

N.01, PLAYA DEL CARMEN, MX.





# BE IN THE ZONE



When seeking respite from the demands of daily life, we long for a place where calm and serenity take center stage. A refuge where tranquility is experienced in every moment and the connection with oneself is deepened. In a world characterized by constant activity and stress, many people yearn for a space to pause, breathe, and rediscover balance.

At Inversiones Capital, we understand this longing. That's why we created Zonna: a sanctuary where peace and balance are not just aspirations, but tangible realities. We have selected an exceptional location on the famous Mamita's Beach, where the sea meets the sand and the noise of the world fades away.

Zonna is a mixed-use development that goes beyond offering a place to live; it is a space designed to embrace stillness and celebrate life in its purest form.

With architecture that honors the natural beauty of the surroundings, we have created a place where modernity and nature coexist in perfect harmony. Residences, hotel, and commercial areas blend seamlessly into the landscape, offering breathtaking views and unique experiences.

Every detail has been carefully designed to provide residents with an oasis and a balanced lifestyle. Featuring over 25 exclusive amenities, unparalleled views, and a vibrant community, Zonna is the ideal place to rediscover the pleasure of living in peace with oneself and the world around us.

For us, Zonna is more than a project; it is a commitment to the enhancing the quality of life and well-being of those who choose to make it their home. Here, tranquility is a constant companion, and balance is attainable, ensuring that every day is an opportunity to enjoy life at its fullest.

[20°37'51"N 87°03'54"O] [40

# ZONNA®

34"O] [51°09'50"N 10°26'52

In a world of constant movement, where rush and stress have become the norm, we stand as advocates for pause: the ideal space where peace and balance come together. We are guardians of both internal and external harmony, believing in the magic of finding rest within oneself and in the surrounding environment.

Zonna embodies a vision of life that transcends borders. In each of our spaces, we aim to align the body, mind and soul with the environment, fostering a deep connection between nature and architecture. Our mission is to extend this experience beyond Playa del Carmen, bringing the essence of Zonna to unique destinations worldwide - places that cultivate a special connection with their surroundings, allowing more people to discover the serenity, balance and harmony that define us.

# N.01, PLAYA DEL CARMEN, MX.

0] [36°34'29"N 139°14'22"0] [48°51'12"N 02°20'54"0] [51°50'27" 00°07'40"0] [34°03'13"N 118°14'



[20°37'51"N  
87°03'54"O]  
IN:ZONE

PLAYA DEL CARMEN  
20.6307404



MX.  
-87.0649766



ZONNA®

[20°37'51"N  
87°03'54"O]  
IN: ZONE

PLAYA DEL CARMEN  
20.6307404

NATURE

'N.01, MX.'

# ZONNA®

PLAYA DEL CARMEN

20°37'51"N  
87°03'54"O

CONNECT

WELLNESS

CONNECT

[20°37'51"N 87°03'54"O]

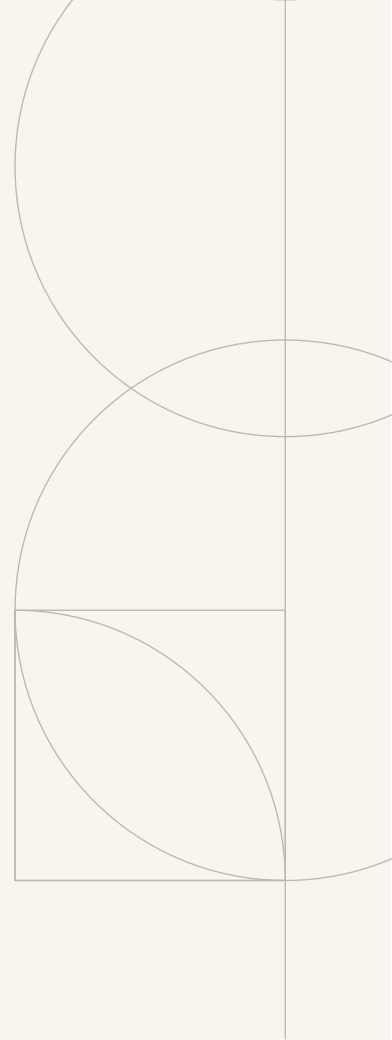




# ZONNA BEGINS HERE

**Zonna N.01 Playa del Carmen** is a haven designed for those seeking a balance between modern living and tranquility. This mixed-use development marks the launch of an emerging Mexican hotel chain that aims to redefine hospitality and wellness across its destinations.

