



NATIVO  
SUNSET



# ORIGINS

Imagine a place where you can watch the horizon painted with the warm and serene colors of the sunset. That place is **Nativo Sunset.**

Following the great success of Nativo Caribbean Condos since its official launch in Playa del Carmen, Fortem Group presents its second development in this fascinating destination.

# NATIVO NATIVO

Caribbean Condos

SUNSET

BY

 **FORTEM GROUP**  
DEVELOPERS

  
SUNSET



# PLAYA DEL CARMEN

Situated in the heart of vibrant and cosmopolitan Playa del Carmen, you'll enjoy proximity to restaurants, boutiques, bars, and cafés, all while immersing yourself in a dynamic and multicultural community.



A well-established vacation destination with excellent occupancy rates



Unique for walking in the Mexican Caribbean



First-rate gastronomic options



High quality of life



Located in the heart of the Riviera Maya



Capital gain and asset growth



Cultural Diversity



Access and connectivity with "Mayan Train"

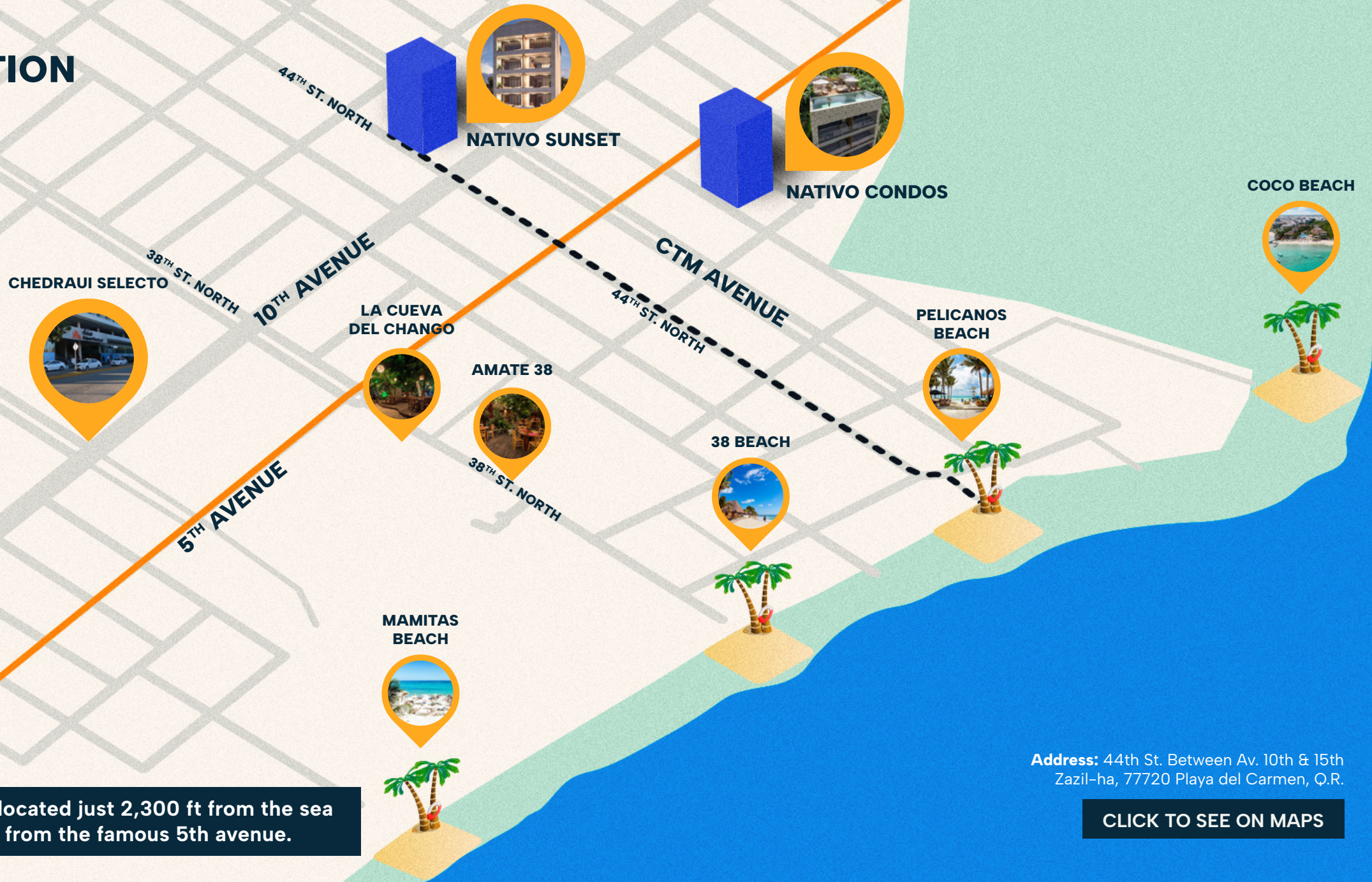








# LOCATION



**Nativo sunset** is located just 2,300 ft from the sea  
And five minutes from the famous 5th avenue.

**Address:** 44th St. Between Av. 10th & 15th  
Zazil-ha, 77720 Playa del Carmen, Q.R.

[CLICK TO SEE ON MAPS](#)





# NATIVO

SUNSET

**Nativo Sunset** combines contemporary design with the functionality of the spaces. Every single detail is carefully planned to maximize efficiency and comfort, providing a unique vacation experience in Playa del Carmen.

**6**  
Levels

**23**  
Units

**SIZES  
RANGING FROM**  
485 to 581 sq ft.

**All units are offered in studio or 1-bedroom.**  
Ask your in-house consultant for more details!

## HIGHLIGHTS:

 Elevator

 Parking

 Bicycle area

 Controlled access

 Just 700 meters from the sea

 Five minutes away from 5th Av.



# ROOFTOP WITH SUNSET VIEWS

Nativo Sunset's rooftop is the perfect place to relax and enjoy stunning sunset views.



