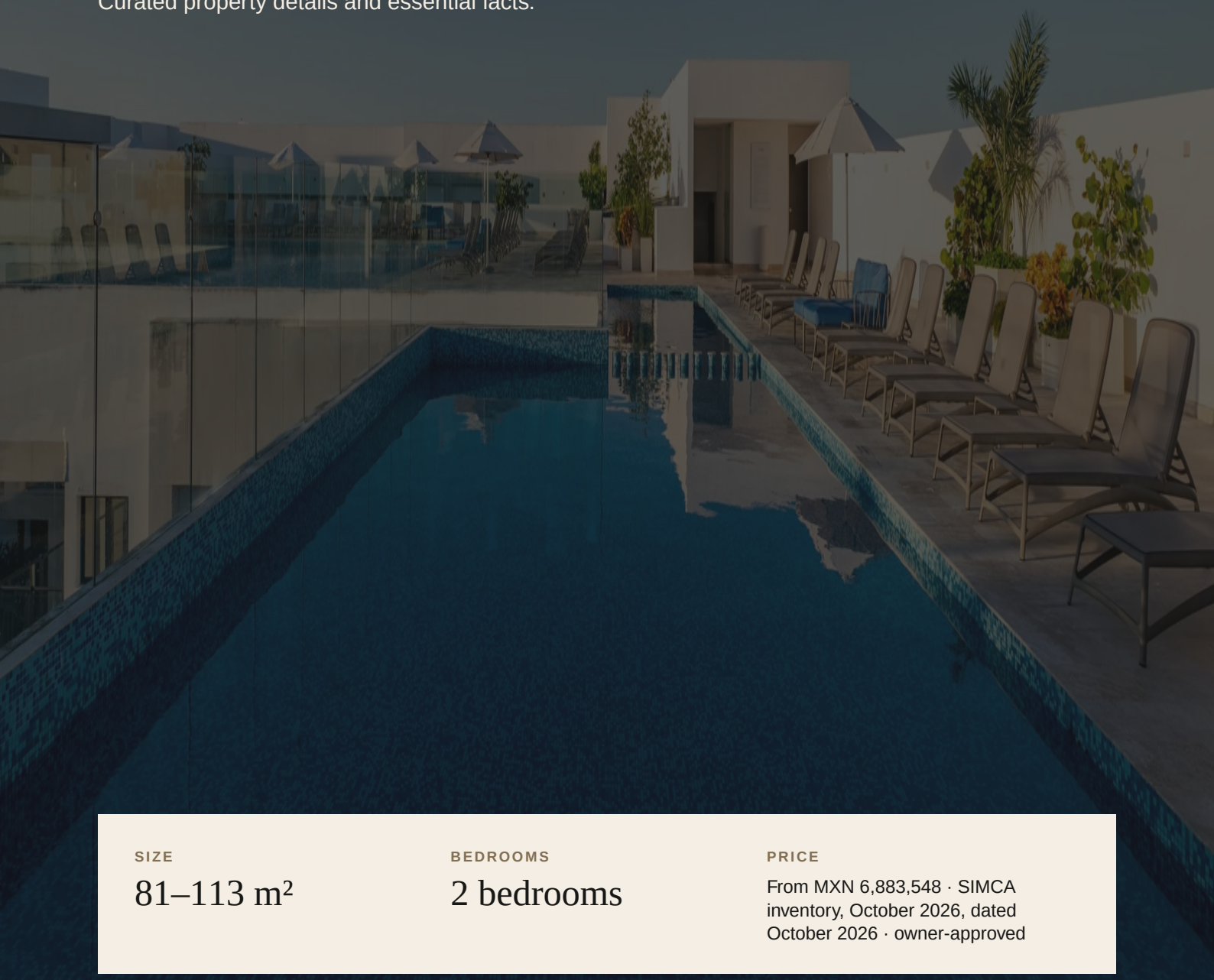
UNLIMITED POSSIBILITIES · RIVIERA MAYA

Playa del Carmen

Ipana

PRIVATE PROPERTY COLLECTION

Curated property details and essential facts.



SIZE	BEDROOMS	PRICE
81–113 m²	2 bedrooms	From MXN 6,883,548 · SIMCA inventory, October 2026, dated October 2026 · owner-approved

OVERVIEW / PROPERTY DETAILS

Overview / Property details

Ipana is a completed residence within Siempre Playa–Midtown in central Playa del Carmen. About one block from 5th Avenue, it places the beach, restaurants and cafés within walking distance. Homes from one to three bedrooms are ready to move in now.

Above the city, four rooftop pools offer different places to swim and relax, including an adults-only pool and a children's pool. Sea views, a panoramic sky bar and a lounge bring the rooftop together. A spa and gym support everyday wellness; the lobby has a front desk and security, with elevators and underground parking for practical convenience.

2-bed from MXN 6,883,548 (~USD 395K)

Featured D110 brings a more private lock-off arrangement: its separate entrance is well apart from the rest of the apartment. The outlook is towards quiet interior gardens with trees and a fountain. Its two real-footage videos document D110 specifically, rather than representing every residence in Ipana.

The earlier SIMCA brochure describes four apartment towers, loft-style studios, two-bedroom apartments and three-bedroom penthouses with a solarium and private pool. These brochure categories remain background to the development; the dated October 2026 selection and individual unit footage below are separate.

One of Playa's most rented buildings, with occupancy close to 90% (per the operator's data). Ask us for the rental figures.

Highlights

- Completed and ready to move in within Siempre Playa–Midtown.
- About one block from 5th Avenue; walk to the beach, restaurants and cafés.
- Four rooftop pools, including adults-only and children's pools, with sea views.
- Panoramic sky bar and lounge, spa, gym, front desk, security and underground parking.
- One-, two- and three-bedroom residences in the October 2026 inventory.
- ; Estimated prices and availability require a current quote.
- D110: separate lock-off entrance and a quiet garden outlook, with two unit-specific real-footage films.

Property facts

DEVELOPMENT	Ipana · Siempre Playa–Midtown by SIMCA
CITY / STATE	Playa del Carmen, Quintana Roo
READINESS	Completed · ready to move in
RESIDENCES	1, 2 and 3 bedrooms

ROOFTOP	Four pools, sea views, panoramic sky bar and lounge
ESTIMATED STARTING PRICE	2-bed from MXN 6,883,548 (~USD 395K)
OCTOBER 2026	list price ·
TWO-BEDROOM SELECTION	76–113 m² · MXN 6,883,548–8,287,116
PRICE DATE	October 2026
BUILDING CONFIGURATION IN BROCHURE	Four apartment towers
EARLIER BROCHURE RESIDENCE CATEGORIES	Loft-style studios, two-bedroom apartments and three-bedroom penthouses
DEVELOPER FINANCING	Developer financing: 3, 5 or 7 years at 9% or 10%, typically 50% down (Gran Tulum from 20%), negotiable. Subject to developer approval and confirmation of the selected unit and payment terms. SIMCA inventory, 22 October 2026.

AMENITIES

Amenities

Rooftop and leisure

- Four rooftop pools
- Adults-only pool
- Children's pool
- Sea views
- Panoramic sky bar
- Lounge

Wellness

- Spa
- Gym

Arrival and everyday services

- Elevator
- Lobby with front desk
- Security
- Underground parking

Additional facilities listed in the earlier brochure

- Reception areas

- Outdoor resident areas
- Sports bar
- Business center
- Children's club

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.

One-bedroom residence · C509

BEDROOMS	1
TOTAL AREA	104 m²

2-bed from MXN 6,883,548 (~USD 395K)

Two-bedroom residences

BEDROOMS	2

76–113 m². Estimated prices MXN 6,883,548–8,287,116 in the October 2026 SIMCA inventory. Specific unit references are confirmed on enquiry.

Three-bedroom residence · B510

BEDROOMS	3
TOTAL AREA	209 m²

Price MXN 11,757,048 (October 2026).

Three-bedroom residence · A506

BEDROOMS	3
TOTAL AREA	246 m²

Price MXN 13,113,614 (October 2026).

Featured lock-off · D110

List price MXN 9,574,005; Estimated price after the MXN 7,276,244 (~USD 420k). Its separate entrance is well apart from the rest of the apartment, with quiet interior-garden views of trees and a fountain. Bedroom count and area for this specific unit are confirmed on enquiry.

- Separate lock-off entrance

- Quiet interior gardens
- Two real-footage videos of D110

Model 2A · earlier brochure plan

BEDROOMS	2
BATHROOMS	2
INTERIOR AREA	71.03 m²

The brochure lists an additional 13.53 m² of exterior area; it does not give an aggregate total for this sheet. This earlier plan is not an October 2026 availability or price quote.

SPECIFICATIONS / DESIGN

Specifications / design

October 2026 Estimated offer

- Prices are dated October 2026.
- Prices are quoted in MXN. The approximate USD figures supplied with the offer are illustrative, not a live exchange-rate quote.

Media provenance

- The lead film combines real drone footage of Siempre Playa with developer photos of the completed building.
- The D110 reel and full walkthrough show real footage of D110 only.
- The new architectural gallery images are labelled Developer photo. Social slides are marketing graphics, not additional unit photography.

Developer financing

- Developer financing: 3, 5 or 7 years at 9% or 10%, typically 50% down (Gran Tulum from 20%), negotiable. Subject to developer approval and confirmation of the selected unit and payment terms. SIMCA inventory, 22 October 2026.

LOCATION / NEIGHBORHOOD

Location / neighborhood

NEIGHBORHOOD	Siempre Playa–Midtown, Playa del Carmen

Central Playa del Carmen, within Siempre Playa–Midtown by SIMCA.

