UNLIMITED POSSIBILITIES · RIVIERA MAYA

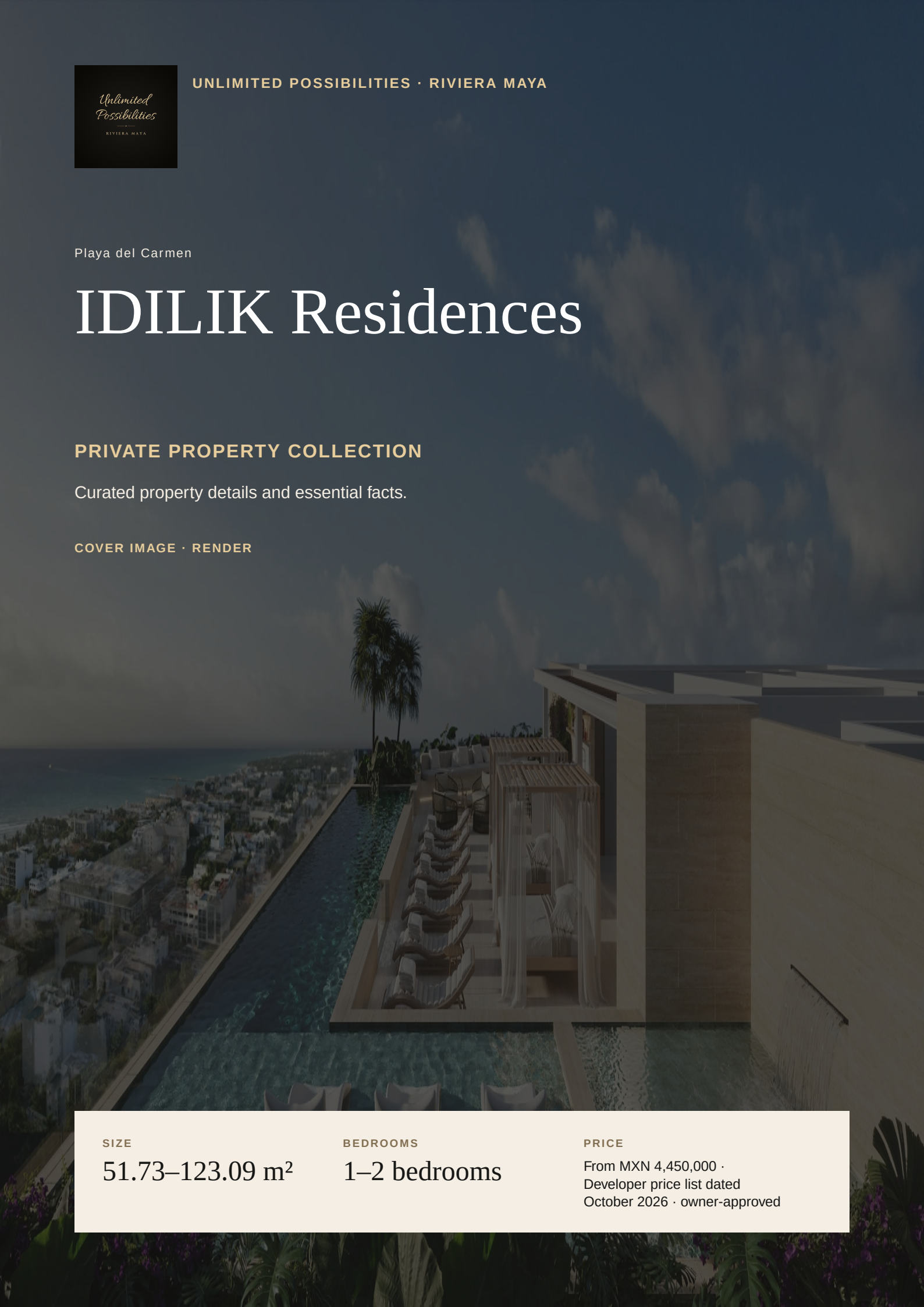
Playa del Carmen

IDILIK Residences

PRIVATE PROPERTY COLLECTION

Curated property details and essential facts.

COVER IMAGE · RENDER



SIZE	BEDROOMS	PRICE
51.73–123.09 m²	1–2 bedrooms	From MXN 4,450,000 · Developer price list dated October 2026 · owner-approved

OVERVIEW / PROPERTY DETAILS

Overview / Property details

IDILIK Residences is a boutique condominium development in the heart of Playa del Carmen, beside the city's central park on Calle 26 Norte. The park gives the building a green outlook in a central, walkable setting, with 5th Avenue and the beach within walking distance.

The arrival experience is deliberately considered: controlled access from both the park and 26th Street leads to a double-height lobby, with 24-hour security and concierge service. Inside each residence, premium marble, a fully equipped designer kitchen, an in-unit washer and dryer, and 3 m ceilings bring practical comfort to the architectural finish.

Wellness extends beyond the gym. The spa combines a sauna, aromatherapy steam room, red-light infrared therapy room, hydrotherapy pool and cold plunge. Above the city, the rooftop brings together a bar, pool with panoramic views, an eight-person jacuzzi, a fire pit and lounge areas, with an additional solarium level.