The architectural design of Zonna has been crafted by the prestigious firm **Sordo Madaleno**. Since its conception, it has been designed to offer an unparalleled living experience, with every detail carefully considered to provide residents and visitors an exceptional lifestyle.



[CANCÚN]  
21.1527467

# PERFECTLY PLACED IN A TROPICAL PARADISE

Set in a privileged position, facing the renowned **Mamita's Beach**, this property offers breathtaking ocean views and direct access to one of the region's most famous beaches. This outstanding location not only guarantees an unparalleled coastal experience, but also places Zonna just minutes away from the vibrant **Quinta Avenida in downtown Playa del Carmen**. The proximity to the heart of the city allows you to enjoy the lively city life, fine dining restaurants and cultural activities, all while maintaining the serene and exclusive beachfront retreat that Zonna offers.

## CONNECTED TO THE WORLD

### **Cancun International Airport**

One of the most important airports in Mexico and the best-connected in all of Latin America thanks to its two runways, 4 terminals and its large number of flight routes.

### **Tulum International Airport**

A major gateway to the Riviera Maya, it features one of the peninsula's most advanced runways (12,319 ft) making it among the largest in the country.

### **Maya Train**

Mexico's most important railway infrastructure, which is fueling economic and tourism growth in the southeastern region.

[CARRETERA FEDERAL 307]

QUINTA AVENIDA

[TULUM]  
20.429647





# ZONNA

[20°37'51"N 87°03'54"O]

MAR CARIBE

## [DESDE ZONNA]

Playa Mamita's	0 min.
Quinta Avenida	2 min.
Maya Train Station	21 min.
Cancún Airport	55 min.
Cancún	1 hr. 8 min.
Tulum	58 min.
Tulum Airport	1 hr. 30 min.
Chichén Itzá	2 hrs. 50 min.



# CONNECT WITH THE RIVIERA MAYA

In the Riviera Maya, you can dive into water activities in cenotes and reefs, explore the ancient ruins of Tulum and Chichen Itza, and embark on exciting eco-tourism adventures and zip-lining. Zonna seamlessly combines peaceful coastal relaxation with easy access to a variety of cultural and recreational experiences.

For those seeking a more relaxed entertainment experience, Zonna's location provides unparalleled access to luxury and cultural options in the Riviera Maya, including shows like Cirque du Soleil, museums, art galleries, and gourmet restaurants. Zonna not only offers a serene beachfront sanctuary but also places its residents at the heart of refined cultural and exclusive entertainment offerings.