- About one block from 5th Avenue
- Walking distance to the beach

- Restaurants and cafés within walking distance

SOURCE INFORMATION

Source information

SIMCA inventory · October 2026

Developer materials and public listings

Operator's data

SIMCA developer project page: Ipana · Pages The Project section

SIMCA-linked Ipana brochure · Pages 9, 16–18

Prices dated October 2026. Confirm current availability.

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 photo · completed building 01



Developer photo · completed building 02

DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit C509

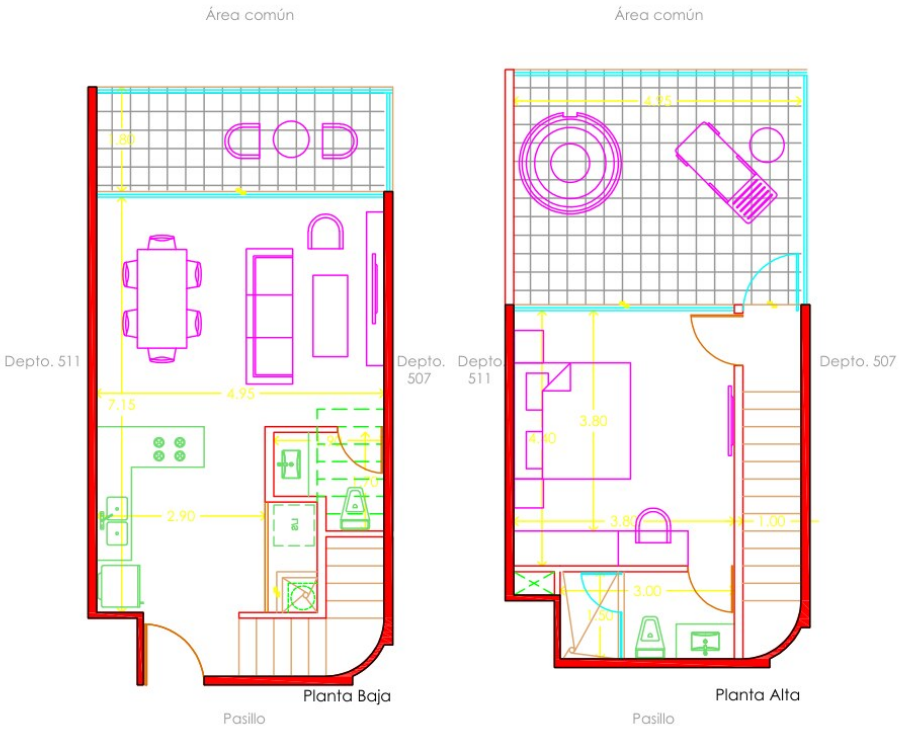
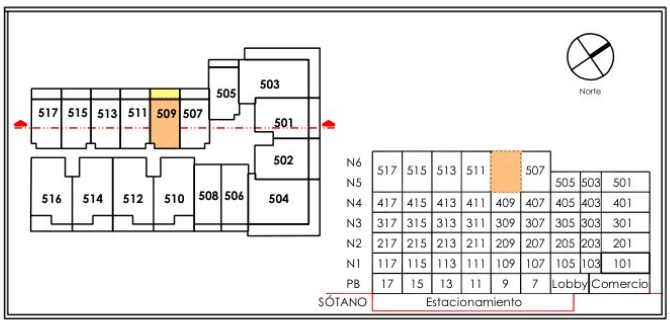


TABLA DE ÁREAS	
ÁREA INTERIOR:	72.19 m2
ÁREA TERRAZA TECHADA:	9.18 m2
ÁREA TERRAZA NO TECHADA:	21.95 m2
ÁREA TOTAL:	103.32 m2

IPANA "C"
PLAYA DEL CARMEN, QUINTANA ROO.

