



The Fives

DOWNTOWN RESIDENCES
PLAYA DEL CARMEN

PROPERTY HIGHLIGHTS:

- Located in Downtown Playa del Carmen on 10th Ave and 2nd Street
- Opening November 1, 2017
- 81 Residences
- 4 floors
- The Fives Club Membership
- Ground floor amenities: Spa, Restaurant, Mexican bar with tequila tasting
- Rooftop amenities: Infinity pool and bar with a DJ Booth; restaurant
- Worry-free rental program
- Residences start from \$129,000 USD

DEVELOPMENT TEAM:

For more than 47 years, TM Real Estate Group has specialized in building second homes in some of the world's most exclusive beach destinations. TM Real Estate Group has been named best developer in Western Europe for four consecutive years and has also earned the honor of world's best developer. TM Real Estate Group has enlisted a stellar team of collaborators on this unique project:

Gabriel Tellez and Erick Alcala, Architects
Mario Tellez Gurbina, Interior Design
TM Real Estate Group, Sales & Marketing

PROJECT DESCRIPTION:

The Fives Downtown Residences Playa del Carmen is a new concept of full-ownership second home residences. It offers Loft, 1 and 2-Bedroom Residences with an excellent location and an exclusive Sky Lounge Terrace for owners. Enjoy a world-class level of quality backed by a renowned international hotel brand. Being strategically planned to operate as branded hotel luxury residences, The Fives Downtown assures a return on investment and a carefree maintenance and management program.

LOCATION:

The Fives Downtown Residences Playa del Carmen is located on 10th Avenue in the heart of Playa del Carmen, Mexico. Our coveted location places you just steps from first-class restaurants, luxury shopping and a variety of entertainment. You will be just one block away from Fifth Avenue, steps away from the beach and less than two minutes from the area's three most important commercial centers: Paseo del Carmen, Calle Corazón and Quinta Alegría. Playa del Carmen is as liveable as it is lively, including convenience stores, pharmacies, grocery stores and a farmer's market. Outside of Playa del Carmen, discover more of the Riviera Maya area, world-famous for Caribbean coastlines, cenote formations as well as the Mayan ruins in the ancient city of Tulum and one of the Best Golf Courses in the area.

AMENITIES:

- *World-class spa*
- *Two international restaurants*
- *Sky Lounge Terrace*
- *Signature bar*
- *Fitness center*
- *Underground parking*
- *Gated, controlled access*
- *Private, individual storage areas*

BENEFITS:

- *High-end furniture and appliances included*
- *Personalized concierge service*
- *Housecleaning included*
- *Exclusive discounts at the onsite spa and internationally recognized signature restaurants*
- *Membership at The Fives Club*

WORRY-FREE RENTAL PROGRAM:

The owners' monthly fixed expenses — based on an annual percentage of the property value — will be absorbed by your rental earnings. That is because at The Fives Downtown, you will be part of the rental program, which guarantees at least the minimum coverage of these monthly fixed expenses.

EXPENSES TO COVER :

- *Homeowners insurance*
- *Property tax*
- *Electricity*
- *Water*
- *Maintenance fee*
- *Internet*
- *Cable TV*