with **36 units** in total, of which:

18 units are **1** bedroom types with an area of **779.63 sq ft**.

15 lock-off **2** bedroom units with an area of **1664.63 sq ft**.

3 units lock-off of **3** bedrooms pent-house type with an area of **3093 sq ft** with private rooftop.

**ENJOY THE COAST
IN COMFORT**

**DISFRUTA DE LA COSTA
CON COMODIDAD**



AMENIDADES

Las amenidades de Kolmena se distribuyen en 2 niveles, en el nivel de planta baja se encuentran:

- Estacionamientos
- Alberca
- Lavandería
- Área multiusos
- Gimnasio
- Co-working
- Área de masajes Spa

AMENITIES

Kolmena amenities are distributed over 2 levels, on the ground floor level are:

- Parking lots
- Swimming pool,
- Laundry
- Multipurpose area
- Gym
- Co-working
- Spa massage area



EN EL ROOFTOP

KOLMENA Contará con un rooftop de uso común el cual tendrá:

- Asoleaderos
- Alberca
- Área de meditación
- Área yoga
- Observatorios
- Hamacas
- Cine al aire libre

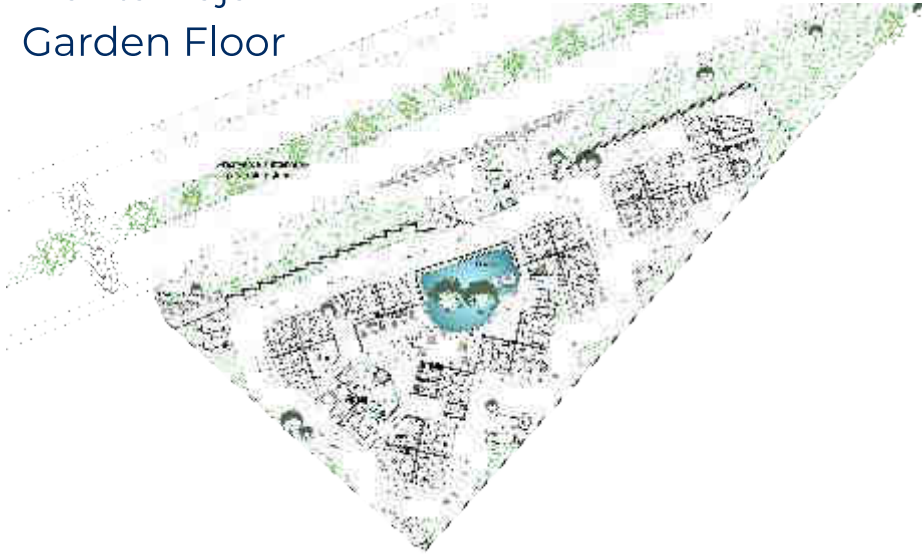
ON THE ROOFTOP

KOLMENA Amenities in the for common use Rooftop, which will have:

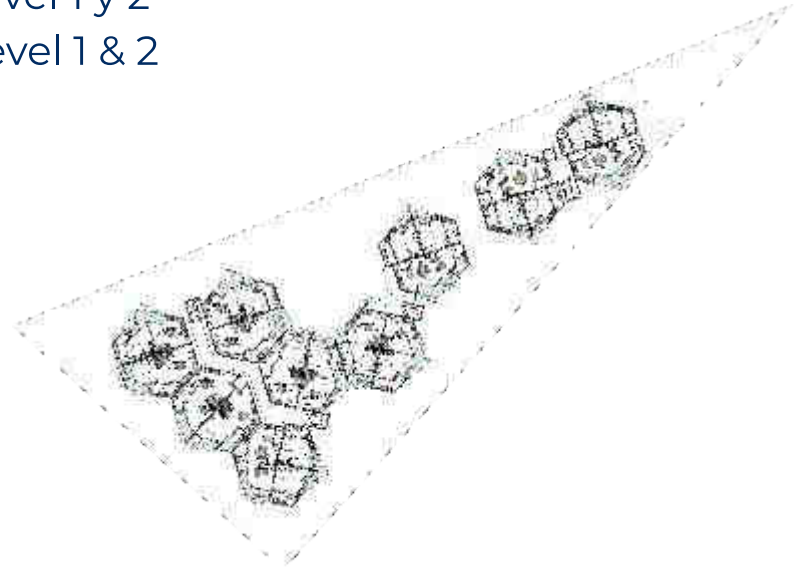
- Sundecks
- Swimming pool
- Meditation area
- Yoga area
- Observatories
- Hammocks area
- Cinema