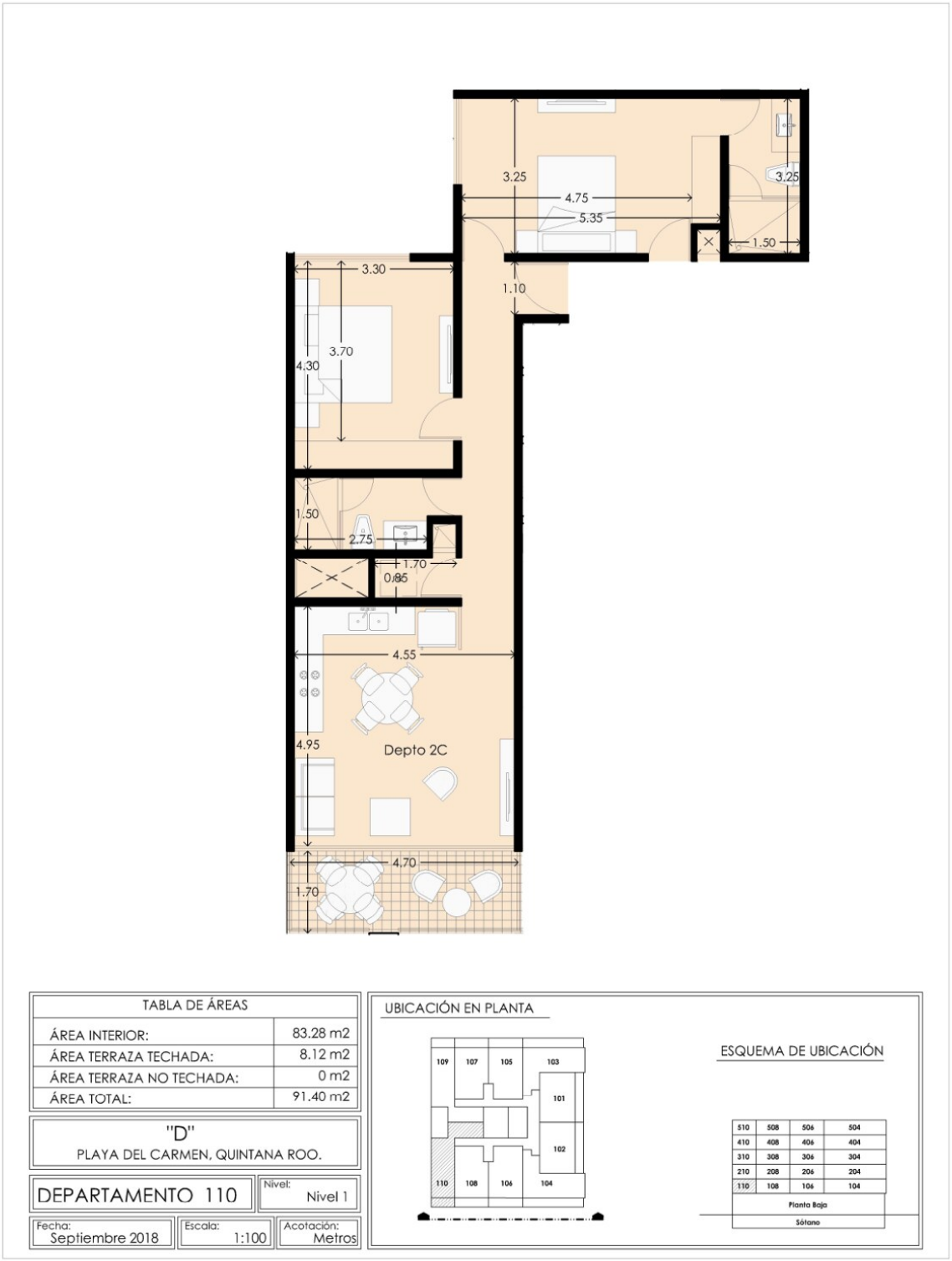
DEPARTAMENTO 509 | Nivel: Nivel 5

Fecha: Febrero 2019 | Escala: 1:100 | Acotación: Metros



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit D110



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A20

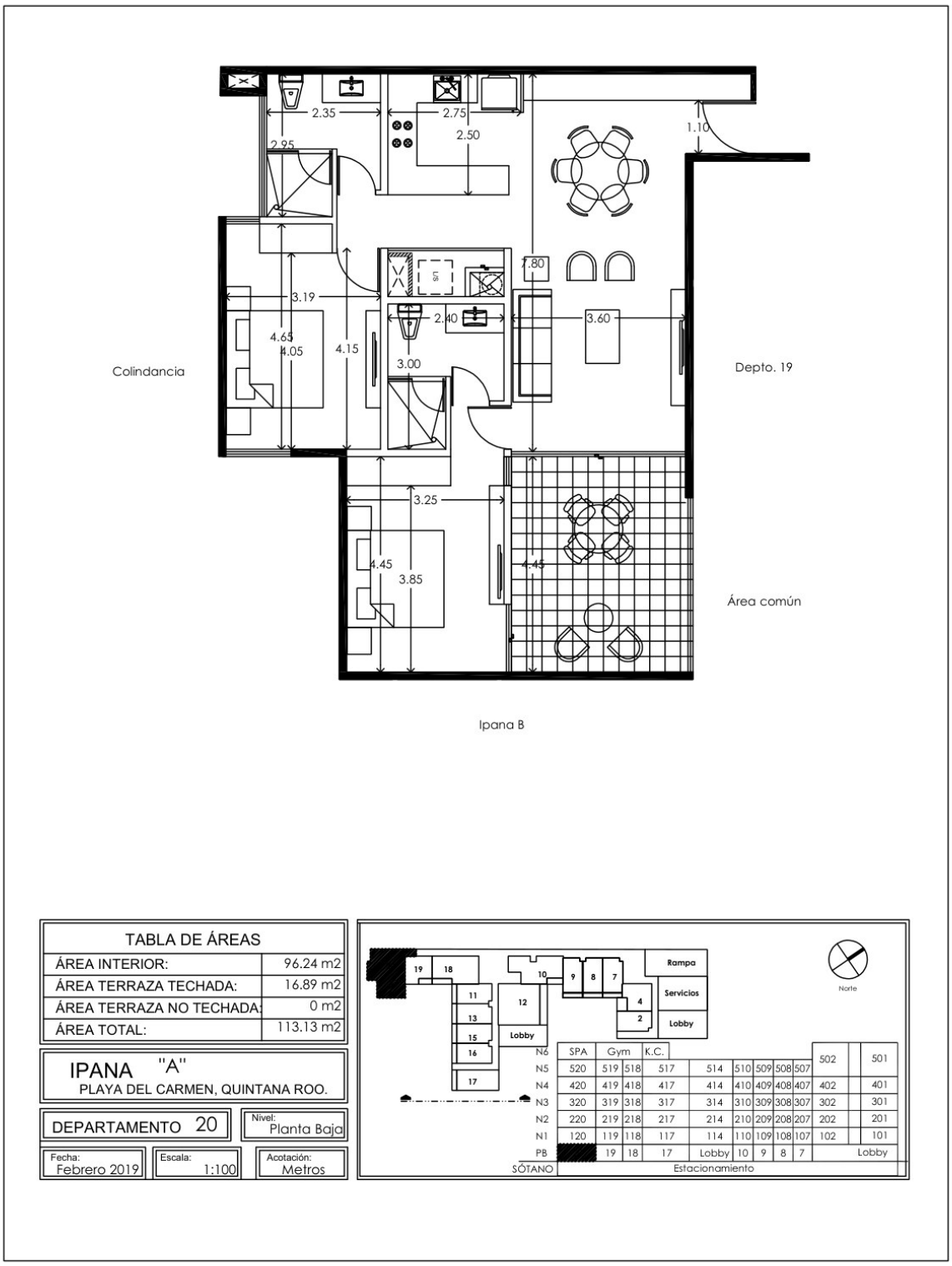


TABLA DE ÁREAS	
ÁREA INTERIOR:	96.24 m2
ÁREA TERRAZA TECHADA:	16.89 m2
ÁREA TERRAZA NO TECHADA:	0 m2
ÁREA TOTAL:	113.13 m2

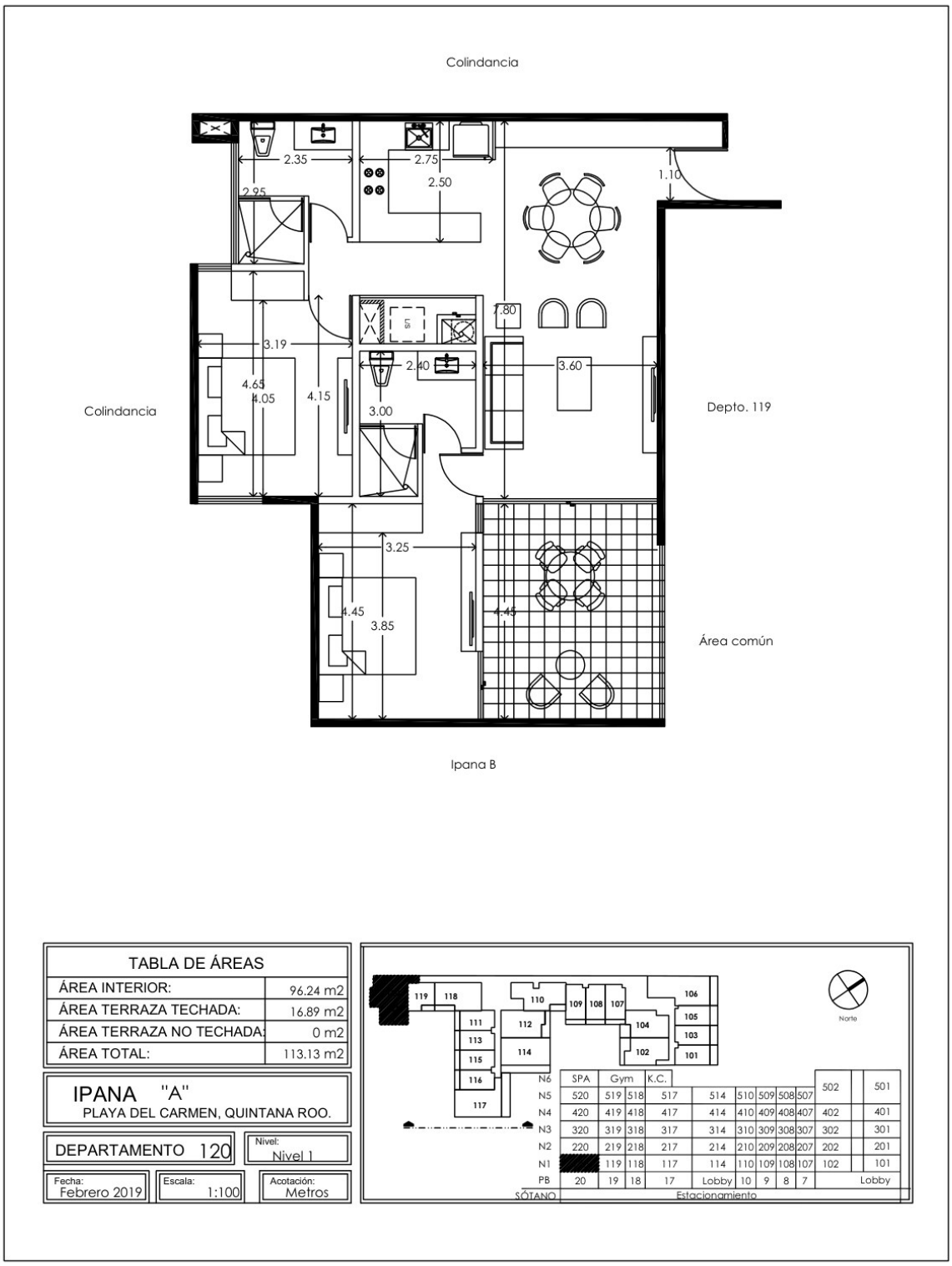
IPANA "A"
PLAYA DEL CARMEN, QUINTANA ROO.

DEPARTAMENTO 20 | Nivel: Planta Baja

Fecha: Febrero 2019 | Escala: 1:100 | Acotación: Metros

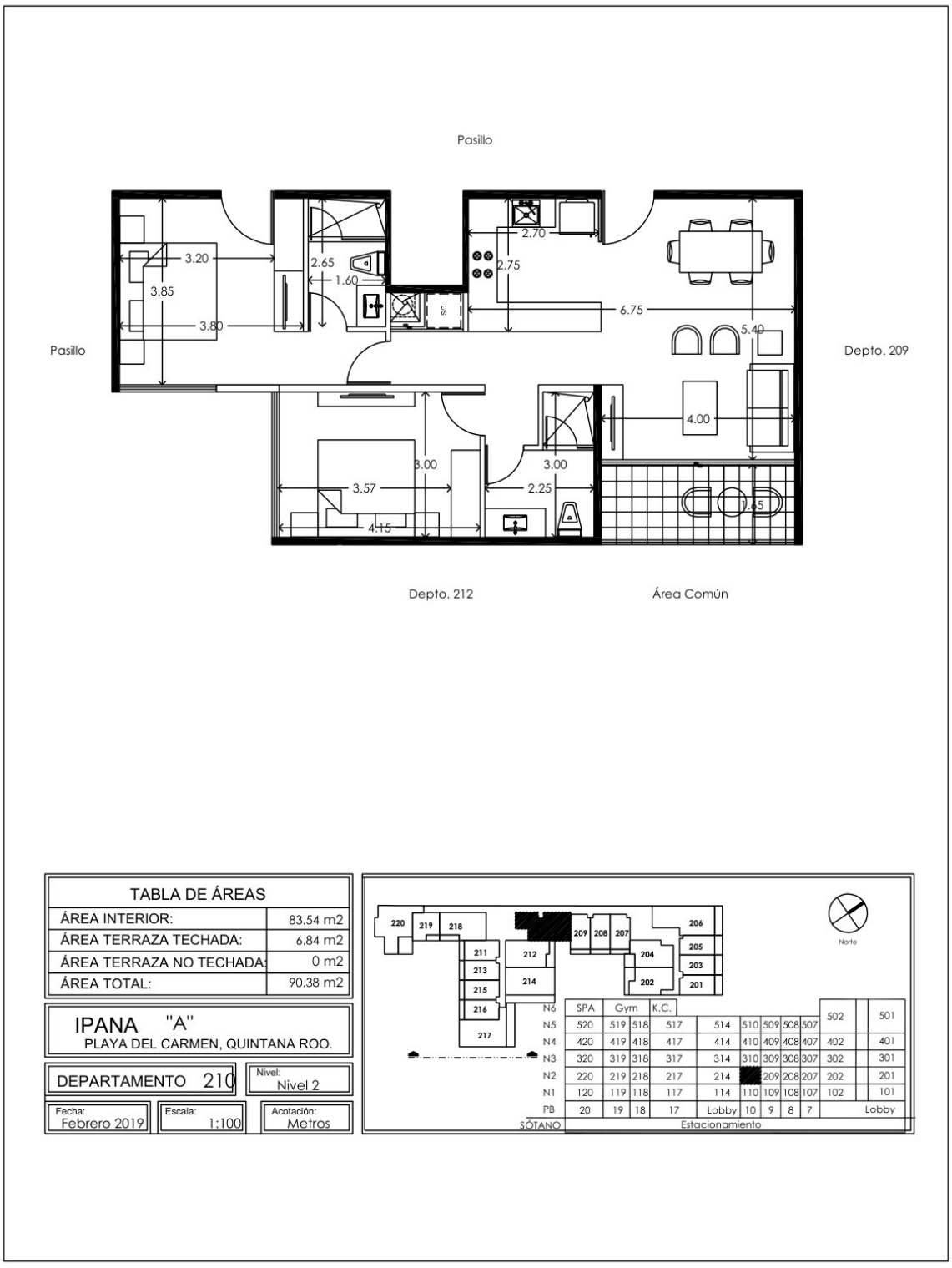
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A120



