



OZEN RESORT

COMMERCIAL NAME
OZEN RESORT

LOCATION

Calle Circuito Sagrado, predio El Torito, access through av Maya Mística manzana 002, lote 004, super manzana 001, región 003, Playa del Carmen, Solidaridad, Quintana Roo

PROPERTY AREA

183,729 m² = 18.37 ha

BUILT UP AREA

7,336 m²

LAND USAGE LICENSE

Eco-Touristic Hotel & Resort

EVALUATION REPORT

36 MILLION US\$ (611 MILLION MXN)

OFFERING PRICE

19,000,000 US\$ (negotiable)

CLAVE CATASTRAL SOLIDARIDAD

108003001002004

ZONES

UGA 5 (148,665 m²)

UGA 14 (34,863 m²)

ECO-RESORT DESCRIPTION

70 Hotel single & double story studio units in 5 different architectural designs

13 Recreational building structures

1 Villa with 2 master bedrooms

Meandering Swimming pool 327 m2

Cenote lake in the project center with 460 m2 area - 30 m diameter - 40 m deep

Construction with modern design and excellent building quality in a great state of conservation

PROJECT LICENSE APPROVED FOR A TOTAL OF

88 Housing units in 5 different types

19 Hotel buildings for recreation and services

1 Villa with 2 master bedrooms

ACCESS

Federal highway Cancun – Tulum, km 301

In front of the development “Tres Rios Resort”

Through av. Maya Mistica connecting to Calle Circuito Sagrado both are municipal access roads