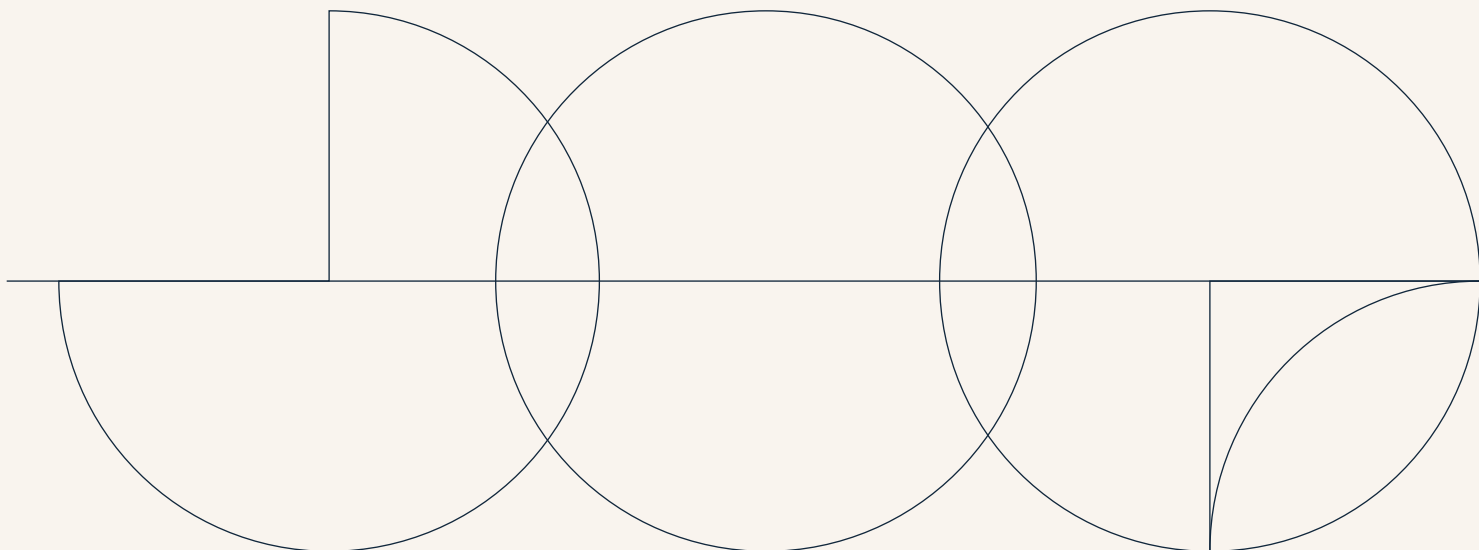


SOMETHING FOR EVERYONE, EVERY DAY.

- Spa
- Golf courses
- Shopping
- Gourmet restaurants
- Museums
- Art galleries
- Shows
- Diving excursions
- Tours
- Visits to archaeological sites
- Theme parks

# SPACES THAT INSPIRE

The architectural design of **Zonna** has been developed by the renowned firm **Sordo Madaleno**, known for its ability to blend modernity with nature in impactful projects. With its innovative approach and commitment to sustainability, they have created a unique space where elegance and tranquility come together in perfect harmony.