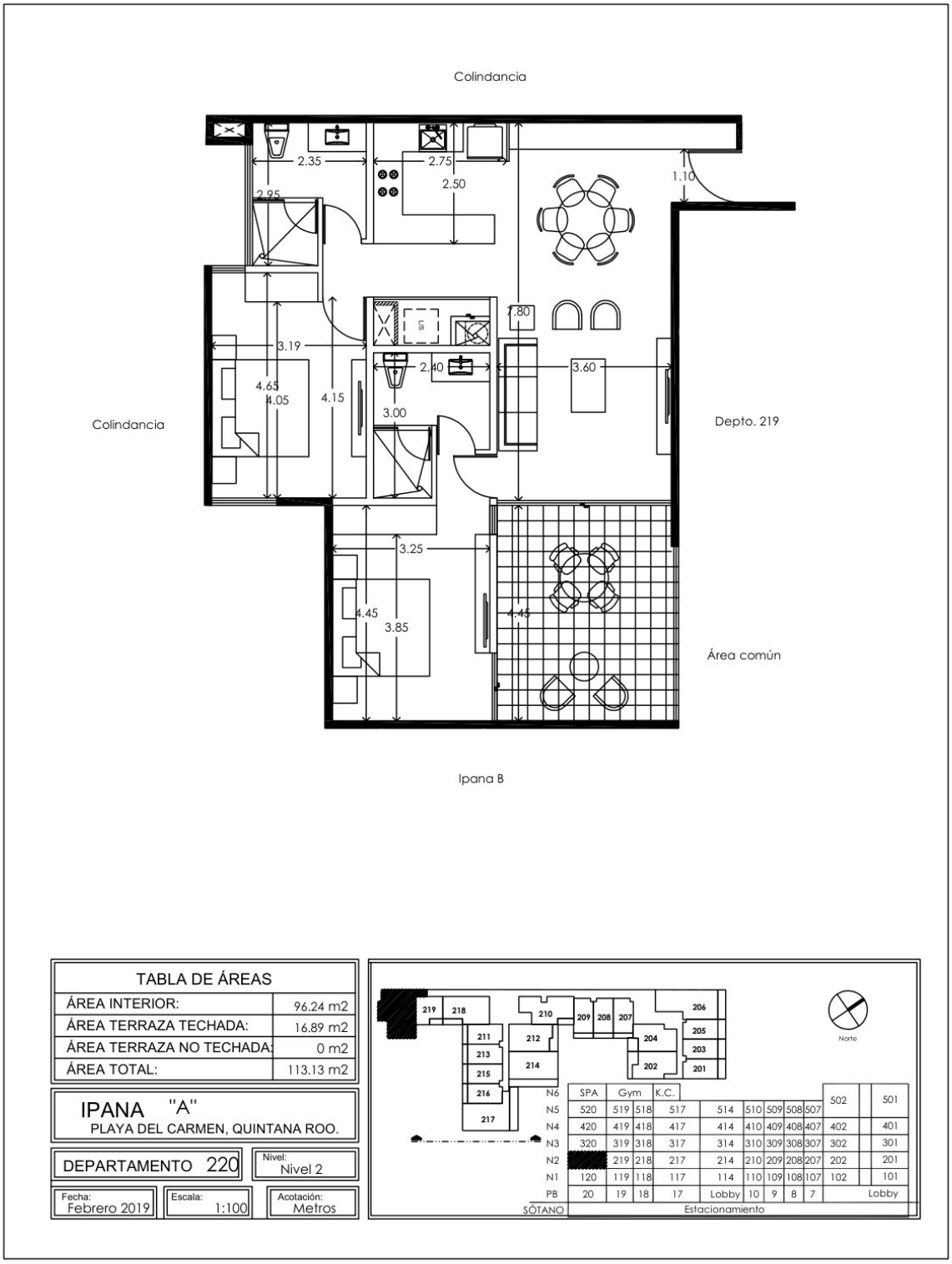
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A210