NEIGHBORS

North: 521,49 m with lote 003

South: 528,50 m with lote 005

East: 350,00 m with predio che-hum lote 068 and 68-1

West: 350,00 m with calle circuito sagrado

NEW PROJECTS AND DEVELOPMENTS

MAYAN TRAIN - Cancun - Playa del Carmen - Tulum - 260 meters from OZEN RESORT

TRES RIOS RESORT SPA & PARK - operating

MAYAKOBA CITY - operating & expanding - 3.5 km distance

LAKE RESIDENCES - under development

ARCO VIAL highway - approved municipal plan - 400 meters distance

AMIKO massive tourist theme park - under construction

NOH-BEC housing zone - under expansion west

CRISTO REY housing zone - under expansion southwest

OZEN RESORT

calle circuito sagrado, predio el torito, access through maya mística

manzana 002, lote 004, super manzana 001, region 003,

playa del Carmen, solidaridad, quincuenta roo

www.ozencocom.com

CANCUN
40 km

RESORTS & HOTELS

CIRQUE DU SOLEIL ●

VALENTIN IMPERIAL ●

MAYAN PALACE ●

VIDANTA ●

IBEROSTAR ●

MAROMA ●

AMIKOO
DREAMWORKS
DISNEYLAND

5 km

HACIENDA TRES RIOS ●

GORSA ●

BLUE BAY ●

OCEAN MAYA ROYALE ●

SECRETS CAPRI ●

BLUE DIAMOND ●

