



Central Park II

High-end
LIVING WITH A
barefoot soul

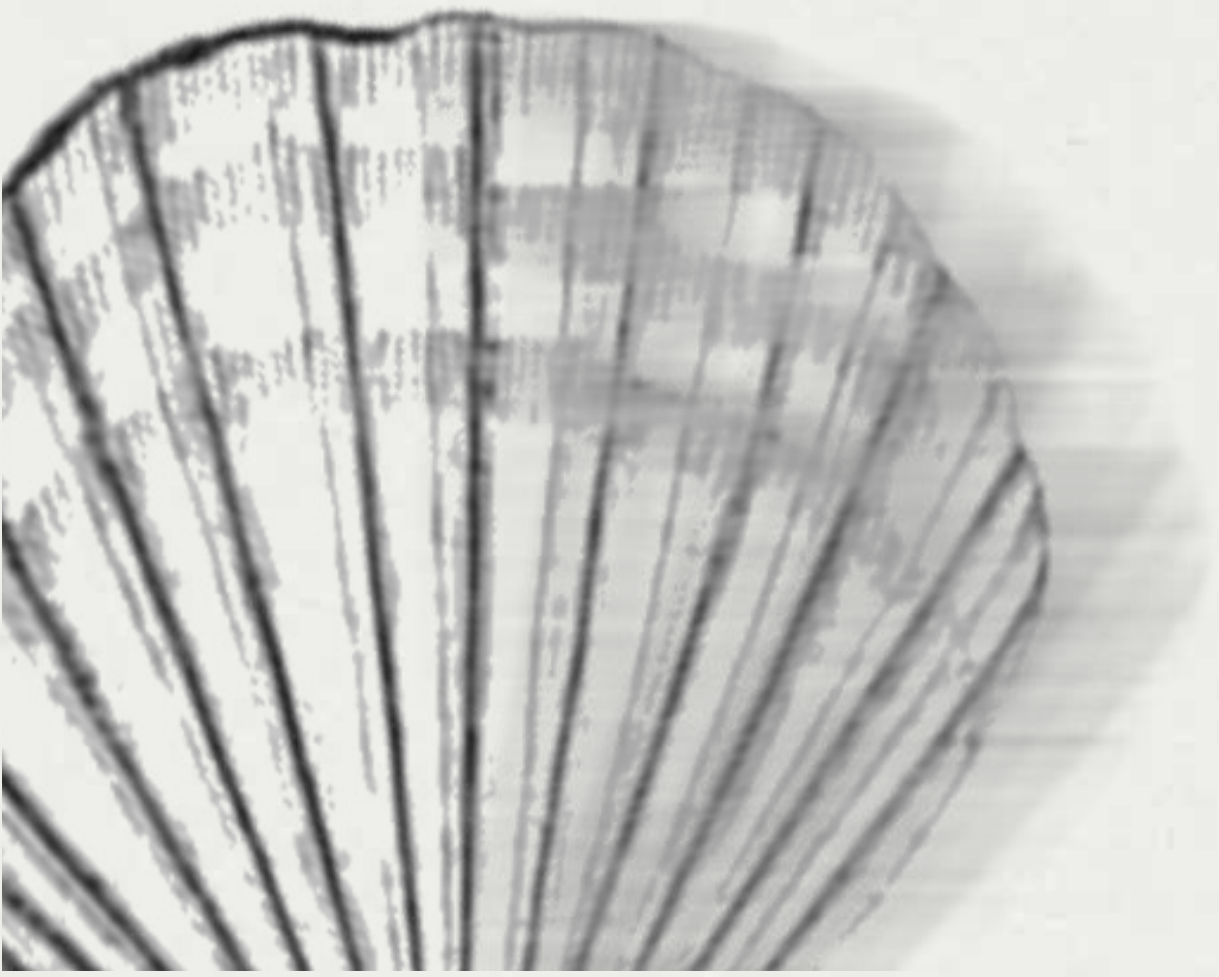
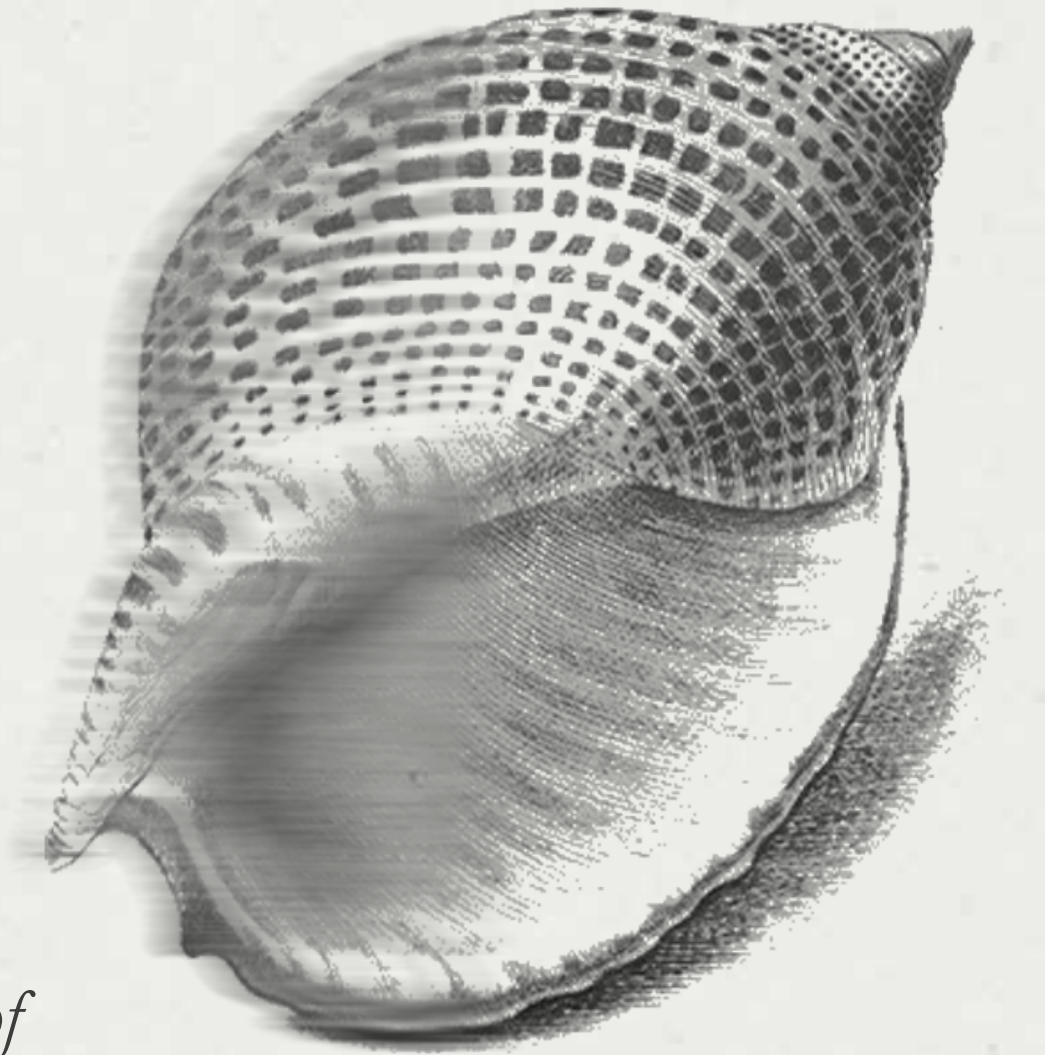
EP

