

# YUCATAN OASIS: MODERN LUXURY MEETS TRADITIONAL CHARM IN CANSAH CAB

Yucatán | Cansahcab



YUCATAN PROPERTY SCOUTS



for sale | 8,900,000 MXN

## Description

Property Code | YPS-02-0150

Nestled in the heart of Cansahcab, Yucatan, this property offers a rare blend of modern luxury and traditional charm. Boasting a fantastic, expansive lot adorned with mature fruit trees and lush greenery, this meticulously renovated estate is a testament to fine craftsmanship and attention to detail.

Upon entering the main house, you are greeted by a central living area seamlessly integrated with a fully equipped kitchen featuring wooden cabinets, granite countertops, and top-of-the-line appliances. The master bedroom exudes elegance with an extraordinary en-suite bathroom and a private terrace overlooking the picturesque surroundings. High-beamed ceilings, original cedar wood doors, and pasta tile floors add to the timeless appeal of the interior.

The guest area comprises two spacious casitas, each with combined living and sleeping quarters, impeccably designed bathrooms, and private terraces. Connected by a large lap pool, the guest accommodations offer a serene retreat for visitors.

Outside, the remarkable garden showcases a vibrant array of fruit trees, tropical plants, palms, and bugambilias. A covered event area with a sink, cooking island, and BBQ provides the perfect setting for outdoor gatherings. The property also features a deep covered well, elegant natural stone pathways, and an impressive bamboo avenue.

With all paperwork up to date and a range of modern amenities including solar panels, a whole-house generator, air conditioning, and high-speed internet, this property offers the ultimate blend of comfort, convenience, and sophistication. Whether as a private retreat or a lucrative business opportunity, this exceptional estate invites you to experience the beauty of Yucatan living at its finest.

Yucatan Property Scouts | René Jeremias

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

Seize the opportunity to claim this slice of paradise as your own. Schedule your viewing today and begin the journey to your forever home!

## Facts

### HIGHLIGHTS

- FANTASTIC, LARGE LOT WITH MATURE FRUIT TREES
- EXTENSIVELY RENOVATED TO THE HIGHEST STANDARDS
- HIGH-QUALITY MATERIALS AND EQUIPMENT (BEHR COLORS, HAUS, KOHLER, DELTA, ...)
- GREAT LOCATION NEAR THE TOWN CENTER
- EXCEPTIONAL GUEST AREA AS A BUSINESS OPPORTUNITY
- ALL PAPERS UP TO DATE

### HARD FACTS

- *Year of construction* | 2021
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 2,098 m<sup>2</sup> (22,586 ft<sup>2</sup>)
- *Width x Length* | 48.7 m x 49 m
- *Construction* | 485 m<sup>2</sup> (5,216 ft<sup>2</sup>)

### MAIN HOUSE

- Central combined living area with a fully equipped kitchen
- Master bedroom with extraordinary en-suite bathroom and private terrace
- Half bathroom
- Spacious main terrace
- Garage for two large vehicles
- Service room with bathroom
- Storage house with AC (works as a casita or studio)
- Pasta tile floors
- High-beamed ceilings throughout
- All doors are original cedar wood and extensively refinished

### GUEST AREA

- Two spacious casitas with combined living and bedrooms, plus outstanding bathrooms, and private terraces
- Connected by a large „real“ lap pool (filtered)
- Pasta tile floors
- High-beamed ceilings throughout

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## GARDEN

- Remarkable, colorful garden with fruit trees, tropical plants, palms, bougainvilleas, etc.
- Covered event area with sink, cooking island, and BBQ
- Impressive bamboo avenue
- Elegant natural stone pathways
- Deep covered well worth seeing

## GENERAL FEATURES

- Furniture can be purchased at an additional cost
- All light fixtures imported from San Miguel de Allende
- Fully equipped kitchen with wooden cabinets, granite countertops, cooking island, etc.
- Connected to the public power grid
- 12 solar panels (6,600 watts, 40 kWh daily production possible, inverter can take two more panels if desired)
- Whole house generator
- Air conditioning and ceiling fans throughout
- Water pressurization system
- Water filtration system
- Three easily accessible sewage systems and cisterns
- Well (primary water source)
- City water (additional water source)
- Water heater
- Stationary gas tank
- High-speed internet available
- Completely walled and gated

## Location

Located in the quaint town of Cansahcab, this property enjoys an ideal location midway between Mérida and the pristine beaches of San Crisanto and Santa Clara. Its proximity to Motul adds convenience for daily shopping while offering a glimpse into the town's well-preserved center, a favored spot for tourists indulging in the renowned "Huevos Motuleños" dish.

Mérida, just a 45-minute drive via the modern Carretera 176, beckons with its vibrant city life and cultural richness. Explore the historic center, savor fine dining, and wander along the iconic Paseo de Montejo. For shopping, indulge in modern malls like La Isla Cabo Norte or Galerías Mérida, alongside major North American retail chains such as Costco and Walmart.