ANDAZ ●

ROSEWOOD ●

MAYAKOBA GOLF ●

FAIRMONT ●

BANYAN TREE ●

CIUDAD MAYAKOBA ●

GRAND VELAS ●

GRAND PRINCESS ●

SELVA MAR ●

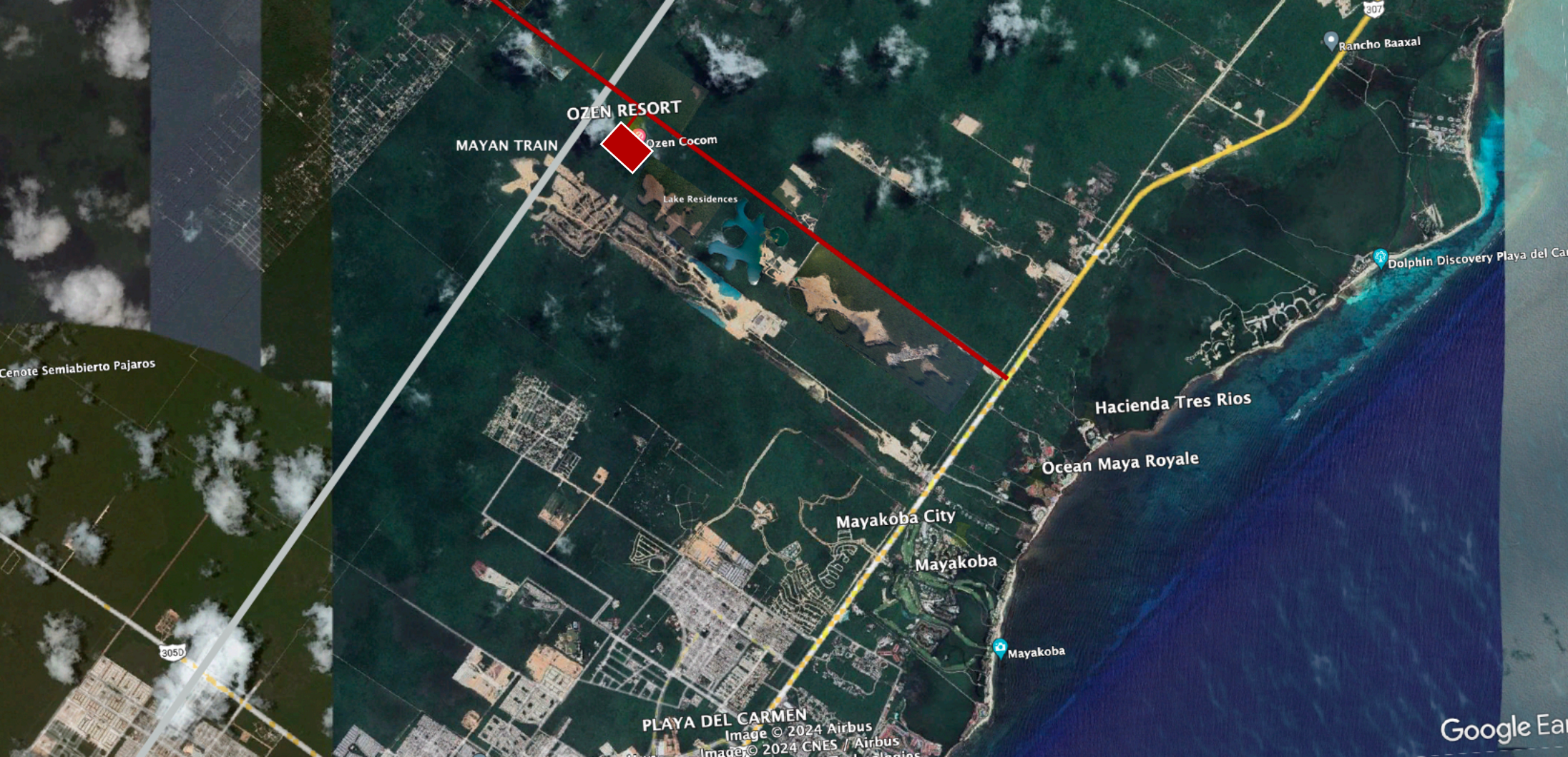
8 km

PLAYA DEL CARMEN

COZUMEL



OZEN RESORT



OZEN RESORT

MAYAN TRAIN



Ozen Cocom

Lake Residences

Cenote Semiabierto Pajaros

3050

307

Rancho Baaxal

Dolphin Discovery Playa del Carmen

Hacienda Tres Rios

Ocean Maya Royale

Mayakoba City

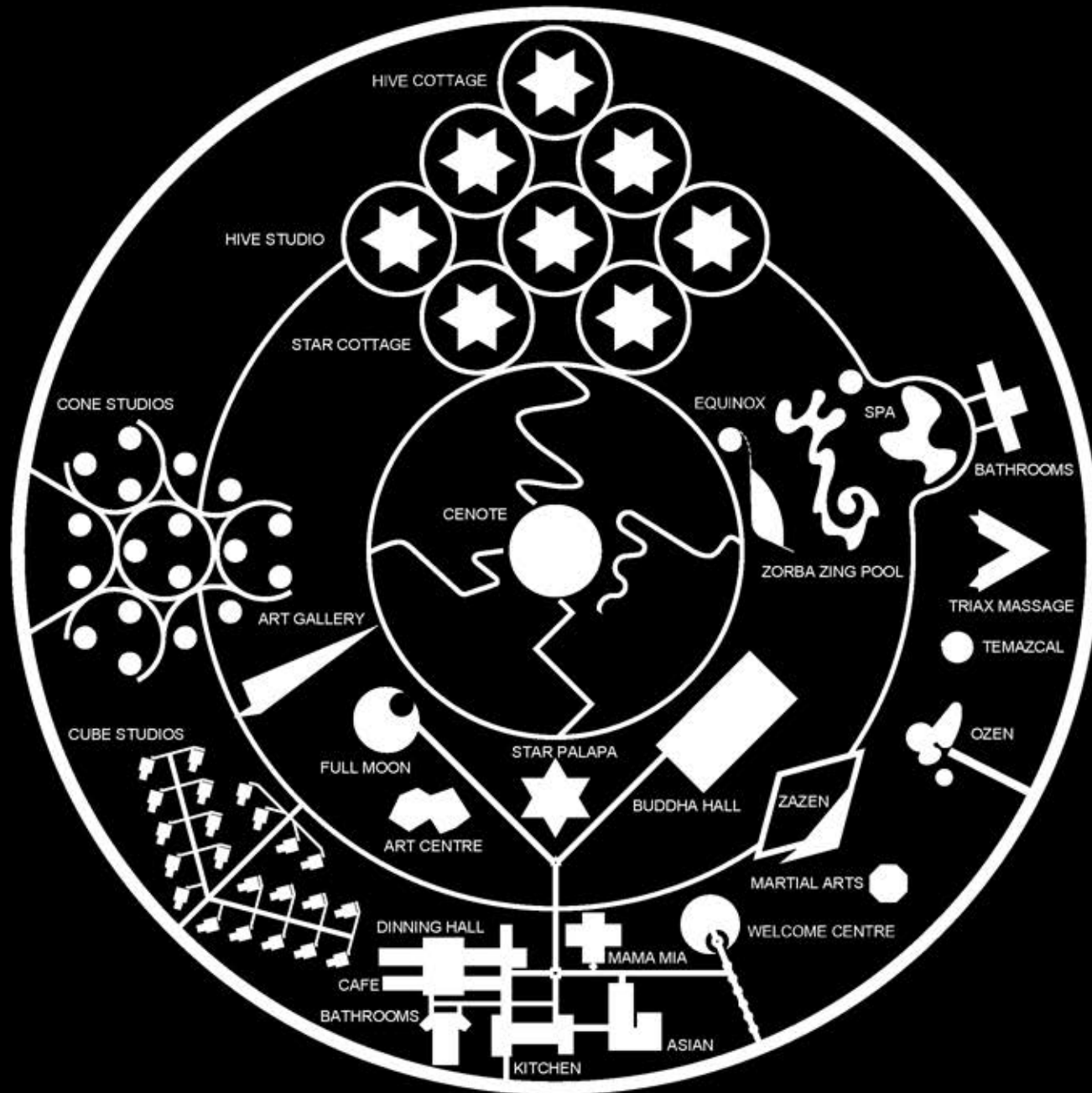
Mayakoba

Mayakoba

PLAYA DEL CARMEN

Image © 2024 Airbus
Image © 2024 CNES / Airbus

