Project report: Menesse Cocobeach 3

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Menesse Cocobeach 3 is listed as off-plan in Playa del Carmen, Quintana Roo, Riviera Maya, Mexico, by Menesse Condos. The handover date on record is Q1 2027. No permit number is published. Transparency score: 21 of 100. Not yet reviewed by Kolaboro (added 23 Nov 2026). Last checked 23 Nov 2026.

Key facts

Developer: Menesse Condos
source: https://mayaocean.com/complex/menesse-cocobeach-3

Location: Playa del Carmen, Quintana Roo, Riviera Maya, Mexico
source: https://mayaocean.com/complex/menesse-cocobeach-3

Stage: off-plan
source: https://mayaocean.com/complex/menesse-cocobeach-3

Handover on record: Q1 2027
source: https://mayaocean.com/complex/menesse-cocobeach-3

Permit or licence number: not published

Price from: USD 190,550
source: https://mayaocean.com/complex/menesse-cocobeach-3

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://mayaocean.com/complex/menesse-cocobeach-3

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: Q1 2027

[?] 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

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/menesse-cocobeach-3-playa-del-carmen/

Sources

https://mayaocean.com/complex/menesse-cocobeach-3

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-3-playa-del-carmen/
Free to share under CC BY 4.0, credit Kolaboro.