SUNSET

AMENITIES





 Rooftop



 Pool



 Sunbathing area



 Jacuzzi

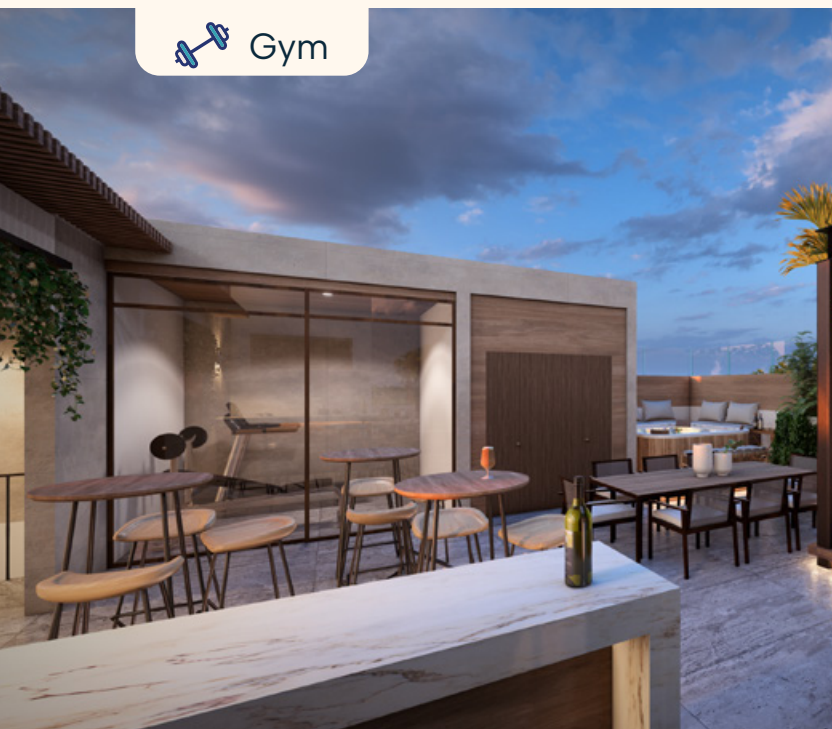




 Bar & Grill area



 Pool



 Gym



 Bar & Grill area





**UNIT TYPES**





## STUDIOS

**Living area:** 398 sq ft.

**Terrace:** 86 sq ft.

**Total:** 485 sq ft.

**Storage:** Average size of 14 sq ft.

 Room

 Bathroom

 Kitchenette

 Dining room

 Terrace\*

## HIGHLIGHTS:

 **Turnkey:**  
Fully furnished and equipped units,  
ready to live in or rent out.

 **Free Administration**



## FURNISHING

 King Size Bed

 2 Bureaus

 Sofa bed

 Air Conditioning

 Closets

 Linens

 Kitchen Supplies

 Dining room 2 persons

 Washing machine





## 1 BEDROOM CONDO

**Living area:** 398 sq ft.

**Terrace:** 86 sq ft.

**Total:** 485 sq ft.

**Storage:** Average size of 14 sq ft.



Room



Sliding Wall



Bathroom



Kitchenette



Dining room



Terrace

## HIGHLIGHTS:



### Turnkey:

Fully furnished and equipped units, ready to live in or rent out.



### Free Administration



## FURNISHING



King Size Bed



2 Bureaus



Sofa bed



2 Air Conditioners



Closets



Linens



Kitchen Supplies



Dining room 2 persons



Washing machine



# SMART INVESTMENT IN PLAYA DEL CARMEN

Nativo Sunset is not just a place to enjoy; it is a smart investment. Secure your future with a property that offers constant income and a solid asset while enjoying incredible moments under the Caribbean sunset.

- ✓ Use your unit as an investment or a second home.
- ✓ Invest in a developed and established area with capital gain potential.
- ✓ Legal and financial security.
- ✓ Safe and stable long-term investment.
- ✓ On-time delivery.





## NATIVO'S BACKUP

Developed by:



The developer behind the successful Natio Caribbean Condos project has a proven track record in creating successful vacation spaces, specializing in boutique real estate projects in the best locations in Playa del Carmen and the Riviera Maya.

They offer high-quality vacation condos designed for investors and buyers seeking security, exclusivity, and solid returns on real estate.

Commercialized by:



Experts in the commercialization of real estate projects in the Riviera Maya with a team specialized in advisory and customer service based on data analysis and solutions for investors.

Designed and built by:



Over 32 years of experience providing integral solutions in design and construction, with 4 completed projects and 2 in construction process in Playa del Carmen.





## LISTA DE PRECIOS TIPO ESTUDIO

PRICE LIST TYPE STUDIO

| Unidad | Orientación | Superficie total, m2 | Formas de pago |              |              | Estatus    |