MANIFEST

Created for those who don't just live in a city, they fully experience it. Central Park II was born in the heart of Playa del Carmen as a meeting point between the vibrant and the intimate, between everyday pleasures and spontaneous adventure.

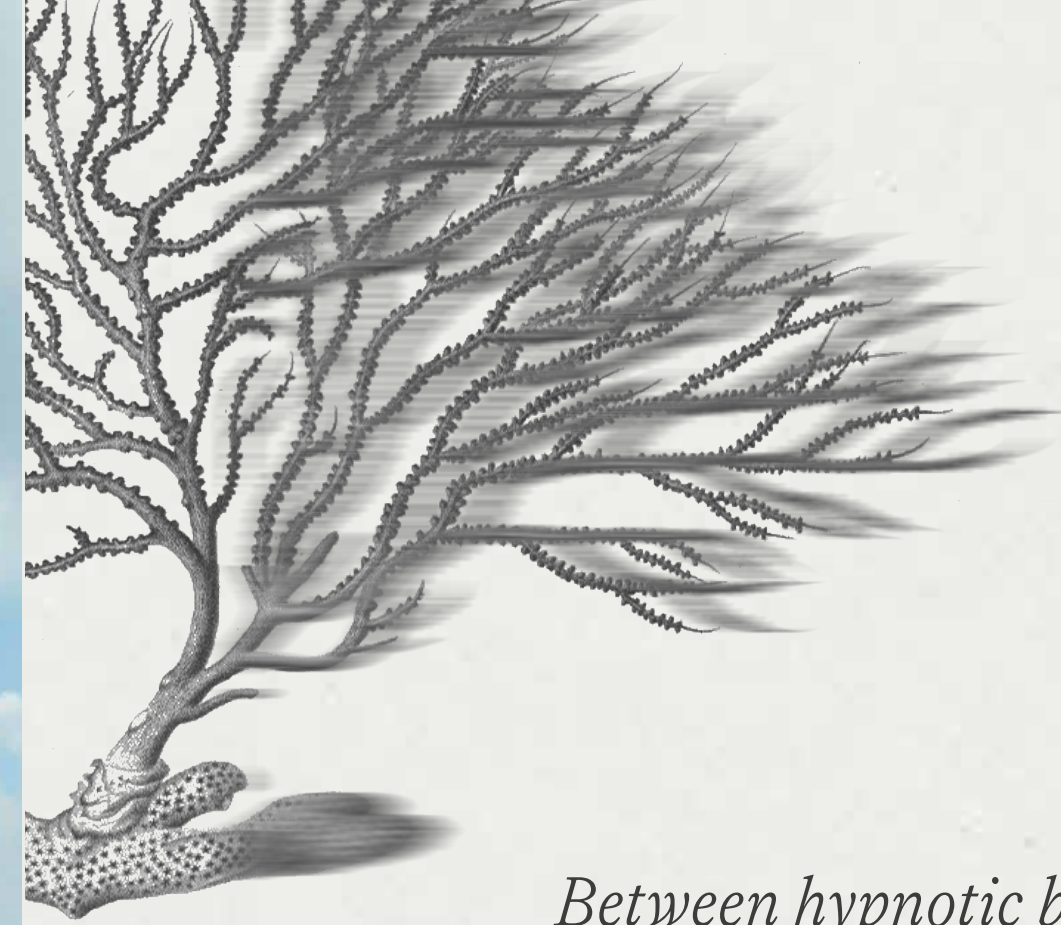
Just steps from the Caribbean Sea, wake up each day with the possibility of walking to the beach, getting lost in a great coffee, discovering new flavors at signature restaurants, reconnecting with yourself in spaces designed for your well-being, or surrendering to the energy of the night.

Here, everything that inspires you is within reach. That's why Central Park II is the capital of Playa del Carmen.





Central Park II



Between hypnotic blue beaches and breathing jungles, the city pulses with a unique energy: warm, radiant, expansive. A place where each day feels like an invitation to enjoy more slowly, to savor without rush, to live with intention.

From sunrise strolls to dinners under the stars, Playa del Carmen is that perfect point where nature, well-being, and everyday pleasure intertwine.

That's why those who arrive often don't leave. Because here, life doesn't just pass by. It stays.