# SORDO MADALENO

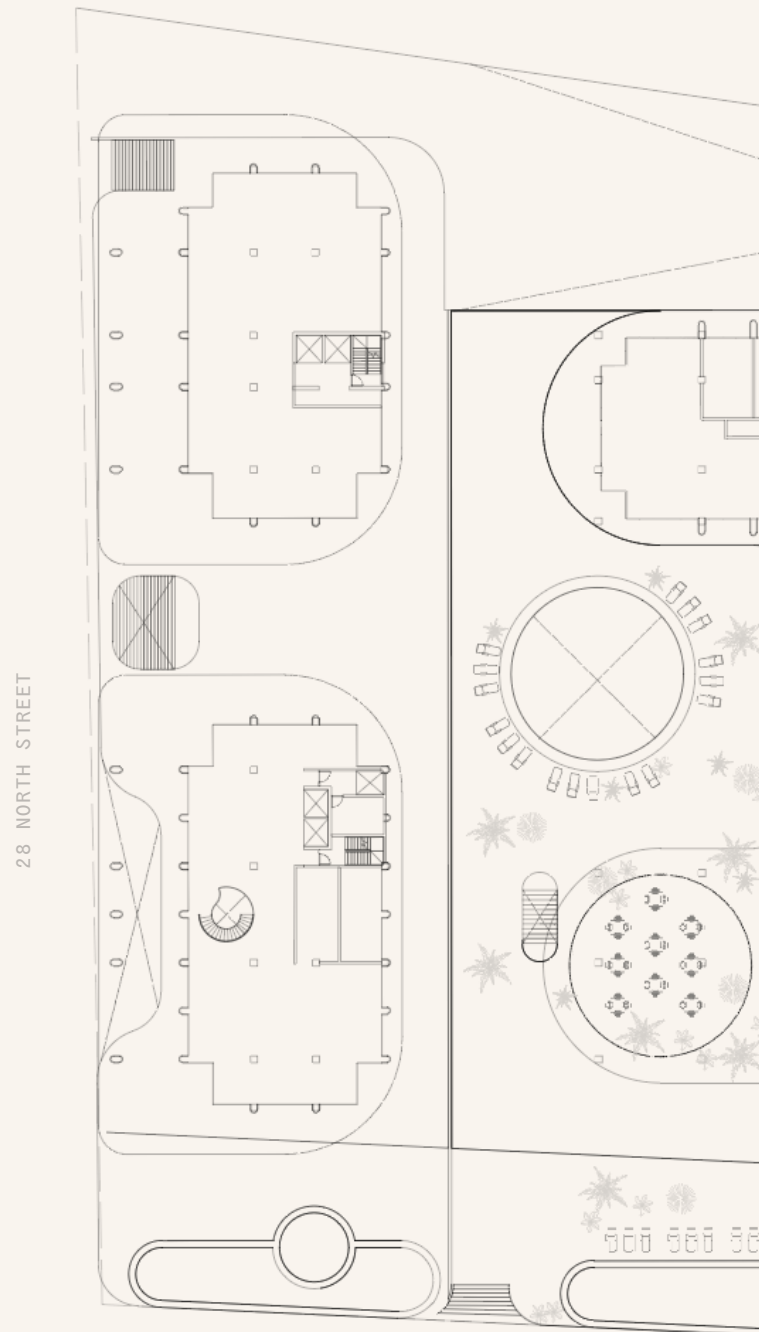


# A MASTER PLAN INSPIRED BY NATURE

Zonna N.01 Playa del Carmen, spans a 248,797 m<sup>2</sup> site, with 200 meters of beachfront along the iconic Mamita's Beach. This mixed-use development features a luxury hotel with 70 suites, a residential