Google Earth



ZEN
WOMEN
ZEN

ZEN WOMEN ZEN OZEN MASTER PLAN

CONSTRUCTION 7,036 m2



**ZEN
WEN
ZEN** OZEN SKY VIEW

PROPERTY 18.3 HA



OZEN SKY VIEW

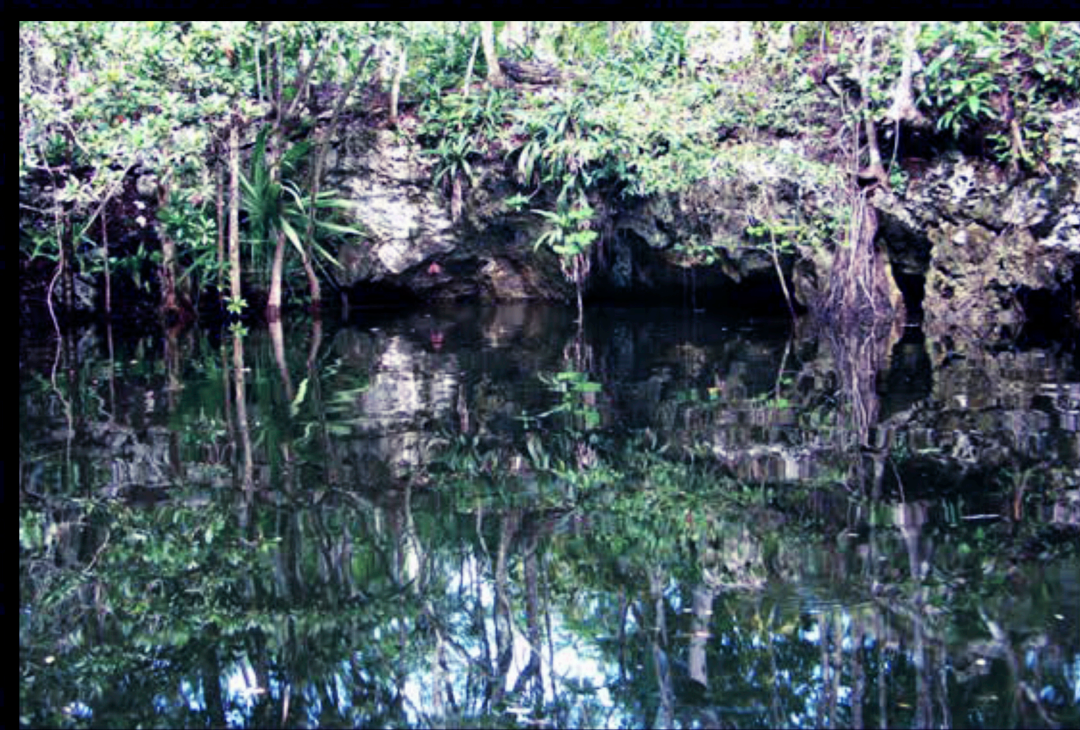
PROPERTY 18.3 HA



ZEN WOMEN
CENOTE SAGRADO

30 m diametre

460 m2



ZEN
ZEN
ZEN
CENOTE SAGRADO

30 m diametre **460 m2**



ZEN
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WHITE LOTUS

202 m2



WHITE LOTUS

ZEN ZEN ZEN WHITE LOTUS

202 m2



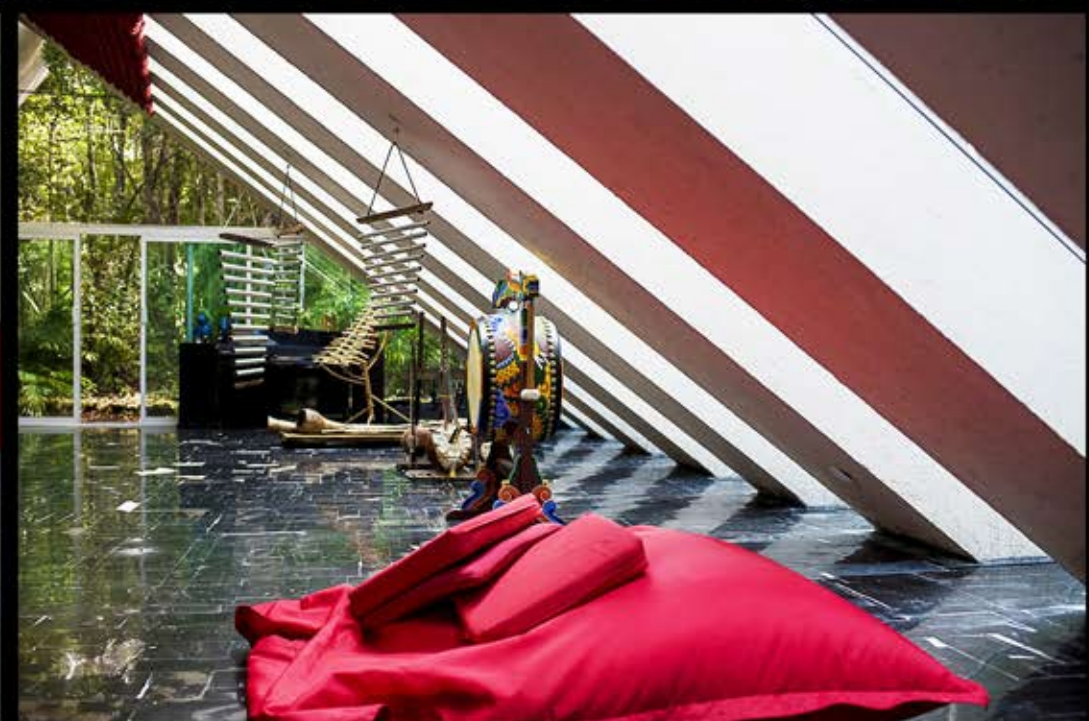
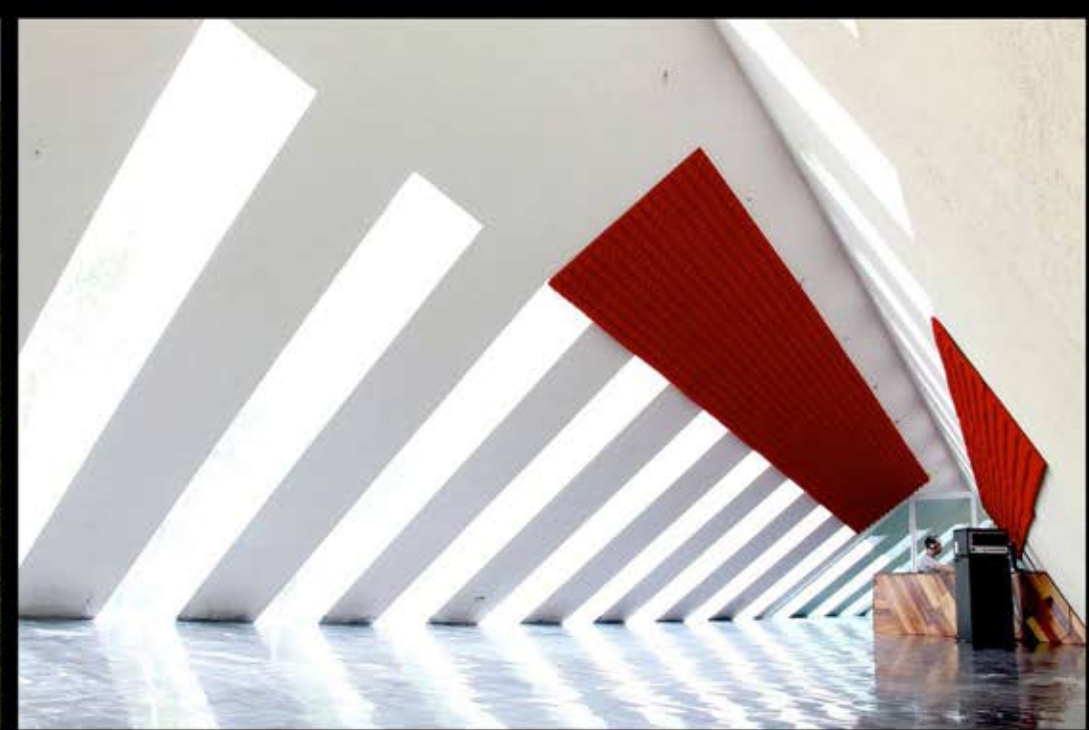
BUDDHAFIELD