|--------|-------------|----------------------|----------------|--------------|--------------|------------|
| Unit   | Orientation | Total m2             | 90-10          | 50-20-30     | 30-40-30     | Status     |
| 101    | S           | 36                   | \$ 2,329,736   | \$ 2,459,166 | \$ 2,588,596 | Disponible |
| 102    |             |                      |                |              |              | Vendida    |
| 104    | N           | 54                   |                |              |              | Reservada  |
| 201    | S           | 45                   |                |              |              | Vendida    |
| 202    | N           | 45                   |                |              |              | Vendida    |
| 203    | S           | 45                   |                |              |              | Vendida    |
| 204    | N           | 45                   | \$ 2,377,477   | \$ 2,509,559 | \$ 2,641,641 | Disponible |
| 301    | S           | 45                   | \$ 2,711,660   | \$ 2,862,308 | \$ 3,012,956 | Disponible |
| 302    | N           | 45                   | \$ 2,520,698   | \$ 2,660,737 | \$ 2,800,776 | Disponible |
| 303    | S           | 45                   | \$ 2,711,660   | \$ 2,862,308 | \$ 3,012,956 | Disponible |
| 304    | N           | 45                   | \$ 2,520,698   | \$ 2,660,737 | \$ 2,800,776 | Disponible |
| 401    | S           | 45                   | \$ 2,854,882   | \$ 3,013,486 | \$ 3,172,091 | Disponible |
| 402    | N           | 45                   | \$ 2,663,920   | \$ 2,811,915 | \$ 2,959,911 | Disponible |
| 403    | S           | 45                   |                |              |              | Vendida    |
| 404    | N           | 45                   | \$ 2,663,920   | \$ 2,811,915 | \$ 2,959,911 | Disponible |
| 501    | S           | 45                   | \$ 3,045,844   | \$ 3,215,057 | \$ 3,384,271 | Disponible |
| 502    | N           | 45                   | \$ 2,854,882   | \$ 3,013,486 | \$ 3,172,091 | Disponible |
| 503    | S           | 45                   | \$ 3,045,844   | \$ 3,215,057 | \$ 3,384,271 | Disponible |
| 504    | N           | 45                   | \$ 2,854,882   | \$ 3,013,486 | \$ 3,172,091 | Disponible |
| 601    | S           | 45                   |                |              |              | Reservada  |
| 602    | N           | 45                   | \$ 3,045,844   | \$ 3,215,057 | \$ 3,384,271 | Disponible |
| 603    | S           | 45                   |                |              |              | Reservada  |
| 604    | N           | 45                   | \$ 3,045,844   | \$ 3,215,057 | \$ 3,384,271 | Disponible |