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A220



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A318

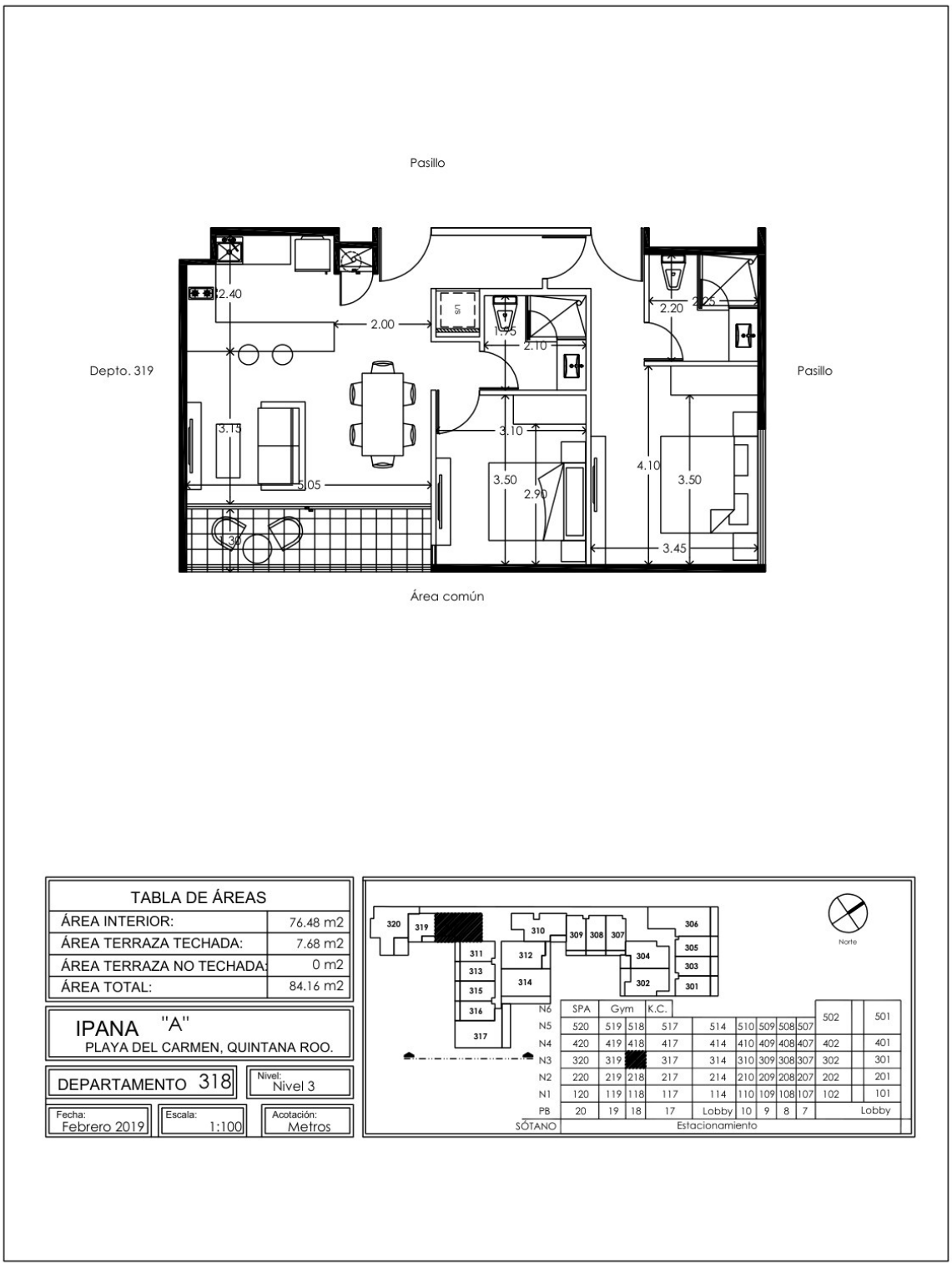


TABLA DE ÁREAS	
ÁREA INTERIOR:	76.48 m2
ÁREA TERRAZA TECHADA:	7.68 m2
ÁREA TERRAZA NO TECHADA:	0 m2
ÁREA TOTAL:	84.16 m2

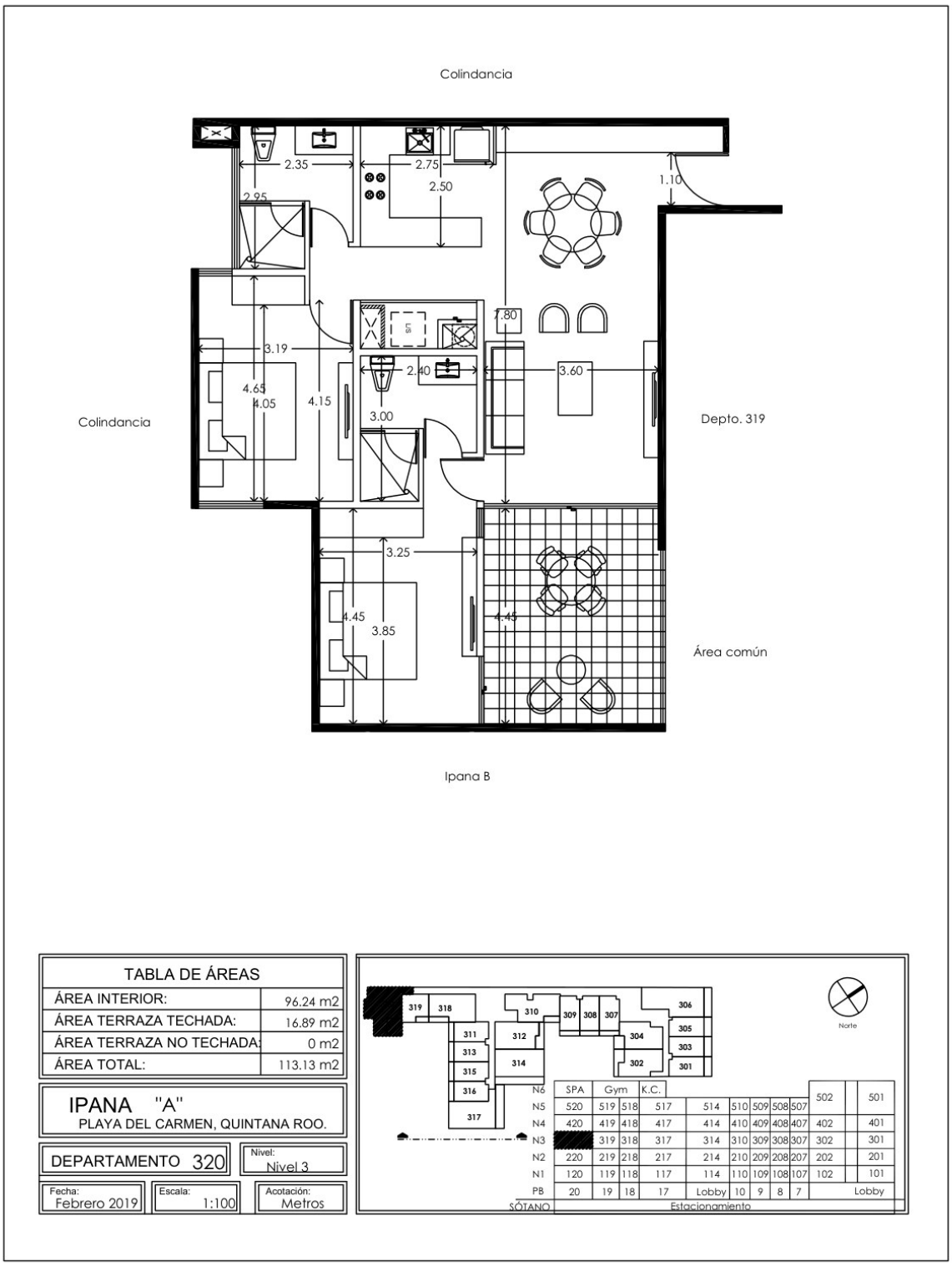
IPANA "A"
PLAYA DEL CARMEN, QUINTANA ROO.

DEPARTAMENTO 318 | Nivel: Nivel 3

Fecha: Febrero 2019 | Escala: 1:100 | Acotación: Metros

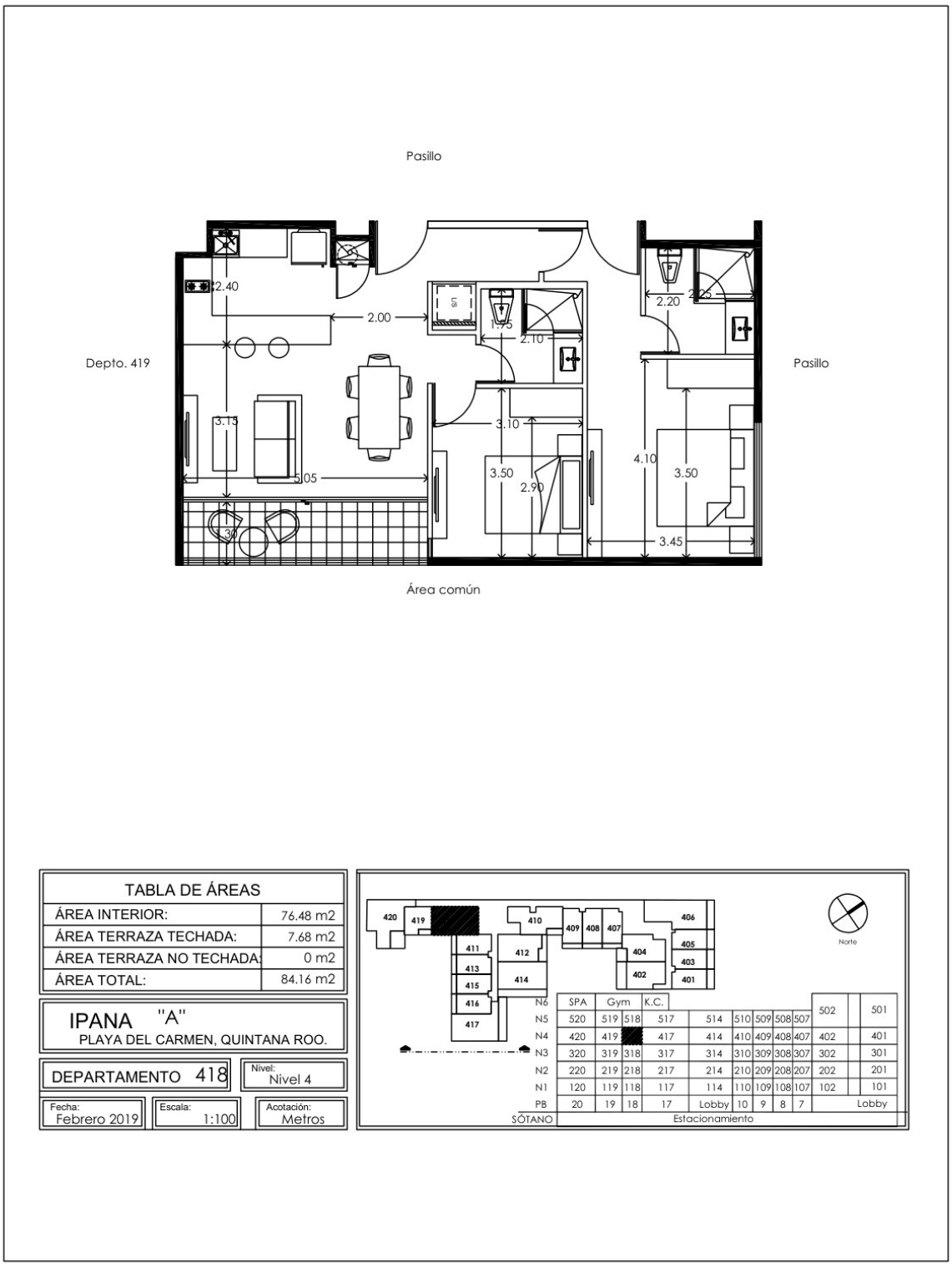
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A320



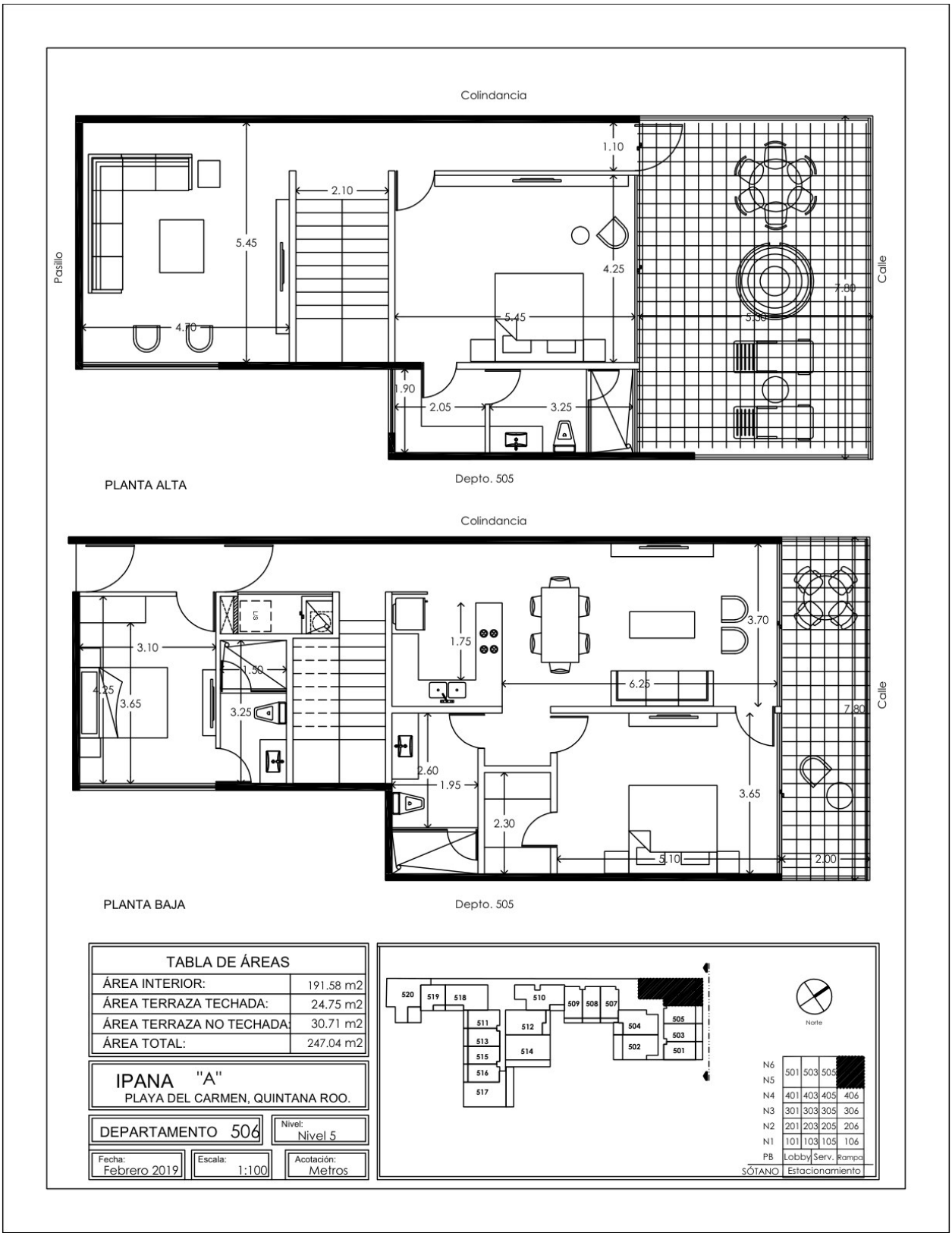
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A418