The October 2026 update describes 70 residences plus penthouses, with 60 sold and the last 10 residences available. Homes are expected to be ready to move in within 1–2 months. These are dated developer statements, not a promise of today's availability; request a current quote and confirmation of the handover timing.

Highlights

- A park-side address on Calle 26 Norte, within walking distance of 5th Avenue and the beach.
- Spa-level wellness: sauna, aromatherapy steam, infrared therapy, hydrotherapy and cold plunge.
- Rooftop pool and bar with panoramic views, jacuzzi for eight, fire pit and a further solarium level.
- Premium marble, 3 m ceilings, an equipped designer kitchen and in-unit laundry in every residence.
- One- and two-bedroom residences, a two-bedroom lock-off layout and penthouse options.
- Ten residences available in the October 2026 list; Aurora PH-701 is reserved.

Property facts

PROPERTY TYPE	Condominium development
CITY / STATE	Playa del Carmen, Quintana Roo
ADDRESS	Calle 26 Norte · beside the city-centre park
DEVELOPMENT	70 residences plus penthouses
OCTOBER 2026 INVENTORY	60 sold · 10 residences left
READINESS	Ready to move in within 1–2 months · October 2026
CEILINGS	3 m / 9.8 ft

ESTIMATED STARTING PRICE	From MXN 4,450,000 (~USD 255k)
PRICE DATE	October 2026

AMENITIES

Amenities

Arrival and service

- Controlled access from the park and 26th Street
- Double-height lobby
- 24-hour security
- Concierge

Spa and wellness

- Sauna
- Aromatherapy steam room
- Red-light / infrared therapy room
- Hydrotherapy pool
- Cold plunge
- Gym

Rooftop and solarium

- Rooftop bar
- Pool with panoramic views
- Eight-person jacuzzi
- Fire pit
- Lounge areas
- Additional solarium level

DOCUMENTED RESIDENCE LAYOUTS / TYPES

Documented residence layouts / types

The following are documented plan examples. Room counts and area measurements describe these layouts only and do not indicate current unit availability.

Caracola / Caracola PLUS

BEDROOMS	1

TOTAL AREA	51.73 m²

One-bedroom layouts. Available Caracola PLUS Unit 311 is listed at 51.73 m².

Coralina

BEDROOMS	1
INTERIOR AREA	50.62 m²
TERRACE AREA	10.13 m²
TOTAL AREA	60.75 m²

One bedroom, with 50.62 m² inside and a 10.13 m² terrace. Unit 001 is a distinct ground-floor park-side offer at 70.82 m²; it should not be assumed to match the standard 60.75 m² layout.

Coralina PLUS

BEDROOMS	1
TOTAL AREA	68.64 m²

A larger one-bedroom option. Available Unit 601 is on the 26th Street side.

Voluta

BEDROOMS	2
TOTAL AREA	82.4 m²

Two-bedroom residence type presented by the developer. No currently available unit is supplied in the approved list.

Lunaria

BEDROOMS	2
TOTAL AREA	101.51 m²

A two-bedroom type on the 26th Street and park side. Unit 104 appears in the approved availability list.

Estrella

BEDROOMS	2

Two bedrooms and park views, with developer-total areas of 114–122.75 m². Current availability should be confirmed.

Aurora penthouse

BEDROOMS 2

Two-bedroom penthouse layouts of 109–114.05 m². PH-701 measures 114.05 m² and is reserved; join the waitlist.

Perla penthouse

Top-floor penthouse type. Bedroom count, area, price and current availability have not been supplied for public quotation.

SPECIFICATIONS / DESIGN

Specifications / design

Inside every residence

- Premium marble throughout
- Fully equipped designer kitchen
- In-unit washer and dryer
- 3 m (9.8 ft) ceilings

Media provenance

- The lead promo combines real showroom footage and developer renders with AI-assisted motion.
- The showroom walkthrough is real footage of a showroom residence.
- Gallery 00 is a real aerial of the surrounding area; gallery 08 is a real showroom interior. Other gallery images are labeled developer renders.

LOCATION / NEIGHBORHOOD

Location / neighborhood

NEIGHBORHOOD Calle 26 Norte · Playa del Carmen, Quintana Roo

On Calle 26 Norte in central Playa del Carmen, beside the city's central park. The location combines a park-side setting with walking access to 5th Avenue and the beach.

- Park-side setting in the centre of the city
- Walking distance to 5th Avenue
- Walking distance to the beach
- Controlled entrances from the park and 26th Street

SOURCE INFORMATION

Source information

Developer brochure and official website

Developer price list · October 2026

Estimated MXN list prices and availability Approximate USD starting reference supplied by the owner, not a live exchange-rate calculation.

Ready-to-move-in timing and the 60-sold / 10-left update refer to October 2026. PH-701 is reserved. Rendered and AI-assisted media are illustrative, not documentation of a specific finished unit.

Source references are provided for context. Property information should be confirmed with the relevant source and is subject to change.

THE RESIDENCE

A closer look



Developer render · IDILIK facade · Render



Developer render · spa · Render



Developer render · designer kitchen · Render



Developer render · IDILIK exterior · Render

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For current availability, a private viewing and the complete property pack, contact Unlimited Possibilities through our official channels.

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RIVIERA MAYA

EXPLORE THE GALLERY

Scan for approved property media

Information is supplied for reference and is subject to current availability. Images marked “Virtually staged” are digitally furnished for illustration.