Alternatively, a mere 25-minute drive north unveils the serene Yucatan Riviera, where white sandy beaches and lush palm groves invite relaxation. Here, life moves to a tranquil rhythm complemented by the region's stunning hinterland. Nature enthusiasts will revel in the vast mangrove forests and brackish water lagoons teeming with diverse flora and fauna, including majestic pelicans, elegant flamingos, and rare alligators.

Furthermore, the property is situated in the area surrounding the Chicxulub crater, renowned for its profound geological importance. Here, the landscape is adorned with a plethora of cenotes, striking natural sinkholes born from the impact of the asteroid that forged the crater. These cenotes present extraordinary possibilities for exploration and adventure, inviting visitors to plunge into crystalline waters or behold the breathtaking rock formations. Immerse yourself in the awe-inspiring splendor of this enchanting area, where nature's wonders await at every turn.

This property's strategic location offers the best of both worlds: a peaceful rural lifestyle with easy access to the sea and city amenities. Whether seeking tranquility or adventure, this haven promises an idyllic retreat amidst Yucatan's captivating scenery.

Notable distances from the property to key locations are as follows:

#### DISTANCES FROM THE PROPERTY TO

- Motul de Carrillo Puerto | 21 km (13 mi)
- Chabihau (Gulf of Mexico / Beach) | 23 km (14.3 mi)
- Izamal (Pueblo Mágico / Train Maya Station) | 36 km (22.4 mi)
- Mérida Altavrisa | 55 km (34.2 mi)
- Mérida Int. Airport | 82 km (51 mi)
- Maya ruins of Chichen Itza | 120 km (74.6 mi)
- Cancún Int. Airport | 300 km (186 mi)

#### MÉRIDA

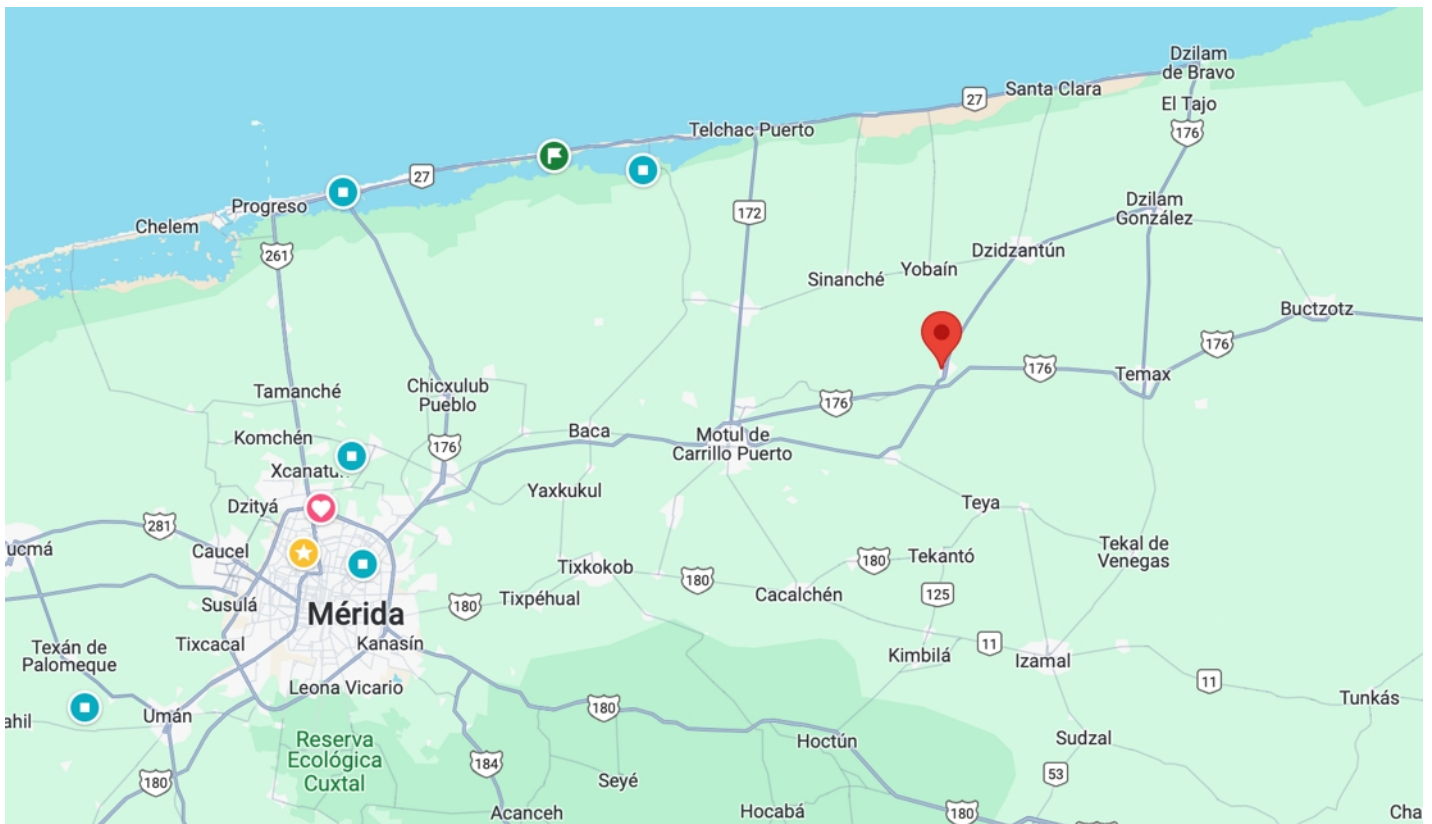
Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to 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.