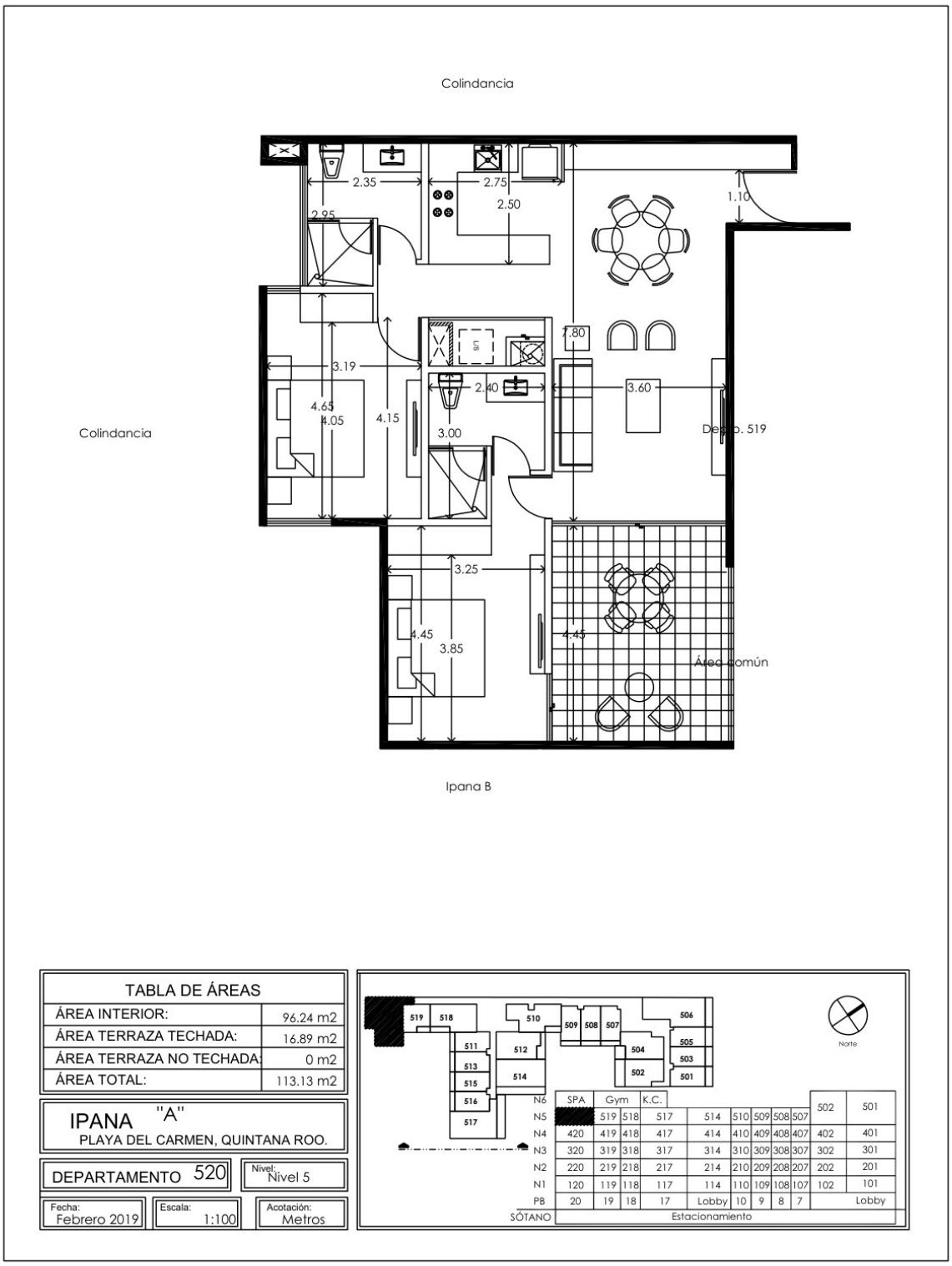
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A506



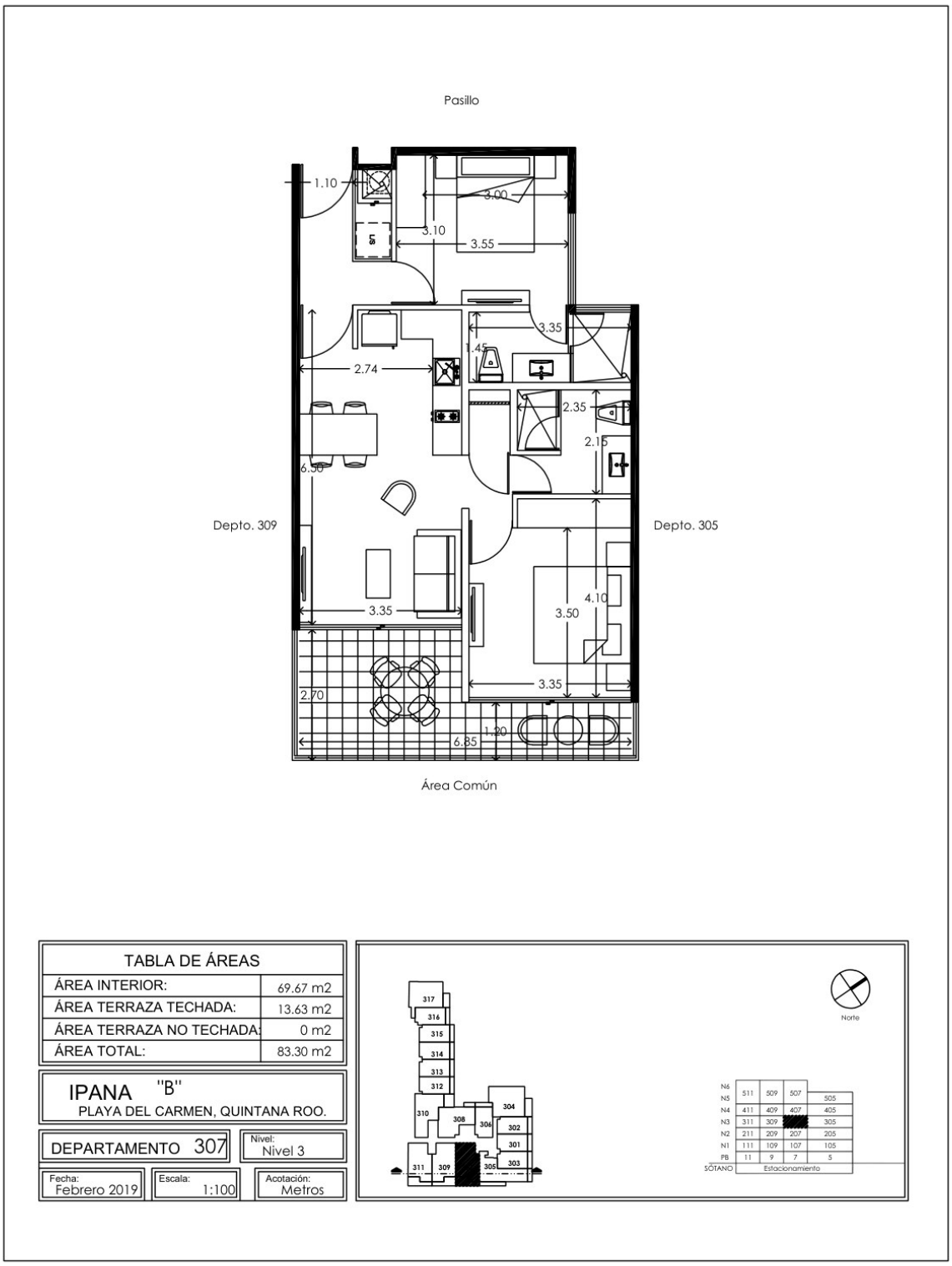
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit A520