area with 172 apartments, 15 villas and four commercial spaces. The construction will be completed in three phases.

## ft<sup>2</sup> CONSTRUCTION

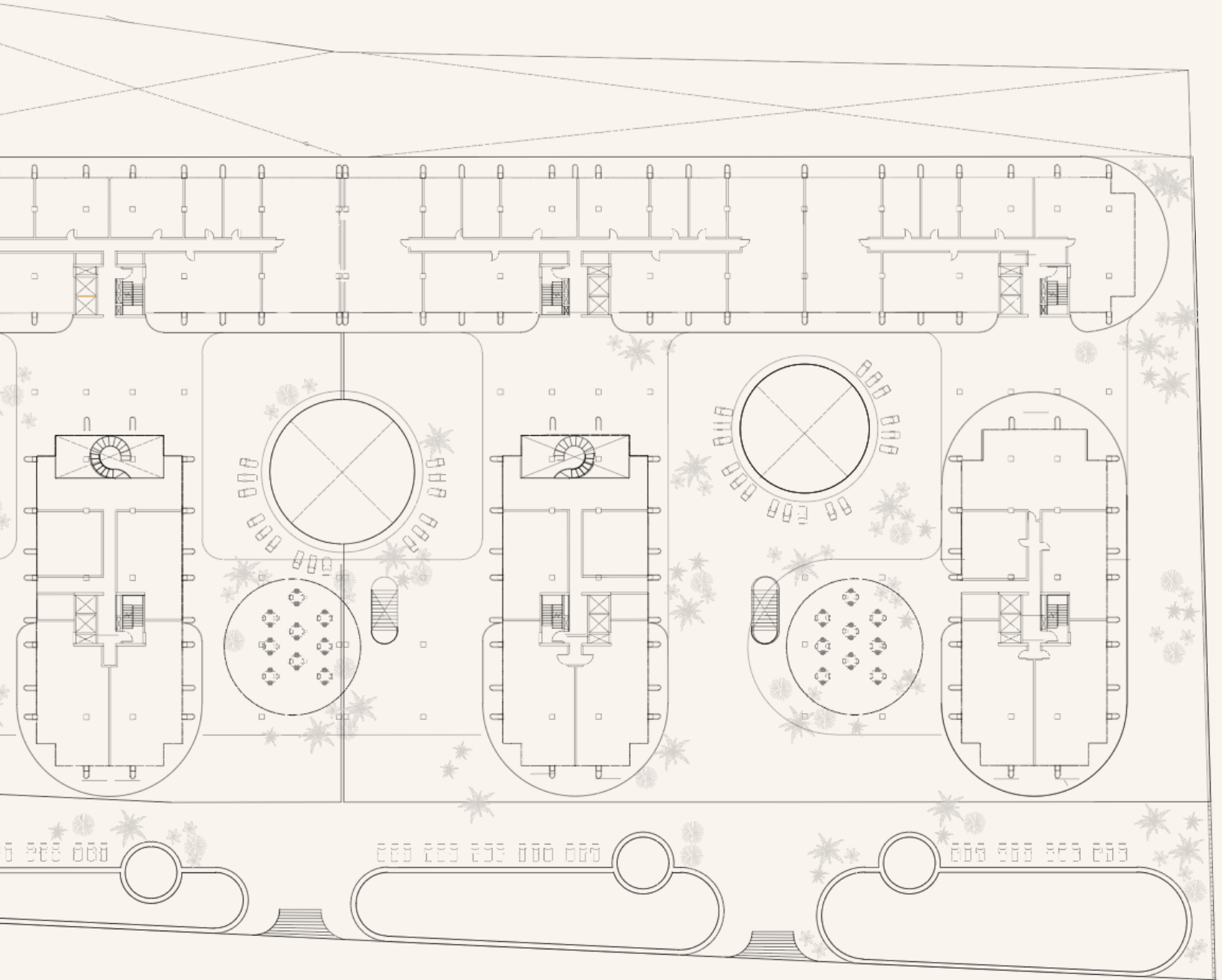
- Residential: 613,801 ft<sup>2</sup>
- Hotel: 75,057 ft<sup>2</sup>
- Commercial: 12,379 ft<sup>2</sup>