ZEN ZEN BUDDHA HALL

676 m2



ZEN ZEN RECORDING STUDIO & ART GALLERY 207 m2



**ZEN
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ZEN** STAR PALAPA

205 m2



**ZEN
W
ZEN** THE ART HUB

187 m2



FULL MOON PALAPA

218 m2



ZEN ZEN DINING & LOUNGE AREAS

438 m2



ZEN ZEN ZEN LOUNGE AREAS



ZEN ZEN ZEN ROOFTOP NATRAJ LOUNGE



VD
OO
OO
CAFE

ZEN
ZEN
ZEN
VOODOO CAFE



ZEN ZEN ZEN GOLDEN DRAGON ASIAN RESTAURANT

193 m2





ZORBA ZING POOL

327 m2



ZEN ZORBA ZING POOL

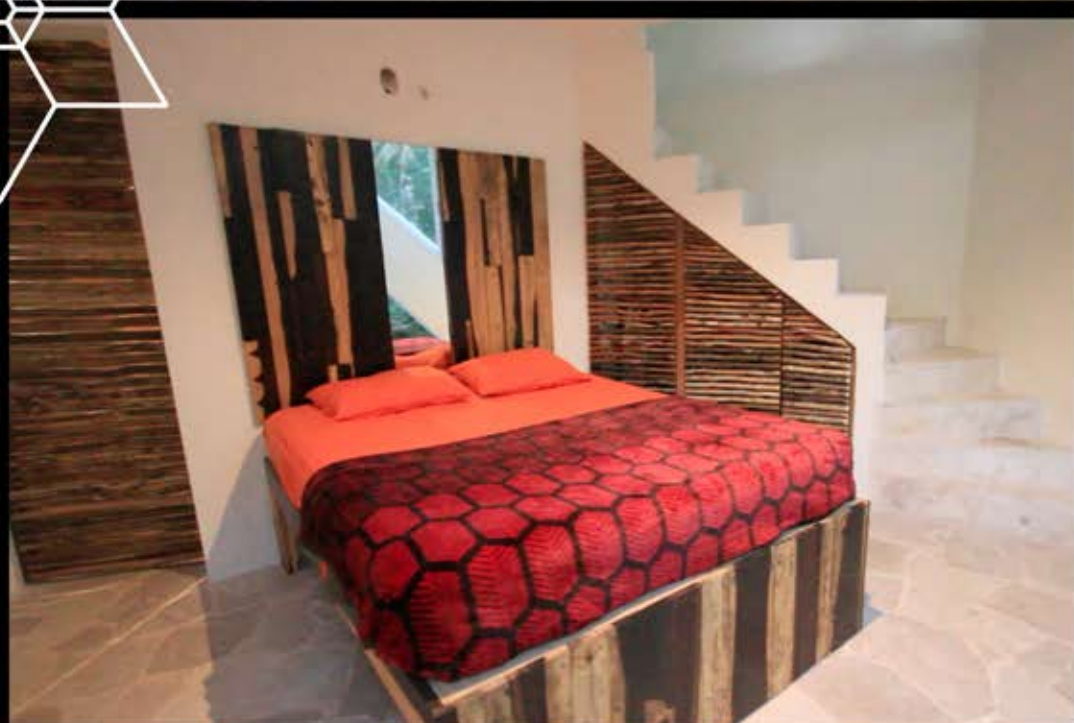
327 m2



ZEN
ZEN
ZEN
STAR COTTAGES

12 UNITS

50 m2 per UNIT



