

ELEGANT MODERN RESIDENCE UNITING LUXURY AND TRANQUILITY

Yucatán | Mérida | Col. México Norte



YUCATAN PROPERTY SCOUTS



for sale | 11,000,000 MXN

Description

Property Code | YPS-02-0127

Nestled in a serene and secure neighborhood, this captivating two-story residence exudes a harmonious blend of modern elegance and tranquil living. A striking contemporary design defines the property, offering a perfect harmony between style and comfort.

The ground floor is a symphony of open space, featuring an expansive combined living and dining area with soaring double-height ceilings that create an airy ambiance. Sunlight streams in through large windows, illuminating the adjacent family room which seamlessly connects to a terrace boasting captivating views of the lush garden and inviting pool area.

Likewise, on the ground floor, a versatile bedroom with an en-suite bathroom ensures privacy and comfort for guests or family members. The fully equipped kitchen is a culinary haven, featuring a kitchen island, granite countertops, and modern appliances including a stove, fridge, and dishwasher. A triple garage with an electric gate provides ample parking space, while a versatile service room with an attached bathroom offers flexibility as a fourth bedroom or office space.

Ascending the elegantly designed staircase, the upper floor hosts two luminous bedrooms, each with its own walk-in closet and en-suite bathroom. A cozy TV and reading area offers a retreat for relaxation and entertainment. A generously sized front balcony grants the potential for transformation into a fourth bedroom, further adapting to your needs.

The outdoor area is a sanctuary of tranquility, featuring a well-maintained garden with tropical plants and palms that frame the terrace, pool, and sun deck. A convenient half bathroom and service entrance ensure practicality and ease.

Thoughtful amenities are woven throughout the property, including air conditioning and ceiling fans, sleek tiled floors, a comprehensive water pressure and filtration system, and access to

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

high-speed internet. While dual water sources, with city-provided potable water and a dedicated well for the pool, guarantee uninterrupted water supply a dedicated commercial power line underscores the commitment to a dependable power supply.

This remarkable property embodies contemporary living at its finest, offering a serene retreat within a dynamic cityscape. With its enticing design, spacious layout, and lush outdoor haven, this residence epitomizes the perfect union of luxury and tranquility.

Facts

HIGHLIGHTS

- TERRIFIC CALM AND SAFE LOCATION
- EXCITING MODERN, CONTEMPORARY DESIGN
- GENEROUS SPACE AND CONVENIENT ROOM LAYOUT
- WELL-KEPT GREEN GARDEN WITH POOL AND TERRACE
- LIVING ROOM WITH DOUBLE HIGH CEILINGS

HARD FACTS

- *Year of construction* | 2017
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 522 m² (5,617 ft²)
- *Width x Length* | 22.5 m x 27 m
- *Construction* | 416 m² (4,477 ft²)

HOUSE AND LOT

HOUSE - DOWNSTAIRS

- Foyer
- Huge, combined living and dining room with double high ceilings
- Bright family room with access to the terrace and amazing views over the garden and pool area
- Bedroom with en-suite bathroom
- Fully equipped kitchen with kitchen island, granite countertops, etc.
- Service room with complete bathroom (works as a fourth bedroom or office)
- Laundry room
- Half bathroom
- Triple garage with electric gate

HOUSE - UPSTAIRS

- Two bright bedrooms with walk-in closet and en-suite bath
- TV and reading area
- Spacious front balcony (conversion to a fourth bedroom possible)

OUTDOOR AREA

- Representative front yard with plants, and trees
- Tranquil garden with tropical plants, palms, etc.
- Breakfast terrace (connected to the kitchen)
- Main terrace / sun deck
- Big Pool
- Half bathroom
- Service entrance
- Storage room

GENERAL FEATURES

- Exciting modern, contemporary design
- Air Conditioners throughout
- Ceiling fans throughout
- Living room with double high ceilings
- Kitchen equipment: microwave, stove, fridge, dishwasher
- High-quality tiled floors throughout
- Cistern
- Water pressure system
- Water filtration system
- Water softener
- Hot water boiler
- City water (potable water)
- Well
- Bio septic tank
- High-speed internet available in the neighborhood
- Commercial power line

Location

COLONIA MEXICO NORTE

Mexico Norte is a secure and tranquil residential neighborhood in Mérida, offering an elegant and modern lifestyle with a touch of sophistication. Its contemporary architecture defines the landscape, creating a visually appealing ambiance. Situated conveniently within the city's Periferico limits, Mexico Norte bridges the gap between Mérida's historical center and the new hub, La Isla Cabo Norte.

