Playa del Carmen

Viceroy Residences

PRIVATE PROPERTY COLLECTION

Curated property details and essential facts.

COVER IMAGE · RENDER



SIZE	BEDROOMS	PRICE
Area confirmed	1–4 bedrooms	From MXN 6,475,518 · SIMCA inventory dated October 2026 · owner-approved 12 October

OVERVIEW / PROPERTY DETAILS

Overview / Property details

Viceroy Residences brings Viceroy-branded homes to 5th Avenue between Calle 34 and Calle 38 in Playa del Carmen. The Official Viceroy Purchaser Guide presents the project by SIMCA with Related Group and Grupo Hotelero Santa Fe: an intimate six-storey building draped in greenery.

A private walkway connects residents to a resident-exclusive beach club. The club includes a dedicated beach, loungers and towels, a pool with private cabanas, a beachfront bar and restaurant, and watersports.

Within the residence setting, the Reloj Solar Maya entrance, infinity pool and sculpture garden are joined by a rooftop yoga and meditation terrace, full spa and gym.

Viceroy residential services include a culture concierge and while-you're-away home care. The Purchaser Guide also describes resident perks at Viceroy hotels worldwide, including discounted rates, upgrades and late check-out.

One- to four-bedroom residences are in pre-sale, with delivery planned for summer 2029. The October 2026 SIMCA inventory gives an Estimated starting price of MXN 6,475,518. The supplied imagery consists of developer conceptual renderings, not completed-building photographs.

Highlights

- Viceroy-branded residences on 5th Avenue
- Intimate six-storey building with greenery
- Resident-exclusive beach club and private beach walkway
- Infinity pool, sculpture garden, rooftop yoga and meditation
- Full spa, gym and Viceroy residential services
- 1–4 bedrooms · summer 2029 planned delivery

Property facts

ADDRESS	5th Avenue · between Calle 34 and 38
BUILDING	Six storeys · draped in greenery
RESIDENCE MIX	1–4 bedrooms
DELIVERY	Summer 2029 · pre-sale
BRAND AND DEVELOPMENT	Viceroy-branded · SIMCA with Related Group and Grupo Hotelero Santa Fe
BEACH ACCESS	Private walkway · resident-exclusive beach club
PRICE DATE	October 2026

AMENITIES

Amenities

Resident-exclusive beach club

- Dedicated beach
- Loungers and towels
- Pool with private cabanas
- Beachfront bar and restaurant
- Watersports
- Private walkway to the beach

Residence setting and wellness

- Reloj Solar Maya entrance
- Infinity pool
- Sculpture garden
- Rooftop yoga and meditation terrace
- Full spa
- Gym

Viceroy residential services

- Culture concierge
- While-you're-away home care

Worldwide Viceroy hotel perks

- Discounted rates
- Upgrades
- Late check-out

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.

Viceroy-branded residences

One- to four-bedroom residences. Estimated starting price MXN 6,475,518, from the October 2026 SIMCA inventory. No unit-specific area or price schedule was supplied.

SPECIFICATIONS / DESIGN

Specifications / design

Branded residence services

- Culture concierge and while-you're-away home care.
- Resident perks at Viceroy hotels worldwide: discounted rates, upgrades and late check-out.

Conceptual presentation

- Developer conceptual renderings illustrate the project; they are not photographs of a completed residence.
- Pre-sale with delivery planned for summer 2029.

LOCATION / NEIGHBORHOOD

Location / neighborhood

NEIGHBORHOOD	Central Playa del Carmen

5th Avenue between Calle 34 and Calle 38, Playa del Carmen.

- Private walkway to the resident-exclusive beach club

SOURCE INFORMATION

Source information

SIMCA inventory · October 2026

Official Viceroy Purchaser Guide

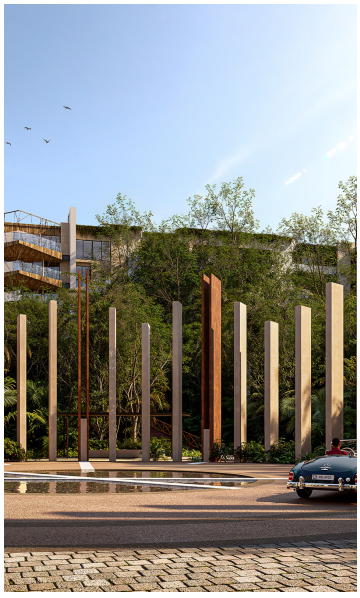
Branded residence setting, beach club, residential services and worldwide hotel perks.

— ask for a current quote. Source date: October 2026;

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 conceptual rendering · 02.jpg · Render



Developer conceptual rendering · 03.jpg · Render



Developer conceptual rendering · 04.jpg · Render



Caribbean view living area · developer render · Render

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PRIVATE ENQUIRIES

WhatsApp · +52 984 137 5545

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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.