

# EXQUISITE US SOUTH STATE MANSION IN PRESTIGIOUS YUCATAN GOLF CLUB LA CEIBA

Yucatán | Mérida | La Ceiba Club de Golf Yucatán



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0126

Welcome to this marvelous US South State-style mansion located in the prestigious Golf Club La Ceiba residential complex in Yucatan. Built in 2012 and meticulously maintained, this property offers an exclusive living experience in a dreamlike environment. The property's elegant design and comfortable room layout make it ideal for admirers of modern US South State architecture and those with a penchant for high-end amenities. It caters to families with large space requirements and anyone seeking to live in an idyllic setting with modern amenities and great recreational opportunities.

As you enter the property, you are greeted by an impressively landscaped front yard with a triple garage and well-tended park-like green areas adorned with palm trees and tropical plants. The stylish iron fence with an electric gate adds to the allure and security of the estate. The extensive main garden in the back further enhances the outdoor experience, featuring beautiful trees and tropical plants. A stunning pillar terrace awaits, providing the perfect space for outdoor gatherings and relaxation. Additionally, a generously sized filtered pool beckons you to take a refreshing swim, while a pool house with a bar and full bathroom adds convenience and luxury. The property also includes a BBQ area, perfect for entertaining guests.

Before moving inside the main house, you'll be captivated by the imposing facade adorned with columns in the style of a US-South State mansion. The downstairs area boasts a grand entrance hall with double high ceilings and huge windows that flood the space with natural light. The living room, also featuring double high ceilings, offers a glass facade from floor to ceiling, creating a seamless connection between indoor and outdoor spaces.

The family room combines a dining area and a TV area, providing a cozy space for relaxation and entertainment. A separate dining room is available for formal gatherings. The stunning, fully

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equipped kitchen is a chef's delight, complete with a kitchen island, wine fridge, and other top-of-the-line appliances. The downstairs area also includes a first master suite with a reading corner, two separate walk-in closets, and a spacious bathroom with a Jacuzzi. Another bedroom with an en-suite bathroom, a half bathroom, and additional features are also present.

Upstairs, you'll find the second master suite, which boasts a big balcony overlooking the garden, a seating area, a walk-in closet, and an en-suite bathroom. A bedroom with an en-suite bathroom and a Jacuzzi provides a luxurious retreat, while another bedroom/office and a gym/bedroom complete the upper level.

Throughout the property, you'll find modern fan coil unit air conditioners for decentralized room temperature control, ensuring optimal comfort. High-quality ceiling fans are also present. The property features high-quality doors and windows, including screens, allowing for excellent ventilation and protection against insects. An alarm system and electric fence provide added security, and the double-glazed, stormproof windows offer both durability and insulation.

In summary, this property offers a truly exceptional living experience. With its magnificent front yard and garden, extensive amenities, and top-quality finishes, it represents the epitome of luxurious living in a secure and prestigious residential complex.

## Facts

### HIGHLIGHTS

- MARVELOUS US SOUTH STATE-STYLE MANSION
- ELEGANT DESIGN AND COMFORTABLE ROOM LAYOUT
- LARGE LOT WITH MAGNIFICENT FRONT YARD AND GARDEN
- EXTENSIVE EQUIPMENT ON THE HIGHEST QUALITY LEVEL
- TOP RESIDENTIAL COMPLEX WITH 24/7 SECURITY CONCEPT
- VERY WELL MAINTAINED

### HARD FACTS

- *Year of construction* | 2012
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 2,124 m<sup>2</sup> (22,861 ft<sup>2</sup>)
- *Width x Length* | 26 m x 75 m
- *Construction* | 972 m<sup>2</sup> (10,463 ft<sup>2</sup>)

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## MAIN HOUSE

### DOWNSTAIRS

- Receiver / Entrance Hall with double high ceilings and huge windows
- Living room with double high ceiling and glass facade from floor to ceiling
- Family room with dining and TV area
- Dining room
- Stunning, fully equipped kitchen with kitchen island, wine fridge, and much more
- 1st Master suite with reading corner, two separate walk-in closets, huge bathroom with Jacuzzi
- Bedroom with en-suite bathroom
- Half bathroom
- Laundry room
- Room with bathroom for service staff
- Office

