

*Unlimited
Possibilities*

RIVIERA MAYA

UNLIMITED POSSIBILITIES · RIVIERA MAYA

Playa del Carmen

Ipana

PRIVATE PROPERTY COLLECTION

Curated property details and essential facts.

SIZE

76–246 m² ·

BEDROOMS

1–3 bedrooms

PRICE

From MXN 6,555,000 · SIMCA
broker inventory dated October
2026 · owner-approved 12

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.

The owner-approved October 2026 SIMCA broker inventory includes a 24% developer promotion off list prices. The indicative starting price is MXN 6,555,000 for one-bedroom C509. Two-bedroom residences span 76–113 m², with promotional prices from MXN 6,883,548 to MXN 8,287,116. Larger three-bedroom options include B510 and A506. Payment conditions and availability apply, ask for a current quote.

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.

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.
- Owner-approved 24% developer promotion; indicative 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
INDICATIVE STARTING PRICE	From MXN 6,555,000 (~USD 375k)
OCTOBER 2026 PROMOTION	24% off list price · payment conditions and availability apply
TWO-BEDROOM SELECTION	76–113 m ² · MXN 6,883,548–8,287,116 after promotion
PRICE SOURCE / APPROVAL	SIMCA broker inventory, October 2026 · owner-approved 12 October 2026
BUILDING CONFIGURATION IN BROCHURE	Four apartment towers
EARLIER BROCHURE RESIDENCE CATEGORIES	Loft-style studios, two-bedroom apartments and three-bedroom penthouses

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
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TOTAL AREA	104 m ²
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Indicative promotional price MXN 6,555,000, after the October 2026 24% promotion. Payment conditions and availability apply; ask for a current quote.

Two-bedroom residences

BEDROOMS	2
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76–113 m². Indicative promotional prices MXN 6,883,548–8,287,116 in the October 2026 SIMCA broker inventory. Specific unit references are confirmed on enquiry.

Three-bedroom residence · B510

BEDROOMS	3
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TOTAL AREA	209 m ²
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Indicative promotional price MXN 11,757,048, after the October 2026 24% promotion. Payment conditions and availability apply.

Three-bedroom residence · A506

BEDROOMS	3
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TOTAL AREA	246 m ²
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Indicative promotional price MXN 13,113,614, after the October 2026 24% promotion. Payment conditions and availability apply.

Featured lock-off · D110

List price MXN 9,574,005; indicative price after the 24% promotion 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 m ²

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

Ownership and rental context

- Ipana is one of Playa del Carmen's most rented buildings, with occupancy close to 90% according to the operator's data. Rental figures available on request.
- This attributed occupancy figure is context, not a forecast or a guarantee of occupancy, income or profit for an individual residence.

October 2026 indicative offer

- 24% off list price under the current SIMCA developer promotion.
- Prices are quoted in MXN after the promotion. The approximate USD figures supplied with the offer are illustrative, not a live exchange-rate quote.
- Payment conditions and availability apply, ask for a current 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.

LOCATION / NEIGHBORHOOD

Location / neighborhood

NEIGHBORHOOD	Siempre Playa—Midtown, Playa del Carmen
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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 broker inventory · October 2026

Owner-approved 12 October 2026: promotional prices, unit selection, readiness and 24% promotion.

Developer materials and public listings

Location, completed building, amenities and D110 lock-off description approved by the owner on 12 October 2026.

Operator's data

Attributed occupancy close to 90%; rental figures available on request. No profit guarantee.

SIMCA developer project page: Ipana · Pages The Project section

Earlier Midtown location and loft/studio, apartment and penthouse residence categories.

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

Earlier four-tower design, shared facilities and Model 2A plan details.

Current facts, October 2026 prices and the new media were approved for public use by the owner on 12 October 2026. Prices are indicative and subject to payment conditions and availability. Earlier brochure plan details remain attributed background, not current unit offers. D110 footage applies only to D110.

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 02



Developer photo · completed building 03



Developer photo · completed building 04



Developer photo · facade

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

PRIVATE ENQUIRIES

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EXPLORE THE GALLERY

Scan for approved property media