**Orientación SUR (S) : Vista a calle 44**

*Orientation SOUTH (S) : View to 44th St.*



## LISTA DE PRECIOS TIPO 1 RECÁMARA

PRICE LIST TYPE 1 BEDROOM

| Unidad | Orientación | Superficie total, m2 | Formas de pago<br>Payment Method |              |              | Estatus    |
|--------|-------------|----------------------|----------------------------------|--------------|--------------|------------|
| Unit   | Orientation | Total m2             | 90-10                            | 50-20-30     | 30-40-30     | Status     |
| 101    | S           | 36                   | \$ 2,406,121                     | \$ 2,539,795 | \$ 2,673,468 | Disponible |
| 102    |             |                      |                                  |              |              | Vendida    |
| 104    | N           | 54                   |                                  |              |              | Reservada  |
| 201    | S           | 45                   |                                  |              |              | Vendida    |
| 202    | N           | 45                   |                                  |              |              | Vendida    |
| 203    | S           | 45                   |                                  |              |              | Vendida    |
| 204    | N           | 45                   | \$ 2,453,862                     | \$ 2,590,187 | \$ 2,726,513 | Disponible |
| 301    | S           | 45                   | \$ 2,788,045                     | \$ 2,942,937 | \$ 3,097,828 | Disponible |
| 302    | N           | 45                   | \$ 2,597,083                     | \$ 2,741,366 | \$ 2,885,648 | Disponible |
| 303    | S           | 45                   | \$ 2,788,045                     | \$ 2,942,937 | \$ 3,097,828 | Disponible |
| 304    | N           | 45                   | \$ 2,597,083                     | \$ 2,741,366 | \$ 2,885,648 | Disponible |
| 401    | S           | 45                   | \$ 2,931,267                     | \$ 3,094,115 | \$ 3,256,963 | Disponible |
| 402    | N           | 45                   | \$ 2,740,305                     | \$ 2,892,544 | \$ 3,044,783 | Disponible |
| 403    | S           | 45                   |                                  |              |              | Vendida    |
| 404    | N           | 45                   | \$ 2,740,305                     | \$ 2,892,544 | \$ 3,044,783 | Disponible |
| 501    | S           | 45                   | \$ 3,122,229                     | \$ 3,295,686 | \$ 3,469,143 | Disponible |
| 502    | N           | 45                   | \$ 2,931,267                     | \$ 3,094,115 | \$ 3,256,963 | Disponible |
| 503    | S           | 45                   | \$ 3,122,229                     | \$ 3,295,686 | \$ 3,469,143 | Disponible |
| 504    | N           | 45                   | \$ 2,931,267                     | \$ 3,094,115 | \$ 3,256,963 | Disponible |
| 601    | S           | 45                   |                                  |              |              | Reservada  |
| 602    | N           | 45                   | \$ 3,122,229                     | \$ 3,295,686 | \$ 3,469,143 | Disponible |
| 603    | S           | 45                   |                                  |              |              | Reservada  |
| 604    | N           | 45                   | \$ 3,122,229                     | \$ 3,295,686 | \$ 3,469,143 | Disponible |

**Orientación SUR (S) : Vista a calle 44**

*Orientation SOUTH (S) : View to 44th St.*