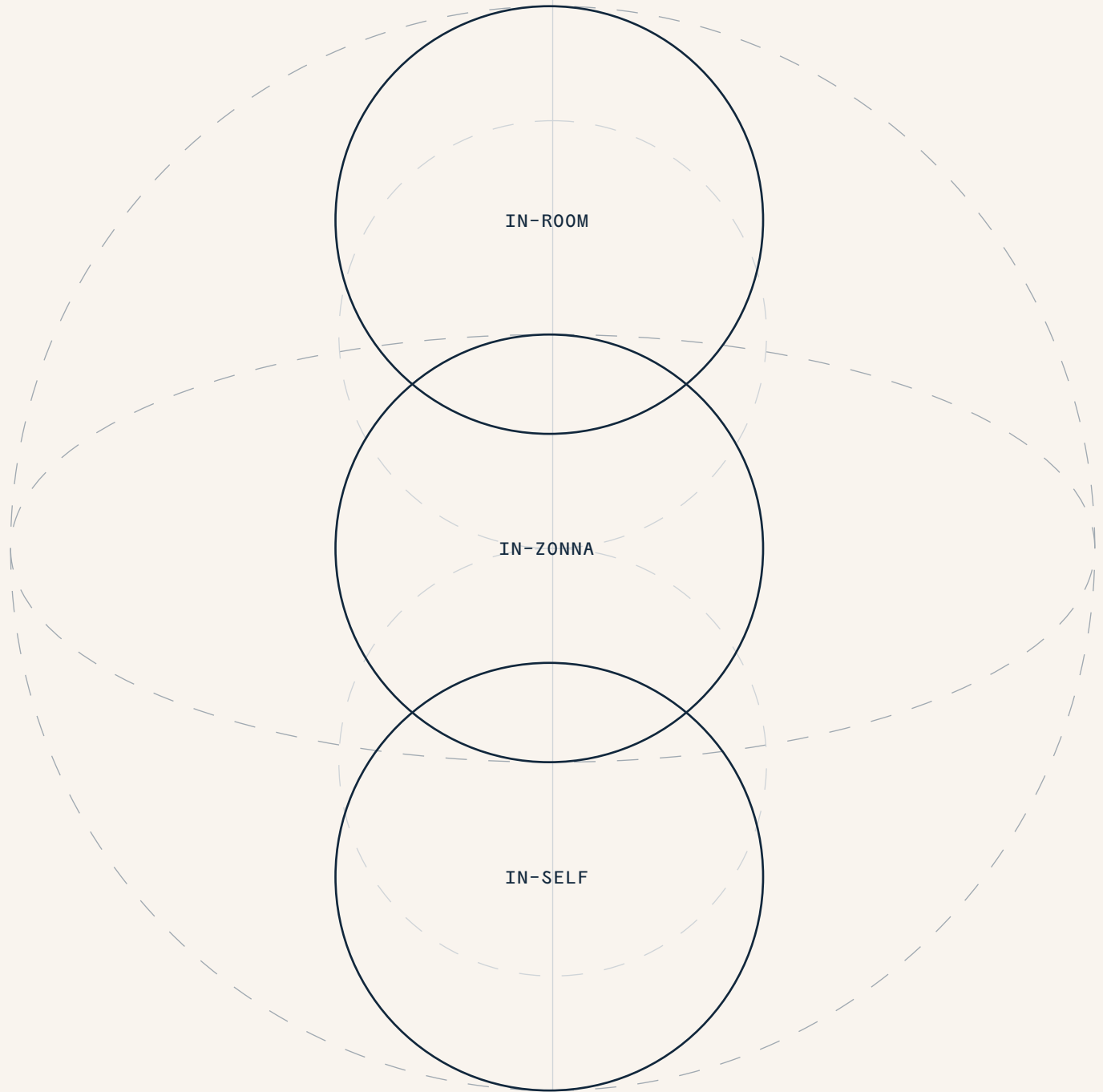


GROUND FLOOR

LAND AREA: 248,797 ft<sup>2</sup>



## CONNECT IN 3 LEVELS



We offer our residents a holistic hospitality experience with a design that fosters a deep connection to the environment. From the moment they arrive, residents immersed in sensory experiences that enhance physical and mental well-being. Our private spaces combine simplicity and elegance to maximize relaxation and comfort, nurturing body, mind and spirit, and elevating their overall wellness to a new level.

[20°37'51"N  
87°03'54"O]  
IN: ZONE

PLAYA DEL CARMEN  
20.6307404

NATURE

EXPLORE

FREEDOM

# THE SELF HAVEN

CONNECT

WELLNESS

EXPERIENCE

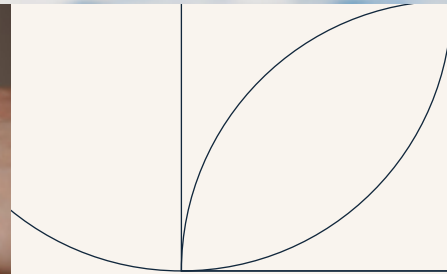
[20°37'51"N 87°03'54"O]



# SPACES THAT ELEVATE YOUR EXPERIENCE

## RESIDENTIAL AMENITIES

At Zonna, we have created an environment where luxury and comfort are highlighted to elevate the lives of our residents. Our exclusive amenities include spaces dedicated to rest and relaxation, as well as areas for entertainment and wellness, all designed to enrich every moment of the day. Each element is geared to provide everything you need for an exceptional living experience, all in one place.



- Spa
- Pool
- Jacuzzi
- Sun Deck
- Rooftop
- Solarium
- Fire Pit
- Relax area
- Beach Club
- Kids Club
- Multipurpose Area
- Business center
- Beauty Salon
- Barber Shop
- Gym
- Recreation room
- Bowling alley
- Sport bar
- Gamer's den
- Speakeasy
- Cinema Room
- Culinary center
- Juice bar
- Stretch-multi
- Lounge bar
- Controlled Access
- 24/7 Security
- Covered Parking



# TYPE A

## A.01

[IN. 678 ft<sup>2</sup> · EX. 215 ft<sup>2</sup>]

Living room, kitchen, dining room, 1 bedroom, 1 bathroom, walk-in closet and balcony.

## A. LOFT

[IN. 689 ft<sup>2</sup> · EX. 118 ft<sup>2</sup>]

Double height living room, kitchen, dining room, laundry closet, 1 bedroom, 1.5 bathrooms, walk-in closet and balcony.



# TYPE B

## B.01

[IN. 1,066 ft<sup>2</sup> • EX. 345 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 2 bedrooms, 2 bathrooms, flex, walk-in closet and terrace.