MASTERPLAN

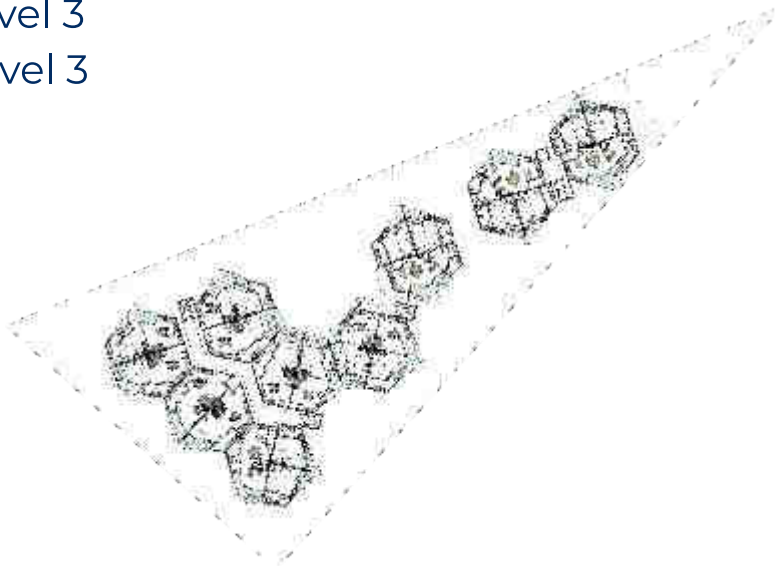
Planta Baja
Garden Floor



Nivel 1 y 2
Level 1 & 2



Nivel 3
Level 3



Rooftop







KOLMENA se posiciona como uno de los complejos departamentales mejor ubicados en la ciudad. En esta zona, la economía y la plusvalía de las propiedades crece a pasos agigantados, haciéndolo el lugar ideal para invertir.

KOLMENA is positioned as one of the complexes best located apartments in the city. In this area, the economy and the added value of the properties grow by leaps and bounds, making it the ideal place to invest.

KOLMENA

A modern, multi-story apartment building is shown at dusk. The building features a facade of light-colored wood panels and large glass windows. Several balconies are visible, each with a glass railing and a small garden area. The building is surrounded by lush greenery, including palm trees and other tropical plants. A car is parked in the foreground on the left, and another car is visible under a covered entrance on the right. The sky is a deep blue, and the building's interior lights are glowing, creating a warm atmosphere.