ZEN ZEN ZEN **STAR COTTAGES**

12 UNITS

50 m2 per UNIT



ZEN HIVE COTTAGES

12 UNITS

57 m2 per UNIT



ZEN HIVE STUDIOS

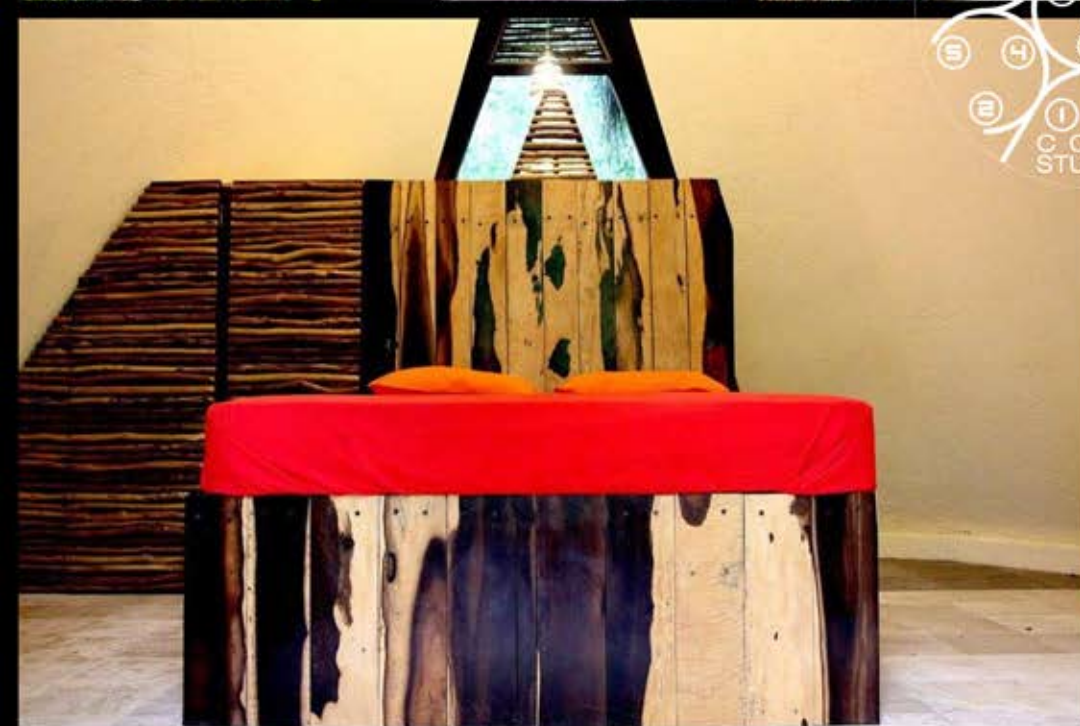
6 UNITS 30 m2 per UNIT



ZEN ZEN ZEN
CONE STUDIOS

18 UNITS

30 m2 per UNIT



ZEN ZEN CONE STUDIOS

18 UNITS

30 m2 per UNIT



**ZEN
ZEN** CUBE STUDIOS

22 UNITS

16 m2 per UNIT



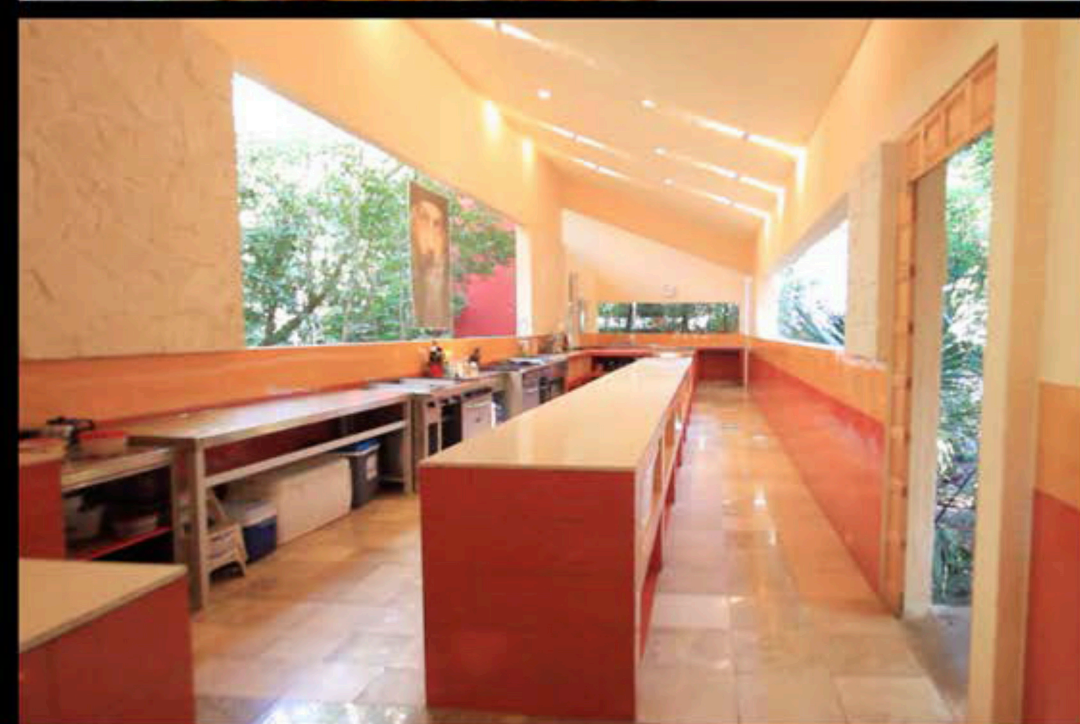
ZEN ZEN
CUBE STUDIOS

22 UNITS

16 m2 per UNIT









ZEN ZEN ZEN PUBLIC BATHROOMS

100 m2



ZEN **CUBES SERVICE TOWER** 102 m²

ZEN **CONES SERVICE TOWER** 74 m²



**ZEN
ZEN
ZEN** **TRIAx MASSAGE CENTRE**

8 ROOMS

180 m²