### UPSTAIRS

- 2nd Master suite with a big balcony overlooking the garden, seating area, walk-in closet, and en-suite bathroom
- Bedroom with en-suite bathroom, incl. Jacuzzi
- Bedroom/office
- Gym/bedroom
- Storage room

## EXTERIOR

- Impressively front yard with
  - Triple garage
  - Further parking lots
  - Well-tended parklike green areas with palm trees and further tropical plants
  - Imposing a facade with columns in the style of a US South-State mansion
  - Stylish iron fence with electric gate
- Wonderful garden with
  - Stunning pillar terrace
  - Generously sized filtered pool
  - Pool house with bar and full bathroom
  - Extensive garden area with trees and tropical plants
  - BBQ area
  - Separate covered terrace with dining table

## GENERAL FEATURES

### KITCHEN

- Custom built-in cabinets
- Granit countertops
- Cooking island
- Breakfast bar
- Microwave oven
- Two stainless steel sinks
- Large oven
- Professional gas stove
- Extractor hood
- Wine refrigerator
- Large refrigerator
- Dishwasher

### GENERAL

- Modern fan coil unit air conditioners for decentralized room temperature control
- High-quality ceiling fans
- High-quality doors and windows, incl. screens
- Alarm system and electric fence
- Water pressure system
- Water filtration system
- Water softener system
- Water heater
- Intercom
- Stationary gas tank
- Well
- Potable water (provided by the community)
- Irrigation system
- Thermal installation
- Double-glazed, storm-proof windows
- Septic system
- High-speed Internet via fiber optic cable

## GOLF CLUB LA CEIBA

- Well-maintained residential complex
- Demanding 18-hole golf course
- Modern Club with numerous sports and leisure facilities such as restaurants, bars, tennis courts, swimming pools, spa, gym, etc.
- Chapel
- Beautifully landscaped and maintained parks
- 24/7 security service

## Location

The idyllic and extremely sought-after La Ceiba residential complex with its attractive 18-hole golf course is located in northern Mérida near the famous Mayan site of Dzibilchaltún. The history of the resort dates back to 1969, the year visionary architect Felix Mier y Terán and his partner Vicente Erosa brought golf to Yucatan. Together they bought the land of today's Golf Club, designed the layout of the course, and built the first houses. At the time, both founders advertised extensively in American golf magazines to inspire retired Americans interested in golf to live in Yucatan around their beloved sport. Hardly imaginable today, the first colonial-style homes with 300 m<sup>2</sup> (3,229 ft<sup>2</sup>) lots cost only USD 33,000 at the time. A truly attractive offer!

In 1988, the club was extensively remodeled to make it what it is today, one of the most sought-after residential communities in Yucatan, as well as a place of sport, relaxation, and well-being for families and golfers alike. In addition to the challenging 18-hole (72 par) golf course, the complex offers numerous other opportunities for sports and recreation around its clubhouse, such as tennis courts, a swimming pool, a gym, a restaurant and bar, and many more. Permanent Golf Club members, as well as interested parties with shortened membership or day visitors, are pleased about the equipment rental, golf carts, a practice field, a putting green as well as a pro shop. Numerous tournaments held on the premises throughout the year increase La Ceiba's popularity among golf enthusiasts residents and foreign participants.

The attractiveness of La Ceiba Golf Club as a place to live, in addition to its good facilities and well-maintained grounds, is further enhanced by its proximity to some of the best educational institutions in the country. Not far from the club's facilities are the campuses of the University of Anáhuac Mayab and the Madison International School. With its 30-year history and more than 8,000 graduates in some 25-degree programs, Universidad Anáhuac Mayab is the most important private university in the Southeast. Focused on internationalism and multilingualism, the Madison school has teachers of art, French, Chinese-Mandarin, engineering, music, neuromotor development, and many more. It, too, is considered among the leading teaching institutions of its kind in the country.