## B.02

[IN. 969 ft<sup>2</sup> • EX. 323 ft<sup>2</sup>]

Living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, walk-in closet and terrace.

## B.PLUS-01

[IN. 1,087 ft<sup>2</sup> • EX. 990 ft<sup>2</sup>]

Living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, flex, walk-in closet and terrace.

## B.PLUS-03

[IN. 883 ft<sup>2</sup> • EX. 1,206 ft<sup>2</sup>]

Living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, walk-in closet and terrace.

## B.PLUS-04

[IN. 1,012 ft<sup>2</sup> • EX. 1,367 ft<sup>2</sup>]

Living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, walk-in closet and terrace.



# TYPE C

## C.01

[IN. 1,356 ft<sup>2</sup> · EX. 635 ft<sup>2</sup>]

Living room, dining room, kitchen, 3 bedrooms, 3 bathrooms, walk-in closet and terrace.

## C.04

[IN. 1,356 ft<sup>2</sup> · EX. 764 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 2 bedrooms, 3 bathrooms, flex, lock off, 2 walk-in closets and terrace.

## C.LOFT

[IN. 1,335 ft<sup>2</sup> · EX. 1,270 ft<sup>2</sup>]

Double height living room, dining room, kitchen, laundry closet, 2 bedrooms, 3 bathrooms, flex, walk-in closet and balcony.

## C.PLUS-02

[IN. 1,625 ft<sup>2</sup> · EX. 1,765 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3 bathrooms, flex, living room, 2 walk-in closets and terrace.





# TYPED

## D.01

[IN. 1,539 ft<sup>2</sup> • EX. 463 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3.5 bathrooms, walk-in closet and terrace.

## D.02

[IN. 1,485 ft<sup>2</sup> • EX. 1,001 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3.5 bathrooms, walk-in closet and terrace.

## D.03

[IN. 1,593 ft<sup>2</sup> • EX. 775 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3 bathrooms, living room, 2 walk-in closets and terrace.

## D.PLUS-01

[IN. 1,668 ft<sup>2</sup> • EX. 1,819 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3 bathrooms, living room, 2 walk-in closets and terrace.

## D.PLUS-02

[IN. 1,356 ft<sup>2</sup> • EX. 1,895 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry closet, 3 bedrooms, 3 bathrooms, walk-in closet and terrace.

SPACES  
INSPIRE

THAT





# PENTHOUSE

## PH.01

[IN. 904 ft<sup>2</sup> · EX. 2,034 ft<sup>2</sup>]

Living room, dining room, kitchen, 2 bedrooms, 2 bathrooms, terrace and rooftop.

## PH.02

[IN. 2,540 ft<sup>2</sup> · EX. 2,185 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, living room, 3 bedrooms, 3.5 bathrooms, walk-in closet and terrace.

## PH.04

[IN. 2,702 ft<sup>2</sup> · EX. 5,404 ft<sup>2</sup>]

Foyer, living room, dining room, kitchen, laundry room, lounge, service room, 4 bedrooms, 4.5 bathrooms, walk-in closet, terrace and rooftop.

## PH.05

[IN. 2,540 ft<sup>2</sup> · EX. 5,360 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, living room, 3 bedrooms, 3.5 bathrooms, flex, walk-in closet, terrace and rooftop.

## PH.06

[IN. 1,571 ft<sup>2</sup> · EX. 3,509 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3 bathrooms, 2 walk-in closets and terrace.

## PH.PLUS-03

[IN. 2,508 ft<sup>2</sup> · EX. 5,479 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, living room, flex, 3 bedrooms, 3.5 bathrooms, walk-in closet, guest room with bathroom and terrace.



# VILLA

## VILLA. A

[IN. 1,152 ft<sup>2</sup> · EX. 1,378 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2 bathrooms and terrace.

## VILLA. B

[IN. 1,302 ft<sup>2</sup> · EX. 2,131 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 2 bathrooms, flex, lock off and terrace.

## VILLA. C

[IN. 904 ft<sup>2</sup> · EX. 495 ft<sup>2</sup>]

Living room, dining room, kitchen, 2 bedrooms, 2 bathrooms and terrace.