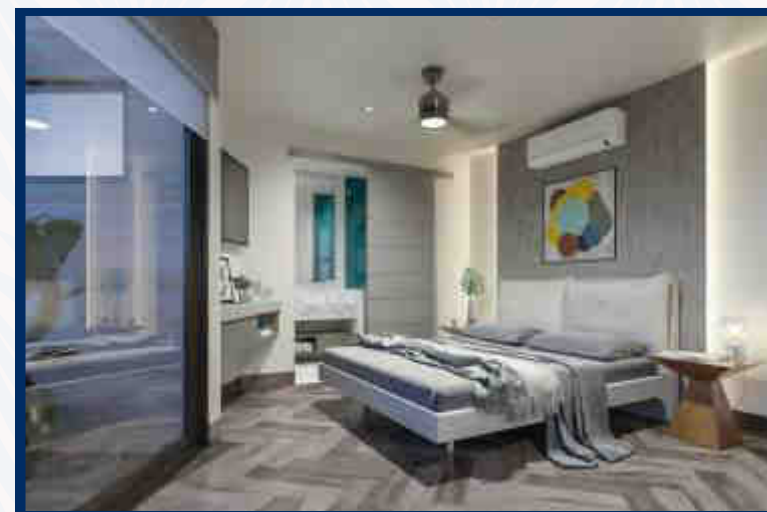
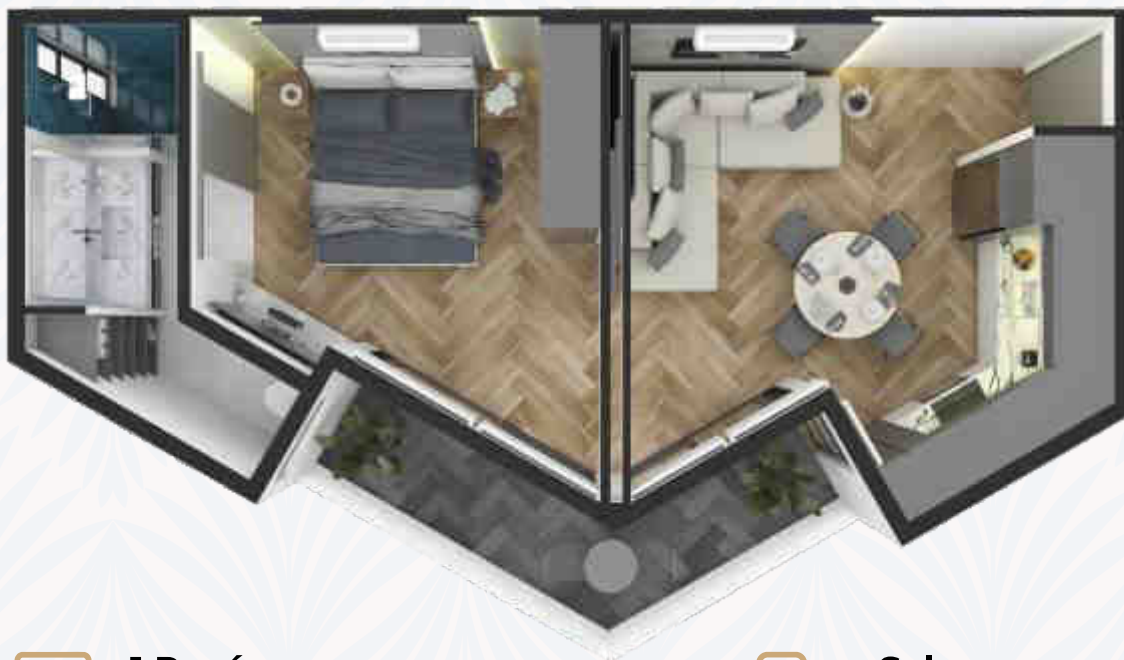
**APARTMENTS TO
SUIT YOU**