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit B307



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit B408

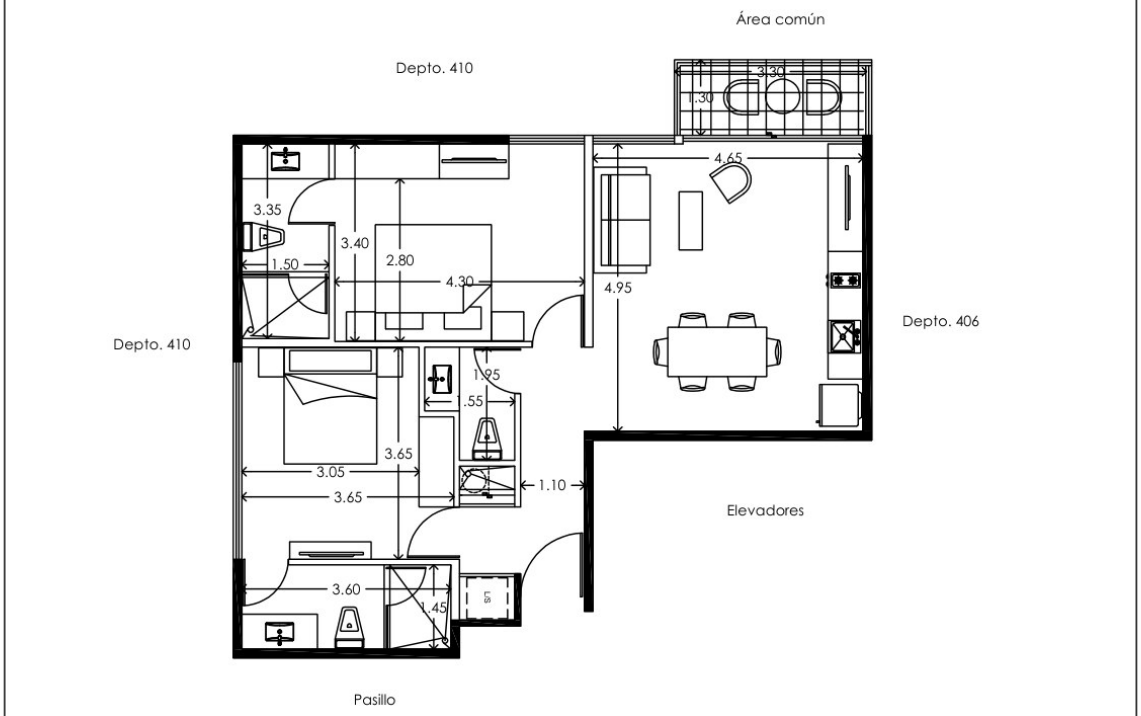
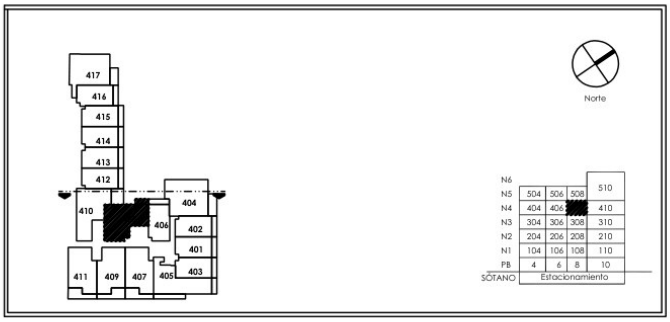


TABLA DE ÁREAS	
ÁREA INTERIOR:	76.43 m2
ÁREA TERRAZA TECHADA:	4.33 m2
ÁREA TERRAZA NO TECHADA:	0 m2
ÁREA TOTAL:	80.76 m2

IPANA "B"
PLAYA DEL CARMEN, QUINTANA ROO.

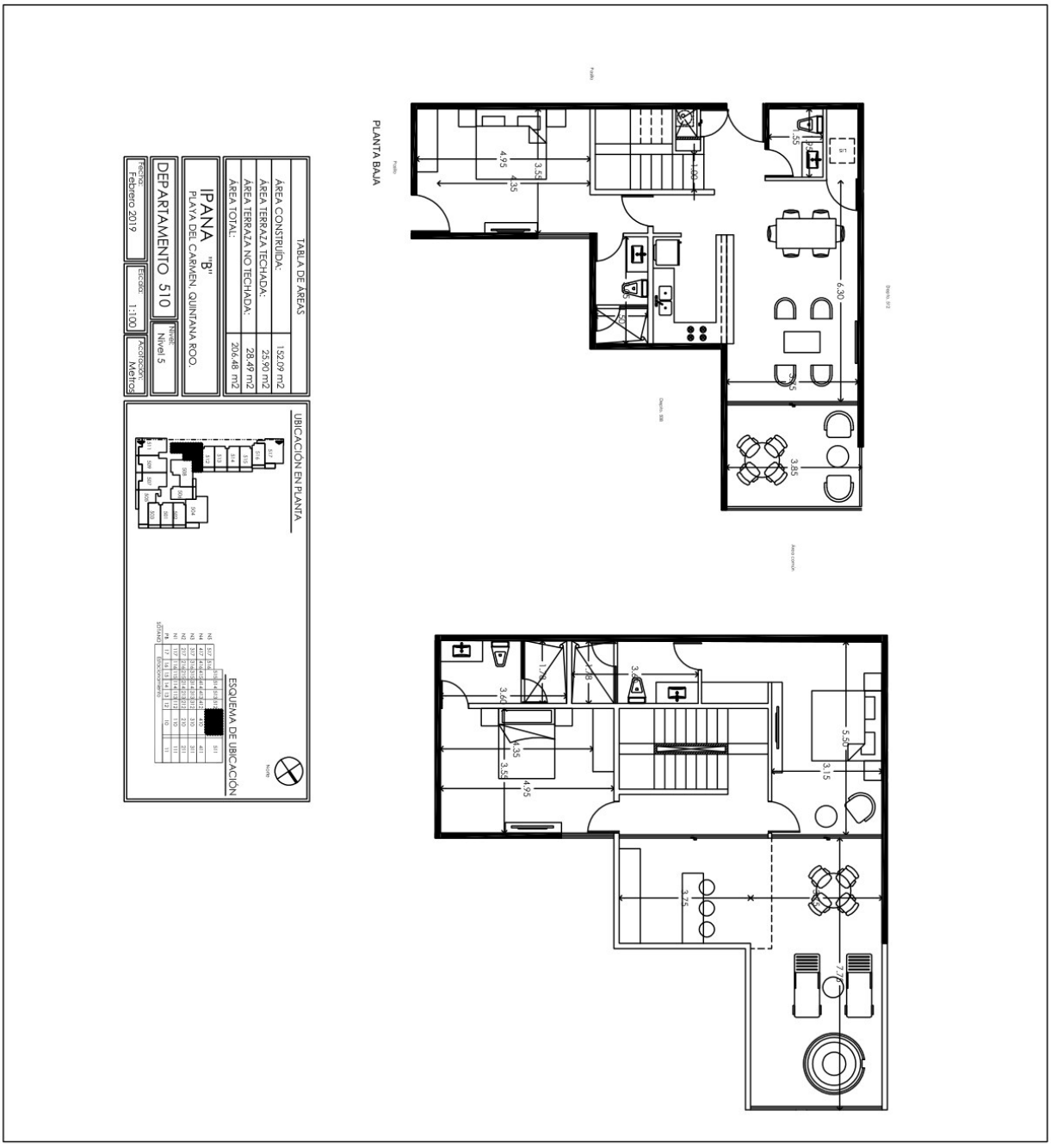
DEPARTAMENTO 408 | Nivel: Nivel 4

Fecha: Febrero 2019 | Escala: 1:100 | Acotación: Metros



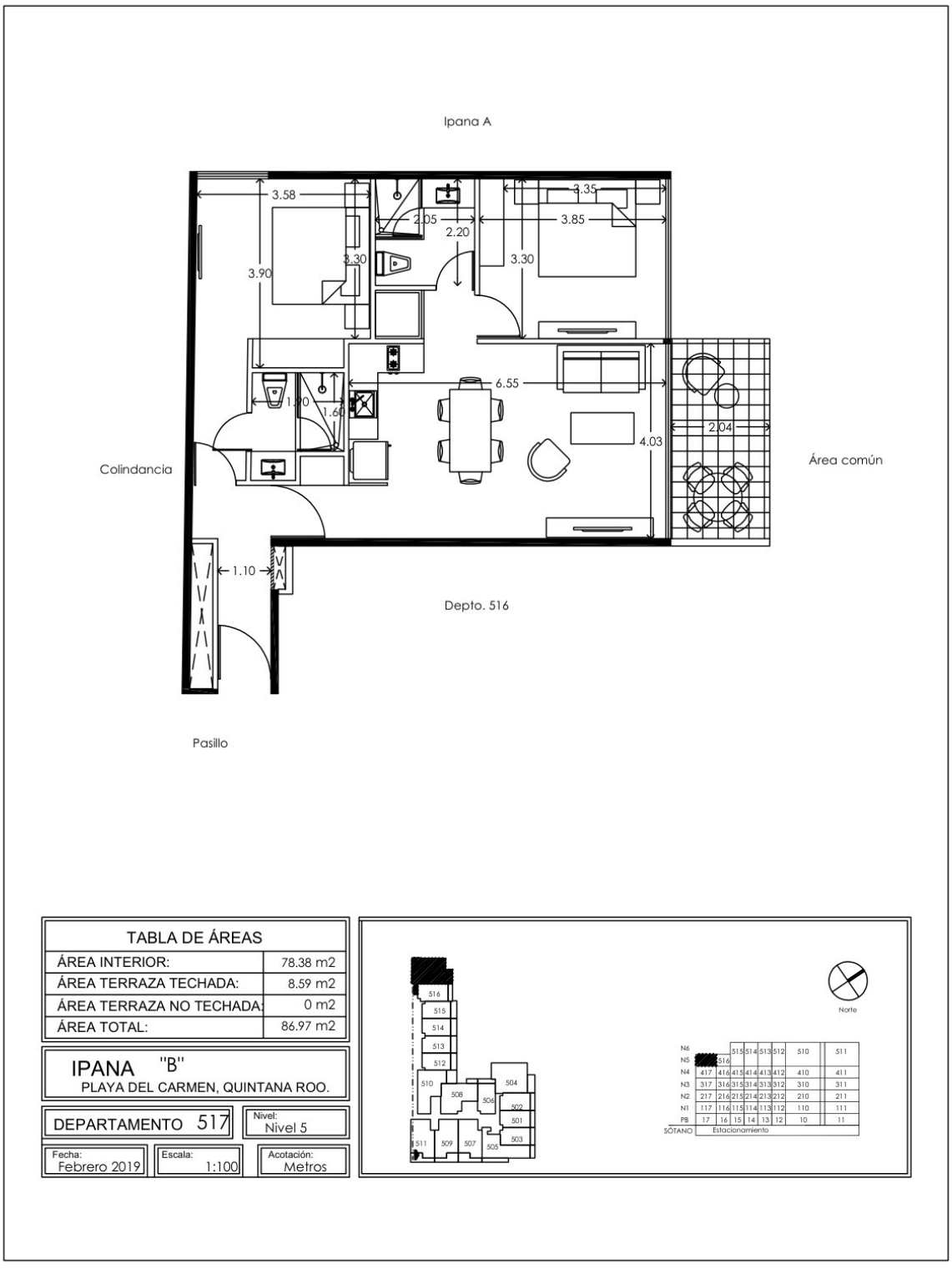
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit B510