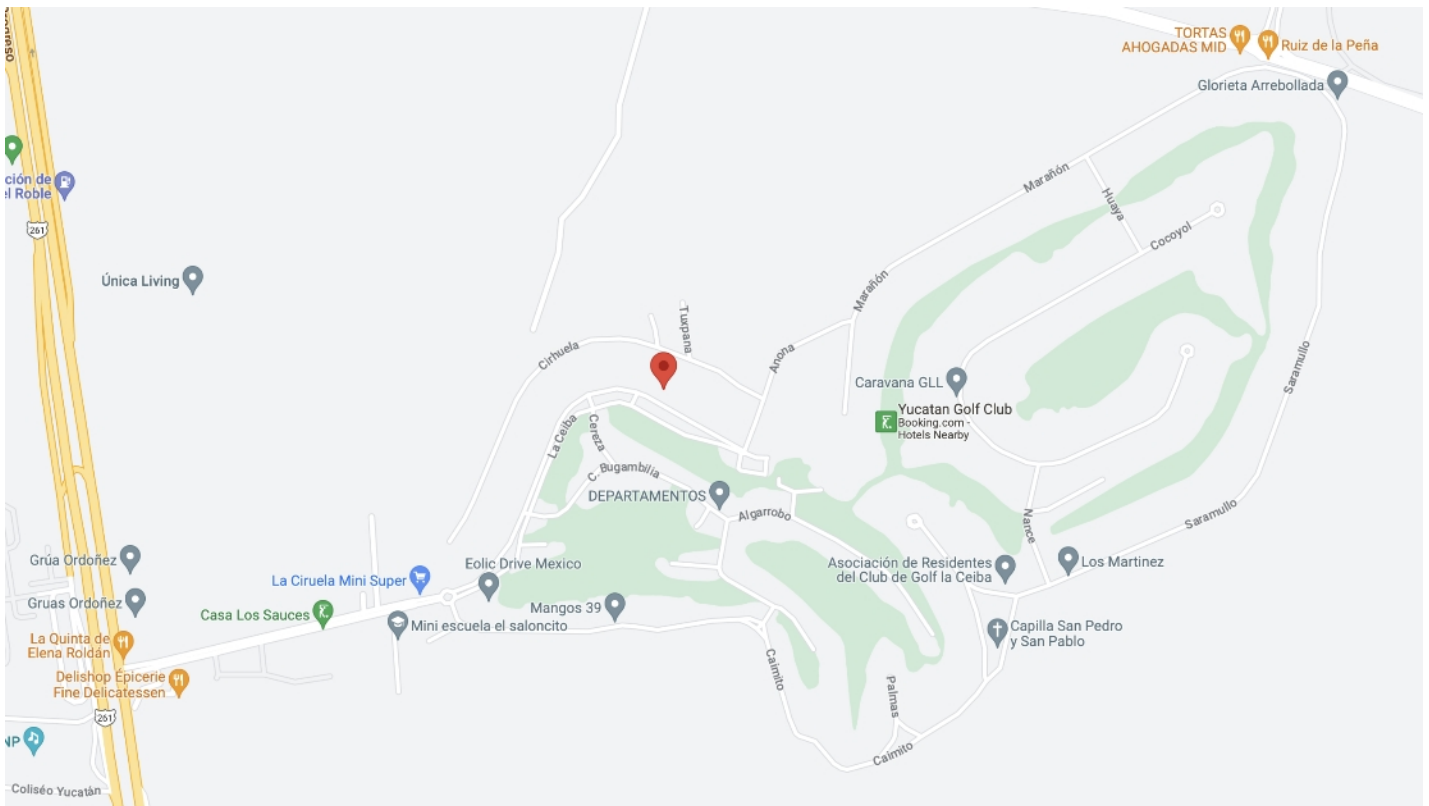
Also, in close proximity to La Ceiba Golf Club are numerous other attractions such as the aforementioned Mayan sites of Dzibilchaltún, the renowned GNP Seguros Events Forum, the Great Museum of the Mayan World in Merida, and the popular malls Galerías Mérida and The Harbor. The beautiful beaches of Progreso are also within easy reach via the eight-lane highway that connects Mérida with Progreso.