## V.LOFT. A

[IN. 2,077 ft<sup>2</sup> · EX. 1,496 ft<sup>2</sup>]

Double height living room, dining room, kitchen, laundry closet, 3 bedrooms, 3.5 full bathrooms, 3 walk-in closets, lock off, living room, balcony, terrace and rooftop.

## V.LOFT. B

[IN. 2,347 ft<sup>2</sup> · EX. 1,055 ft<sup>2</sup>]

Double height living room, dining room, kitchen, laundry room, 3 bedrooms, 3.5 bathrooms, lock off, flex, tv room, half bath, dressing room, balcony and terrace.

## V.LOFT. E

[IN. 1,765 ft<sup>2</sup> · EX. 1,496 ft<sup>2</sup>]

Double height living room, dining room, kitchen, 3 bedrooms, 3 bathrooms, walk-in closet, terrace and rooftop.

## V.LOFT. C

[IN. 1,367 ft<sup>2</sup> · EX. 280 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry closet, 2 bedrooms, 3 bathrooms, lock off, flex, walk-in closet and terrace.

## V.LOFT. F

[IN. 1,055 ft<sup>2</sup> · EX. 893 ft<sup>2</sup>]

Double height living room, dining room, kitchen, laundry closet, 1 bedroom, 1.5 bathrooms, half bath, balcony and rooftop.

## V.LOFT. D

[IN. 1,744 ft<sup>2</sup> · EX. 1,259 ft<sup>2</sup>]

Living room, dining room, kitchen, laundry room, 3 bedrooms, 3.5 bathrooms, TV room, balcony and terrace.

## V.LOFT. G

[IN. 2,400 ft<sup>2</sup> · EX. 3,929 ft<sup>2</sup>]

Double height living room, dining room, kitchen, laundry closet, 3 bedrooms, 3.5 bathrooms, flex, lounge, terrace and rooftop.

# VILLALOFT



First floor level plan

# EMBRACE THE BEAUTY OF NATURE

# The best of the Riviera

This marks the start of an ambitious expansion plan that will eventually introduce the Zonna concept to various locations across Mexico and around the world, maintaining the same high quality and unique experience at each destination. Despite this growth, our main priority remains to deliver a product of the highest quality that meets the most demanding standards and guarantees a secure and valuable investment.

## THE TEAM

### INVERSIONES CAPITAL

With over 15 years of experience, our company is dedicated to delivering exceptional performance and products that yield valuable results. We develop visionary projects that shape communities and urban environments, driven by our future-focused vision and commitment to integrity. Our aim is to enhance the equity value for our clients and investors both nationally and internationally. Most importantly, our extensive experience provides our clients with peace of mind, all while upholding a steadfast commitment to innovation.

### SORDO MADALENO

Sordo Madaleno, guided by three generations of architects, seamlessly integrates a global perspective with a deep understanding of local contexts. Specializing in architecture, urban planning, and interior design, they create spaces that are both human-centered and sustainable. Their approach is marked by rigor and pragmatism, with a willingness to embrace risk as a key element in crafting innovative solutions.

### MARTEL

A Mexican company with over 20 years of experience, specializing in the creation, development, management, and promotion of real estate projects. Focused on commercial and industrial projects, it aims to achieve the highest returns with minimal risk, providing investors with maximum value appreciation.

### ARCHIPELAGO HOTELS • RESORTS • SOLUTIONS

Privately held hotel group with more than 45,000 rooms and residences in over 200 locations in Southeast Asia, the Caribbean, the Middle East and Oceania. A trusted hotel company with a long history and a portfolio of 11 award-winning brands.

### THE AGENCY

Founded in Beverly Hills by Mauricio Umansky, The Agency has redefined the concept of luxury real estate globally. Driven by unprecedented growth, it offers an exclusive portfolio in the world's most sought-after destinations. More than just a real estate firm, it creates exceptional experiences that elevate clients' lifestyles, connecting them with an international network of cutting-edge resources in creativity, public relations, and technology.



[WWW.ZONNA.MX](http://WWW.ZONNA.MX)

SHOWROOM INCAP EXPERIENCE CENTER

Quinta Avenida corner with Calle 40 Playa del Carmen Q.ROO