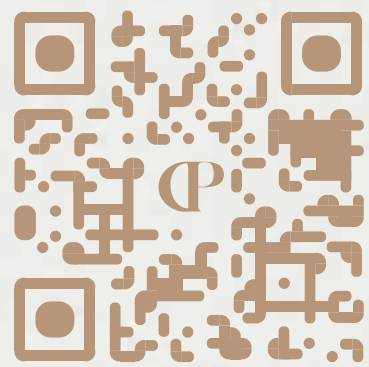
Central Park II

LOCATION

Located in one of the most privileged areas of Playa del Carmen, Central Park II sits in the heart of the Gonzalo Guerrero neighborhood.

Just steps away from the iconic Fifth Avenue, its strategic location offers easy access to restaurants, cafés, shops, supermarkets, and entertainment areas.

This proximity to the city's main attractions makes it an ideal place both for living and investing, with the opportunity to enjoy urban life on foot, no transportation needed.



Mira nuestra ubicación:
https://maps.app.goo.gl/mZWZquEfoyXdmmPg7?g_st=ipc



Central Park II

NEARBY

	CARIBBEAN SEA	5 MIN
	5TA.AVENIDA (5TH AVENUE)	5 MIN
	C.COMERCIAL	4 MIN
	COCO BONGO	6 MIN
	MAMITAS BEACH CLUB	6 MIN
	SORIANA HÍPER	4 MIN
	CHOUX CHOUX CAFÉ	2 MIN
	PORFIRIO'S	7 MIN

	TULUM	53 MIN
	CANCÚN	1 HR
	COBÁ	1,30 HR



& ROOFTOP VIEWS
& TIMELESS CALM

&

CP

Central Park II

In the vibrant heart of Playa del Carmen, right where the city breathes the strongest, a sanctuary is born. Central Park II is a serene refuge amid the movement. A space surrounded by trees and natural light, where every corner invites you to slow down. Here, balance isn't something you look for — it's something you feel. And true luxury is knowing that, upon arrival, everything falls back into place.



Central Park II



Central
Park II

Central Park II



Central Park II doesn't just combine style and functionality: the spaces breathe openness, the finishes reveal character, and the large windows frame the calm of the Caribbean.

Here, elegance doesn't shout; it's felt in simplicity, in craftsmanship, in what endures. An investment that offers not only value, but a different way of living and seeing the world.