**DEPARTAMENTOS A
TU MEDIDA**

DEPARTAMENTO TIPO A / APARTMENT TYPE A

Model 1 & 2

75.70 m² / 814.82 sq ft



 **1 Recámara**
1 Bedroom

 **Sala**
Living room

 **1 Baño**
1 Bathroom

 **Comedor**
Dining room

 **Balcón 9.91 m²**
Balcony 9.91 m²

 **Cocina**
Kitchen

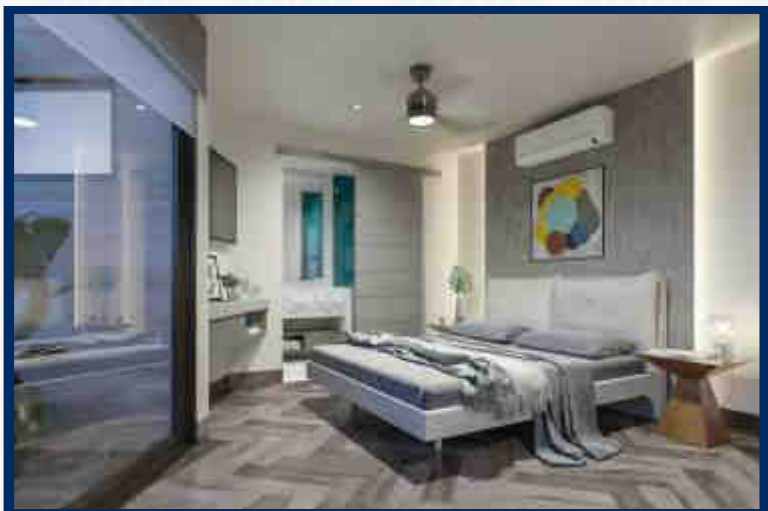
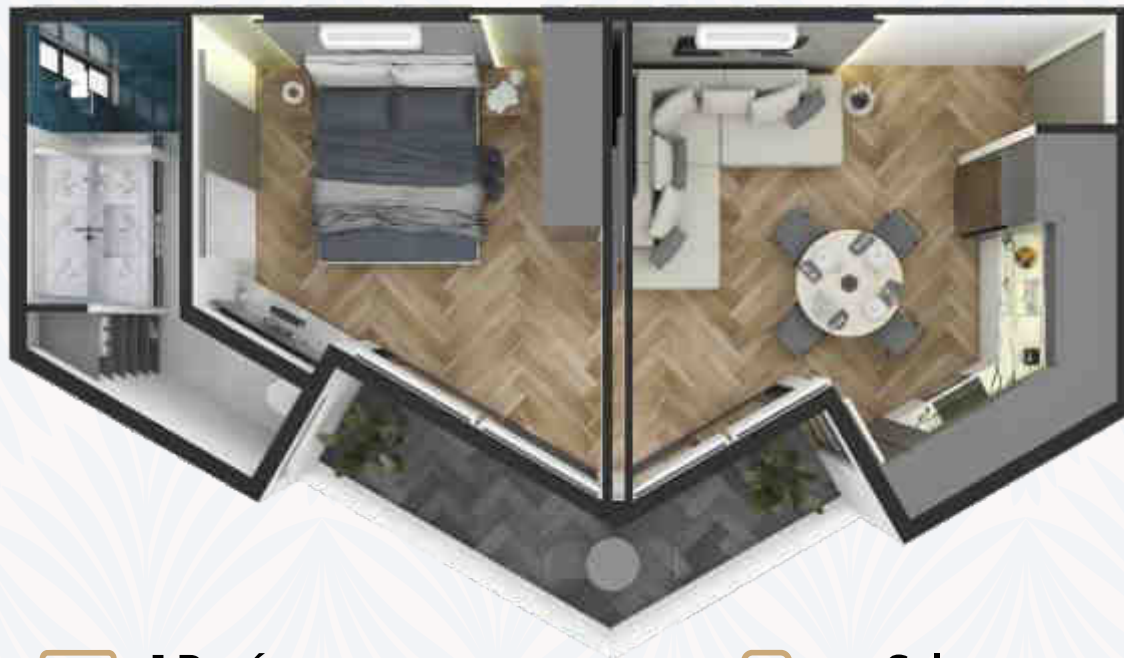
 **1 Estacionamiento 12.50 m²**
1 Parking 12.50 m²

