Project report: Menesse Cocobeach 2

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Menesse Cocobeach 2 is listed as off-plan in Calle 40 con Avenida 1era Norte, Playa del Carmen, Quintana Roo, Riviera Maya, Mexico. The handover date on record is Q4 2026. No permit number is published. Transparency score: 21 of 100. Not yet reviewed by Kolaboro (added 25 Nov 2026). Last checked 25 Nov 2026.

Key facts

Developer: not stated
source: https://mayaocean.com/complex/menesse-cocobeach

Location: Calle 40 con Avenida 1era Norte, Playa del Carmen, Quintana Roo, Riviera Maya, Mexico
source: https://mayaocean.com/complex/menesse-cocobeach

Stage: off-plan
source: https://mayaocean.com/complex/menesse-cocobeach

Handover on record: Q4 2026
source: https://mayaocean.com/complex/menesse-cocobeach

Permit or licence number: not published

Price from: USD 238,000
source: https://mayaocean.com/complex/menesse-cocobeach

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://mayaocean.com/complex/menesse-cocobeach

Transparency checklist

Transparency score: 21 of 100

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q4 2026

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/menesse-cocobeach-2-playa-del-carmen/

Sources

https://mayaocean.com/complex/menesse-cocobeach

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/menesse-cocobeach-2-playa-del-carmen/
Free to share under CC BY 4.0, credit Kolaboro.