AMENITIES

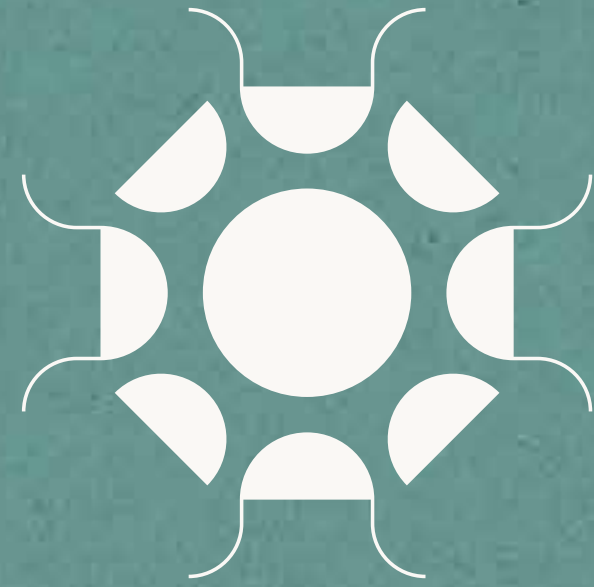


CP

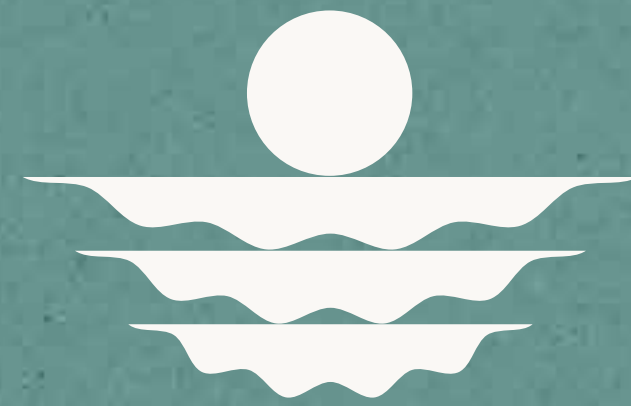
Central Park II



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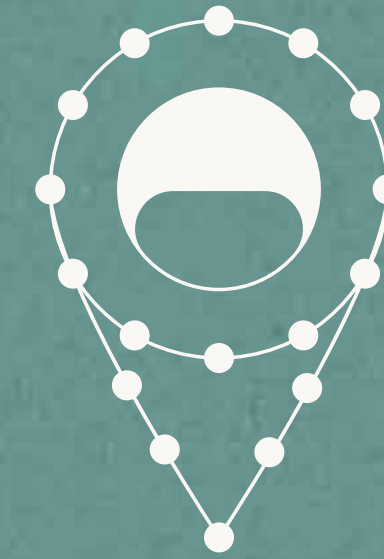
LOBBY



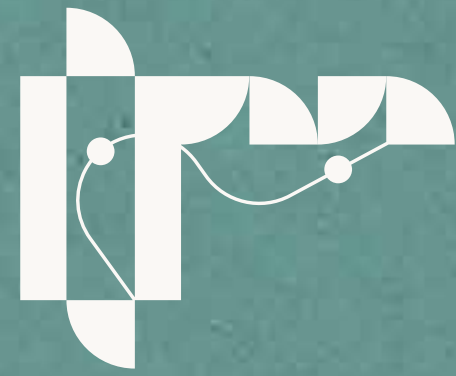
ROOFTOP WITH
INFINITY POOL



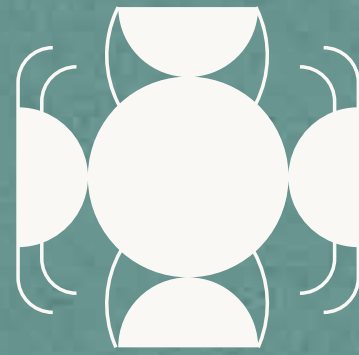
ELEVATOR



PRIME
LOCATION



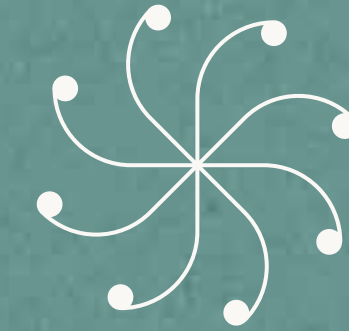
AUTOMATED
PARKING



GYM



LOBBY SHOPS



LAUNDRY

CENTRAL PARK II





INTERIORS

CP

Central Park II

A refuge between the calm of the Caribbean and the pulse of the city.

Central Park II is that exact point where the cosmopolitan rhythm meets the gentleness of the sea. Its contemporary architecture and meticulous finishes create an atmosphere that invites you to stay, to discover without hurry, to live with intention.

Both visitors and residents find here more than just a place: an experience that feels personal, sophisticated, and deeply memorable.

Central Park II

PREMIUM EQUIPMENT AND FINISHES

All units are carefully designed and equipped with premium materials and functional solutions that reflect the balance between aesthetics and comfort.



Central Park II

ITALIAN-STYLE KITCHEN

Sintered stone countertop and backsplash

Ceramic cooktop and range hood

Designer Italian-style cabinetry

Premium appliances and refrigerator included

INTERIOR COMFORT

Minisplit and ceiling fans

Ambient and indirect LED lighting

Heated flooring



INFRASTRUCTURE & FUNCTIONALITY

We feature smart systems and engineering solutions that ensure functionality, safety, and comfort at all times:

Underground parking

Automated car elevator

Backup power generator

Direct-access elevators to residences





TYPLOGIES

CP

TYOLOGY 1: NEST

STUDIO STARTING AT 48.71 M²



01 Fully Equipped Bathroom

- Integrated mirror
- Vanity cabinet
- Toilet
- Rain shower

05 Indoor Social Area

- Credenza

02 Bedroom Area

03 Walk-in Closet

04 Fully Equipped Italian-Style Kitchen

- Sintered stone countertop
- Sintered stone backsplash
- Italian-style cabinetry
- Ceramic cooktop
- Range hood
- Stainless Steel Sink
- Refrigerator