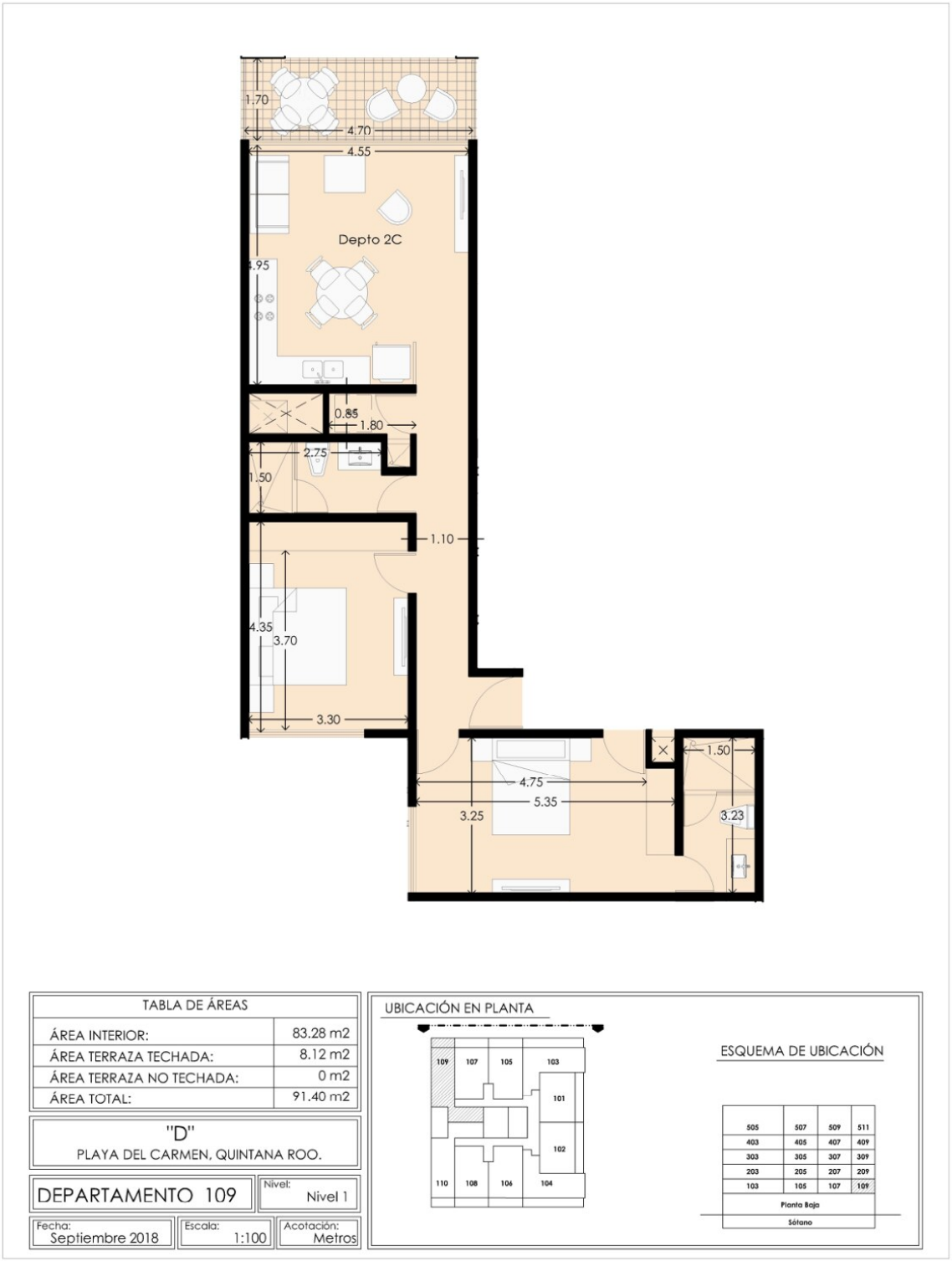
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit B517



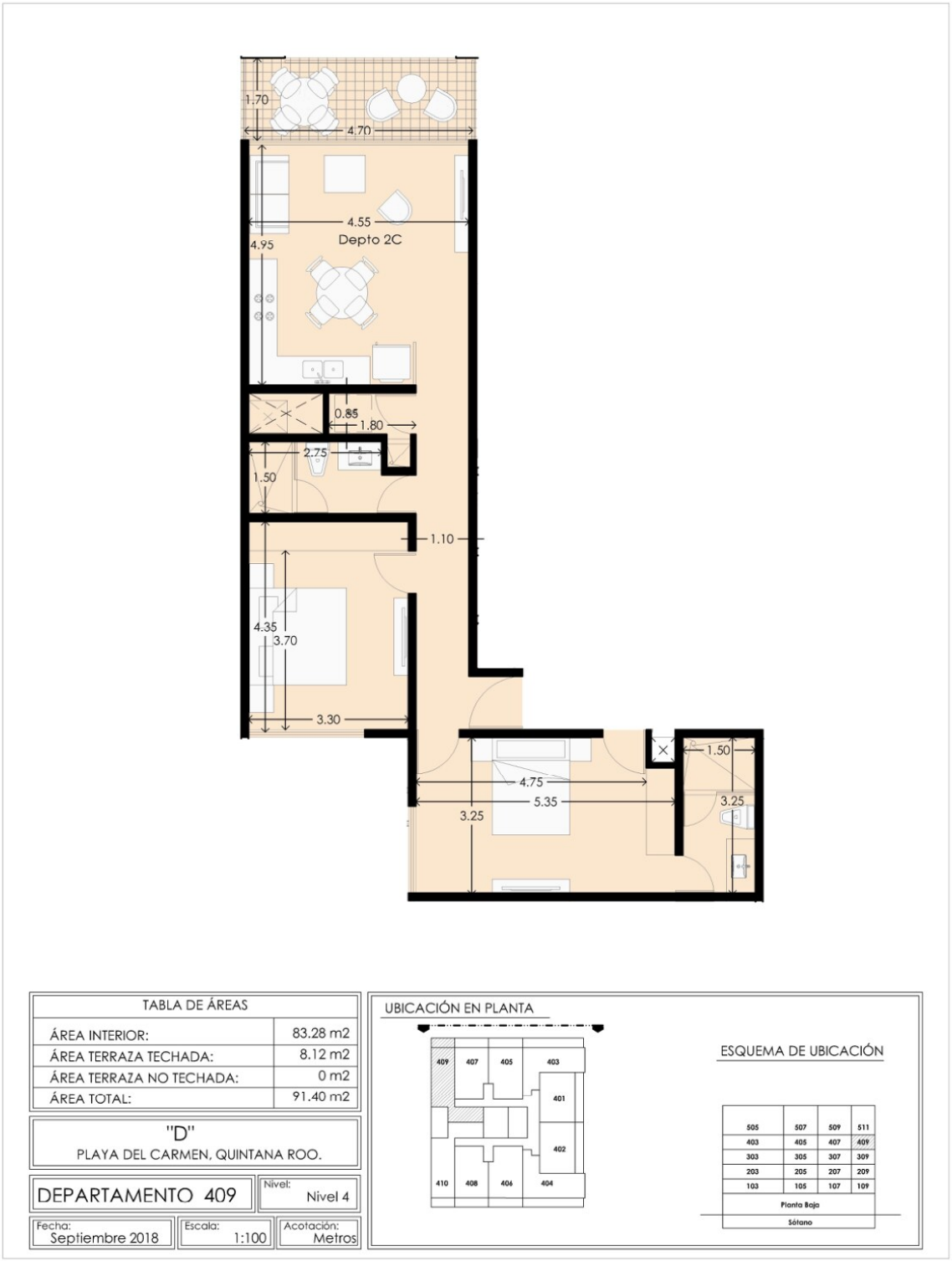
DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit D109



DEVELOPMENT FLOOR PLAN

Floor plan of IPANA unit D409



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PRIVATE ENQUIRIES

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EXPLORE THE GALLERY

Scan for approved property media

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