Accessible by car with ease, Mexico Norte boasts a strategic location that puts it in proximity to modern amenities. Residents enjoy a seamless connection to essential facilities like hospitals, reputable schools, universities, and supermarkets. The prestigious City Center, Altabrisa, and Galerías Mérida malls are nearby, enriching the lifestyle with shopping, dining, and entertainment options. Notably, the neighborhood is bolstered by renowned schools and universities, ensuring a high-quality education for families. In essence, Mexico Norte presents an alluring blend of security, tranquility, modernity, and convenience, offering an elevated standard of living in Mérida.

DISTANCES FROM THE PROPERTY TO

- Chedraui Selecto (Supermarket) | 850 m (0.5 mi)
- City Center | 2.8 km (1.8 mi)
- Galerías Mérida (mall) / Costco | 4.9 km (3.0 mi)
- Mérida's new center La Isla Cabo Norte | 5 km (3.1 mi)
- Mérida Centro (Remate) | 6 km (3.7 mi)
- Progreso (beach) | 33 km (20.5 mi)
- Club Campestre de Yucatán (Sport club) | 1.8 km (1.1 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.1 km (1.3 mi)
- Mérida International Airport | 14.5 km (9 mi)

MÉRIDA

Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to him, Mérida's principal boulevard was aptly named Paseo de Montejo. Numerous magnificent colonial buildings in the historic city center, stand as a testament to the city's past wealth and exudes a truly unique charm. Regarded as the gateway to the captivating realm of the Maya, Mérida attracts countless tourists each year who embark on their journey to explore renowned Mayan sites like Chichen Itzá and Uxmal, thereby immersing themselves in their timeless allure.

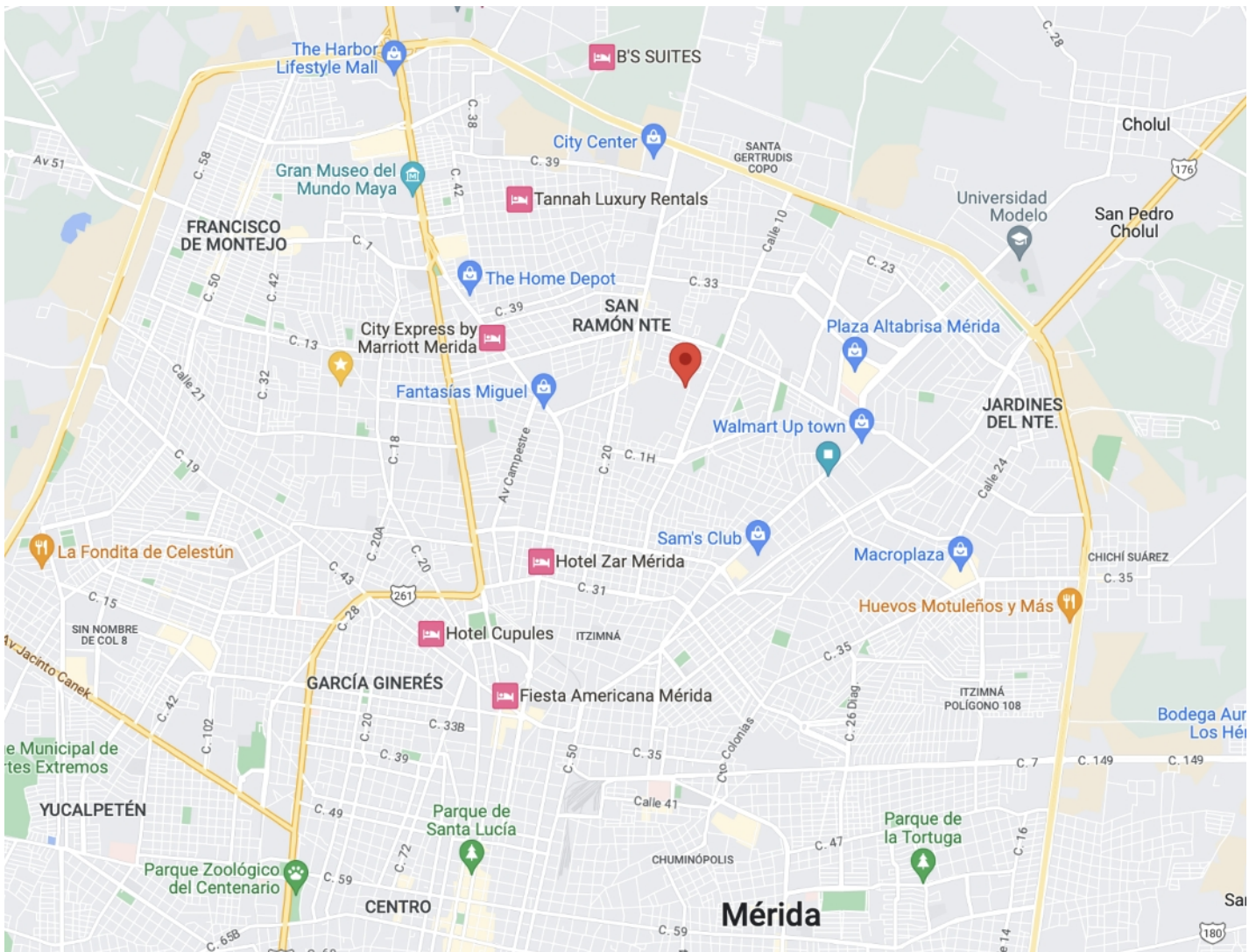
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its outstanding healthcare system, which boasts the best hospital network in the country. Through collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.

Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take leisurely strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the city by visiting its diverse range of museums, theaters, and cinemas, all while unraveling the fascinating Mayan heritage. And for the avid shoppers, Mérida offers a plethora of options with its modern malls located in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. Moreover, you'll find a range of well-known North American retail chains, including Costco, Wal-Mart, and Home Depot, conveniently situated throughout the city.



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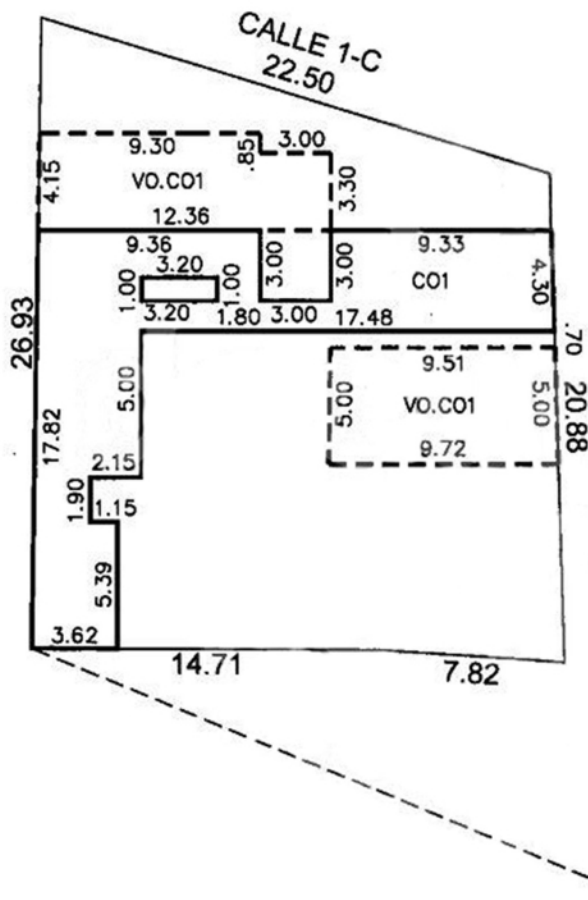
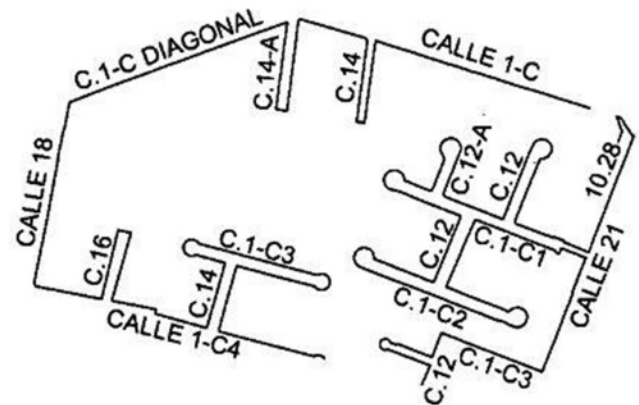
PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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