06 Private Balcony









TYOLOGY 2: RISE

1 BEDROOM STARTING AT 66.65 M2

- 01 Fully Equipped Bathroom
 - Integrated mirror
 - Vanity cabinet
 - Toilet
 - Rain shower
- 02 Bedroom Area
- 03 Walk-in Closet
- 04 Fully Equipped Italian-Style Kitchen
 - Sintered stone countertop
 - Sintered stone backsplash
 - Italian-style cabinetry
 - Ceramic cooktop
 - Range hood
 - Stainless Steel Sink
 - Refrigerator
- 05 Indoor Social Area
 - Credenza
- 06 Private Balcony









TYPOLGY 3: HEAVEN

2 BEDROOM STARTING AT 96.19 M2

- 01 Fully Equipped Bathroom
 - Integrated mirror
 - Vanity cabinet
 - Toilet
 - Rain shower
- 02 Bedroom Area
- 03 Walk-in Closet
- 04 Fully Equipped Italian-Style Kitchen
 - Sintered stone countertop
 - Sintered stone backsplash
 - Italian-style cabinetry
 - Ceramic cooktop
 - Range hood
 - Stainless Steel Sink
 - Refrigerator
- 05 Indoor Social Area
 - Credenza
- 06 Private Balcony





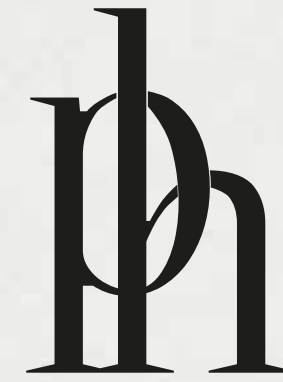


At GMB Real Estate we believe in the power of a good idea taken to its fullest expression.

*Every project we undertake begins with a clear vision: to **create smart, functional, and purpose-driven spaces.** It's not just about building, it's about understanding how **people live, how cities evolve, and what they need to grow sustainably.***