KOLMENA

DEPARTAMENTO TIPO A / APARTMENT TYPE A

Model 3 & 4

72.43 m² / 779.61 sq ft



1 Recámara
1 Bedroom



Sala
Living room



1 Baño
1 Bathroom



Comedor
Dining room



Balcón 10.52 m²
Balcony 10.52 m²



Cocina
Kitchen



1 Estacionamiento 12.50 m²
1 Parking 12.50 m²

KOLMENA

DEPARTAMENTO TIPO AB / APARTMENT TYPE AB

Recamaras Lock Off

154.65 m² / 1,664.63 sq ft



 **2 Recámaras**
2 Bedrooms


 **Sala**
Living room

 **2.5 Baños**
2.5 Bathrooms

 **Comedor**
Dining room

 **3 Balcones 18.05 m²**
3 Balconies 18.05 m²

 **Cocina**
Kitchen

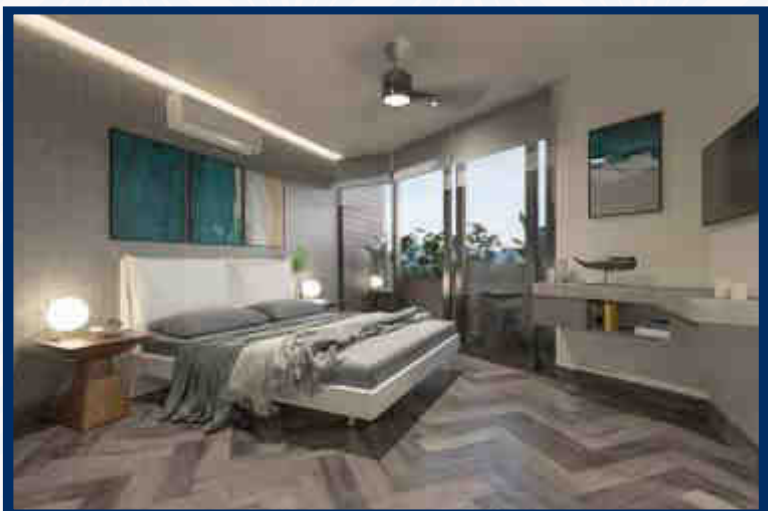
 **2 Estacionamiento 12.50 m²**
2 Parking 12.50 m²

 **Cuarto de Lavado**
Laundry room

KOLMENA

DEPARTAMENTO TIPO B APARTMENT TYPE B

72.57 m² / 781.14 sq ft



1 Recámara
1 Bedroom



1 Baño
1 Bathroom



Balcón 10.52 m²
Balcony 10.52 m²



1 Estacionamiento 12.50 m²
1 Parking 12.50 m²



Sala
Living room



Comedor
Dining room



Cocina
Kitchen

KOLMENA


DEPARTAMENTO TIPO C APARTMENT TYPE C

154.24 m² / 1,660.21 sq ft



 **2 Recámaras**
2 Bedrooms


 **Sala**
Living room

 **2.5 Baños**
2.5 Bathrooms

 **Comedor**
Dining room

 **3 Balcones 19.81 m²**
3 Balconies 19.81 m²

 **Cocina**
Kitchen

 **2 Estacionamiento 12.50 m²**
2 Parking 12.50 m²

 **Cuarto de Lavado**
Laundry room

KOLMENA

DEPARTAMENTO TIPO D APARTMENT TYPE D

287.37 m² / 3,093.00 sq ft



3 Recámaras
3 Bedrooms



Sala
Living room



3.5 Baños
3.5 Bathrooms



Comedor
Dining room



4 Balcones
4 Balconies



Cocina
Kitchen



2 Estacionamiento 12.50 m²
2 Parking 12.50 m² c/u

KOLMENA

TIPO D ROOFTOP TYPE D ROOFTOP

122.35 m² / 1,208.24 ft



1 Recámara
1 Bedroom



Parrilla
Grill



Jacuzzi
Jacuzzi



Cuarto de Lavado
Laundry room

KOLMENA

VIVE
PLAYA DEL CARMEN

LIVE
PLAYA DEL CARMEN



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Playa del Carmen

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