#### PROPERTY LOCATION



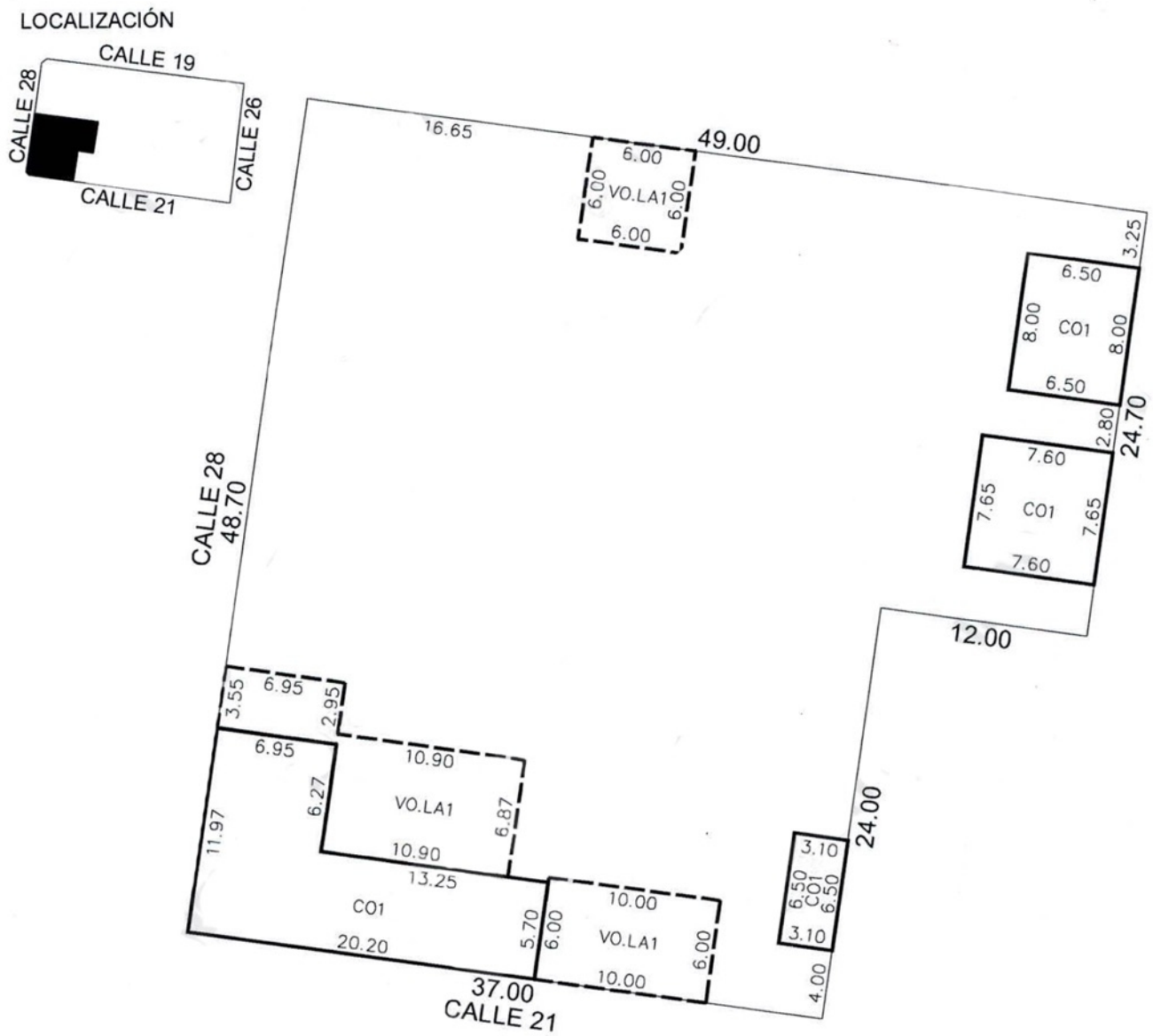
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## Floor Plan



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## Picture Selection

Further pictures are available on demand.



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