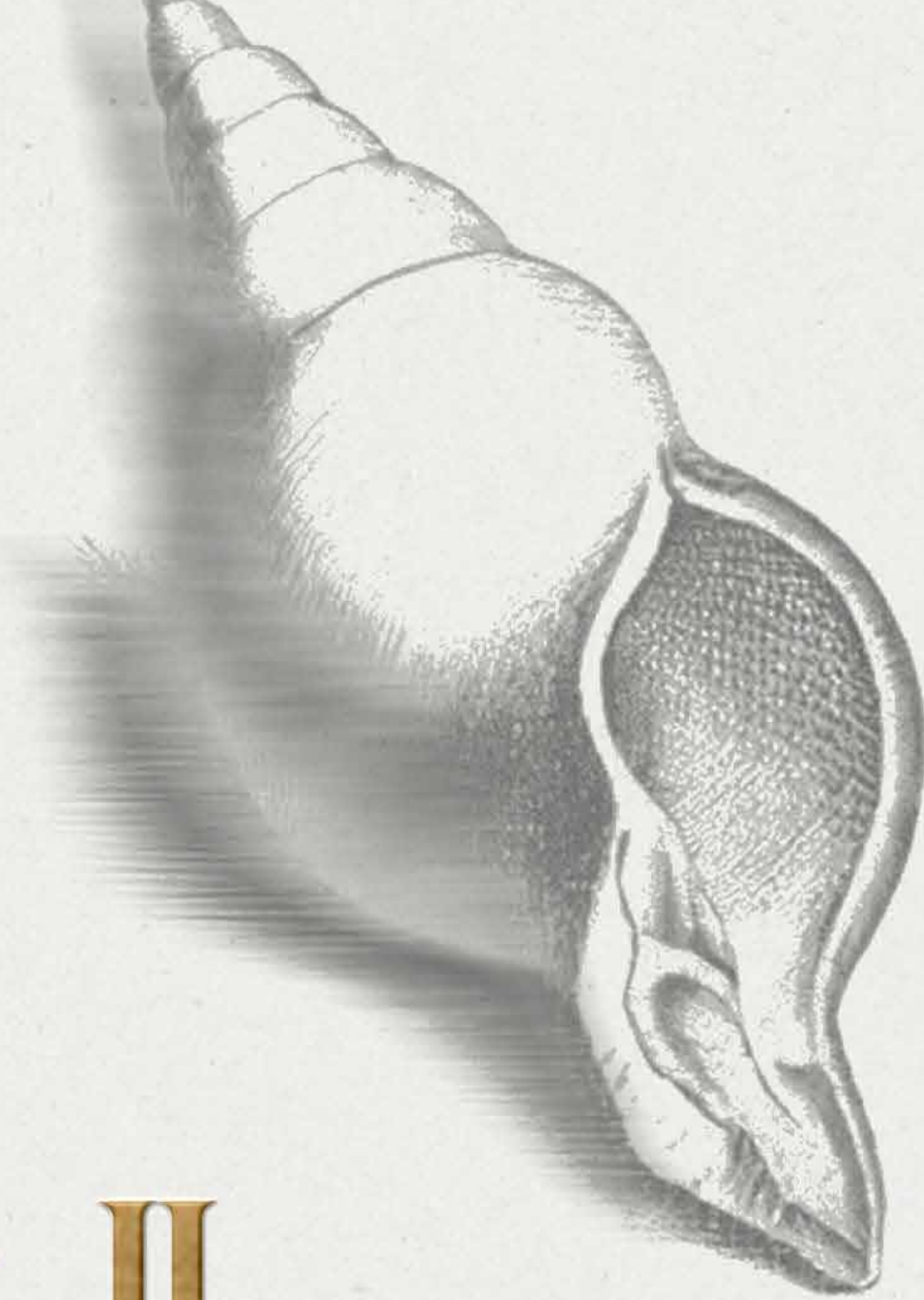
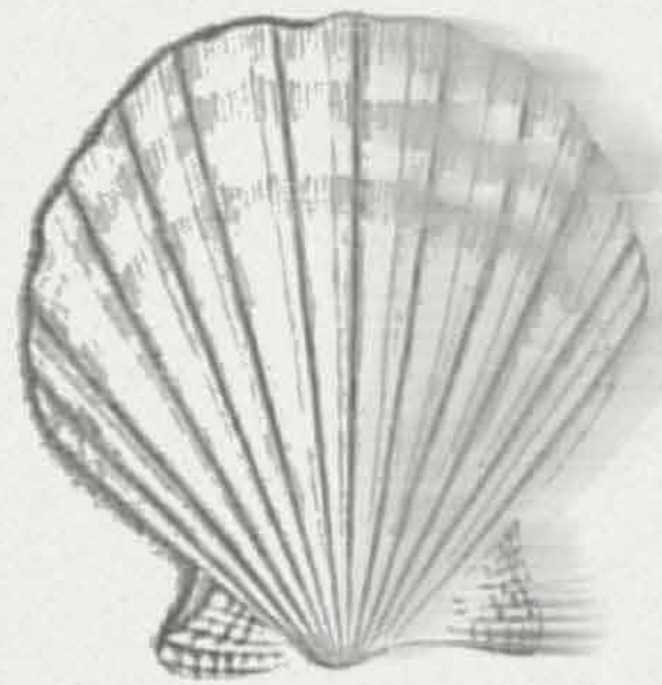
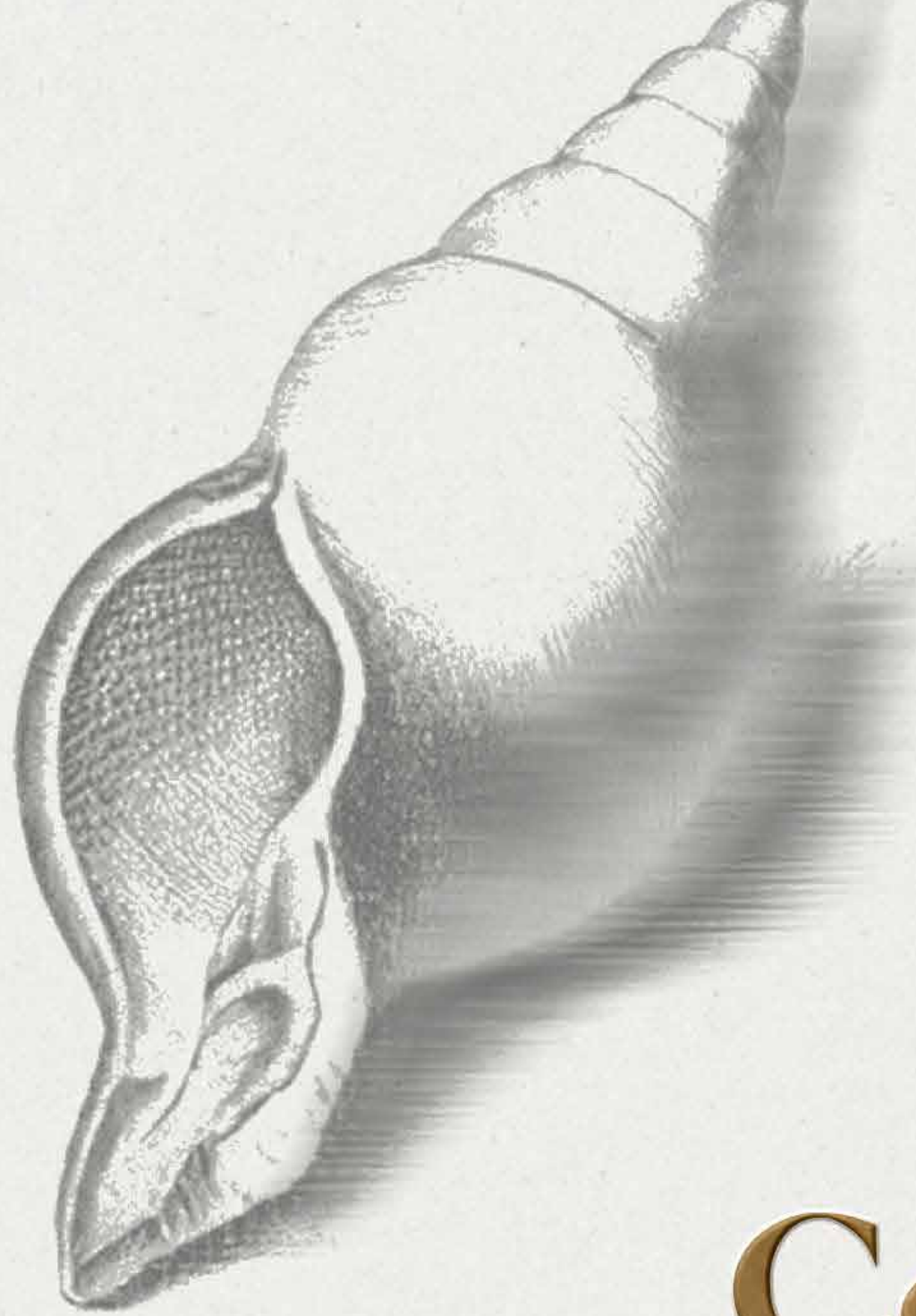
*We are driven by detail, **strategic planning and a deep sense of responsibility toward our surroundings.** We know that a **great development** doesn't impose itself, it engages with its context and **enhances the lives of those who inhabit it.***

*We are **more than a development company.** We are **partners in the future** every community envisions for itself.*



PERFECT HARMONY
REAL ESTATE

*PH Real Estate leads with a solid, strategic commercial vision and a deep understanding of the market. Its expertise, combined with the talent of GMB Real Estate, has made an **unprecedented project** on Fifth Avenue possible.*



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