

A romantic couple embracing on a beach at sunset. The man is seen from the back, wearing a white polo shirt. The woman is leaning into him, wearing a dark blue dress and large gold earrings. Palm trees are visible in the background against a warm, golden sky.

A New Chapter

VICEROY
RESIDENCES
PLAYA DEL CARMEN



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Live Your Story
on the stunning coast of Riviera Maya

To own a Viceroy Residence is to be part of the Viceroy story, one that invites you to discover the world through new eyes.



Viceroy Residences Playa del Carmen brings global style, renowned service, and exceptional experiences to the Yucatan Peninsula—all complemented by your dedicated Viceroy Residential Hospitality Team.



Sugar Beach, A Viceroy Resort

VICEROY

Every Viceroy Hotel and Residence is unique to its locale, weaving the brand's impeccable style and flawless service into the natural and cultural landscape of each destination.



With five-star hotels and residences in Los Cabos, Riviera Maya, Snowmass, St. Lucia, Santa Monica, Chicago, Washington, D.C., Kopaonik in Serbia, and Ombria Algarve in Portugal, Viceroy delivers a fresh perspective on hospitality, focused on the richness of experience and genuine connection to the destination and community.

Viceroy has stood above and apart for over two decades—defined by creativity, comfort, and service, with guests' needs thoughtfully anticipated and graciously accommodated. Viceroy's blend of the indispensable and unexpected makes each hotel and residence a uniquely engaging destination unto itself—and has earned the brand countless accolades in Condé Nast Traveler, Travel + Leisure, The New York Times, Vogue, and Departures, among others.



Viceroy Riviera Maya



Viceroy Snowmass



Viceroy Los Cabos



Viceroy at Ombria Algarve

Becoming a Viceroy resident opens a world of new doors, from bespoke personal services to benefits across the world.

VICEROY RESIDENTIAL SERVICES

Viceroy culture concierge with extensive local network

Preferred access to exclusive local sporting, fashion, art, and other high-profile events

A full calendar of social gatherings, fitness, wellness, and more

In-residence botanical care and garden maintenance*

Personal delivery services, including dry cleaning, grocery, and pharmacy*

While-you're-away services, including pet care, plant care, and routine home maintenance*

Custom in-residence aromatherapy

Mail/Parcel delivery

VICEROY RESIDENTS' GLOBAL PERKS

Discounted Viceroy Room Rates: Special discounted room rates are available at all Viceroy Hotels & Resorts. Discounts vary by season and are up to 20% off published rates. As a resident, you'll be provided a special booking code used to reserve rooms online or through the Viceroy Concierge service.

Complimentary Room Upgrades: If you're staying at a Viceroy Hotels & Resorts outside of your home property, you'll automatically be extended a one-category room upgrade.

Early Arrival/Late Check-Out: Request the convenience of early check-in to your room. Members may also be extended a late check-out up to 2 p.m.

20% Discount on Spa Treatments and Products: During your stays at Viceroy Hotels & Resorts, pamper yourself with a 20% discount on all spa treatments and retail products. The resort will also extend priority reservations to residence owners for all spa treatments.

Complimentary Internet Access: Get wired at no charge throughout the duration of your stay at each Viceroy location.

GHA DISCOVERY

GHA Discovery, the world's largest alliance of independent hotel brands, offers unique and exclusive benefits and experiences across its global portfolio. As members of GHA Discovery, Viceroy Playa del Carmen owners gain access to a collection of 45 hotel brands and 850 properties across 100 countries.

**Subject to availability. Additional fees may apply.*



*Stunning coastal beauty.
Dynamic, restorative energy.
A new connection to nature.*

*Come home to year-round sunlight,
blue skies, and views that go on
forever, all with the ocean just steps
from your door.*

Viceroy Residences Playa del Carmen is an intimate six-story building designed with nature in mind—draped in greenery and filled with natural light. Outdoor spaces are rooted in wellness—a calming infinity pool, a sculpture garden, rooftop yoga, and a resident-exclusive beach club.



Viceroy Residents enjoy privileged access to an exclusive Beach Club overlooking the translucent Mexican Caribbean. Steps from home, this private beachfront retreat offers sun-soaked lounge chairs, private cabanas, full-service food and beverage, and a serene stretch of sand reserved for those who call Viceroy home.

BEACH CLUB PRIVILEGES

Dedicated beach area with lounge chairs, umbrellas, and complimentary beach towels

Sparkling resort-style pool with private cabanas

Beachfront bar & restaurant

Variety of watersports

Dedicated Viceroy Residences Hospitality Team to attend to every request



Sculpture Garden



Poolside Cabanas



Exclusive Beach Club



Rooftop Pools and Bar



Meditation Terrace

Viceroy Residences Playa del Carmen is home to a suite of five-star services and amenities, each detail impeccably curated to the area's diverse natural setting—designed to enrich every experience.

BUILDING FEATURES & AMENITIES

Resident-exclusive beach club

Restaurant overlooking the ocean

Private walkway directly to the beach

Stunning entrance featuring Reloj Solar Maya, a modern tribute to ancient Mayan heritage

Two arrival lobbies

Peaceful yoga and meditation terrace

Rooftop terrace with three infinity pools

Poolside bar and private cabanas

State-of-the-art fitness center including cardio and strength training machines with personal screens, free weights, yoga and stretching mats, Pilates balls, and more

Spa including sauna, steam room, hot and cold plunge, outdoor Jacuzzi, experience shower, massage suites, ice fountain, and custom treatments

Multimedia room

Teens lounge

Kids club

Executive business center

Private event space

Concierge, hotel, and restaurant services

Dedicated Viceroy Residences Hospitality Team

Impeccably landscaped grounds



Open and airy layouts designed to integrate the surrounding environment, enriched by light, organic textures, and a tranquil natural palette.

RESIDENCES FEATURES

Outdoor terraces with sliding glass doors accessible from living areas and bedrooms

Corner units feature expansive wrap-around terraces

Open kitchen with travertine-tone countertop and backsplash, light oak cabinets, and integrated dining area

Premium Italian cabinets

Top-tier stainless steel kitchen appliance suite including:

Refrigerator

Oven

Electric stove

Range hoods

Ceiling height of 2.8m (9.2ft) in living areas

Spacious walk-in closets in primary bedrooms

Imported European porcelain tile flooring

Spa-inspired bathrooms with glass-enclosed showers, vanity with porcelain tile backsplash, and natural stone countertops

Expansive hallways with lounge seating and scenic views



GREAT ROOM
*Soaring and open, an ideal space
for gathering and entertaining.*



RESIDENTIAL LIVING ROOM
*Light-filled living room overlooking
the Caribbean Sea.*



INDOOR / OUTDOOR LIVING
Thoughtfully designed living room with Mayan-inspired accents and spectacular ocean views.



PRIMARY BEDROOM
*Filled with streaming natural light,
designed to promote restful sleep.*

Developer
RELATED GROUP

Developer
GRUPO HOTELERO SANTA FE

Co-developer
SIMCA

Architecture
SEIJO

Interior Design
ELIAS ELIAS

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VICEROY

RELATED

Santa Fe
grupo | hotelero

SIMCA

SEIJO

ELIAS ELIAS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS TO BE FURNISHED BY DEVELOPER

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Live in a place of constant renewal

Guided by the sun

Inspired by the ocean

Styled by the breeze

ViceroyPlayaDelCarmen.com