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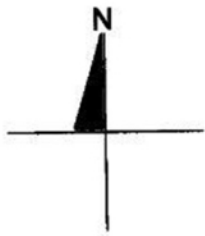
- GNP Seguros Event Forum | 1.5 km (0.9 mi)
- Maya Ruins of Dzibilchaltún | 1.7 km (1.0 mi)
- Galerías Mérida (mall) | 6.5 km (4.0 mi)
- Mérida Centro | 14 km (8.7 mi)
- Progreso (Golf of México) | 22 km (13.7 mi)
- Mérida International Airport | 27 km (16.8 mi)

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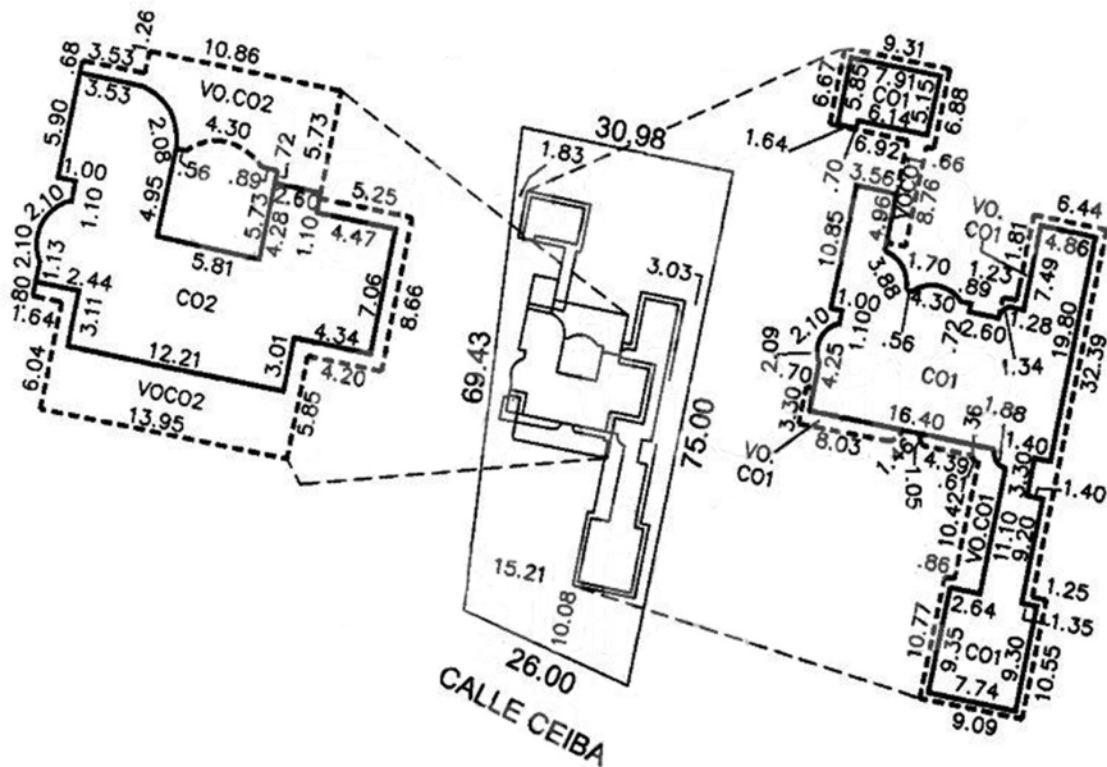
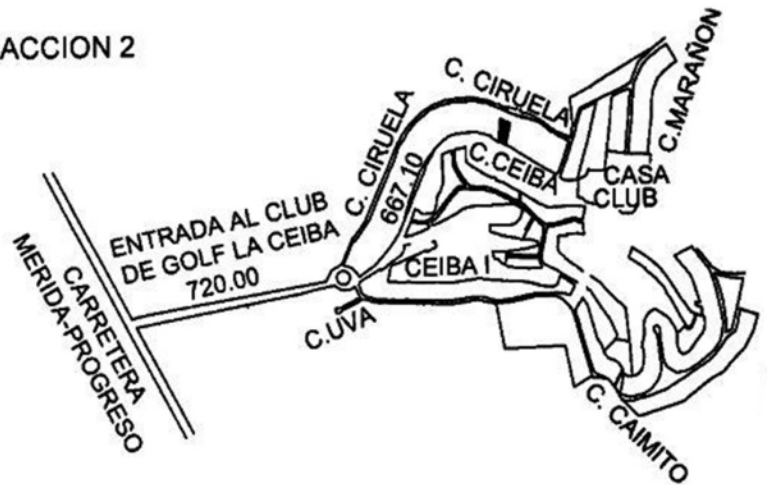


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FRACCION 2





## Picture Selection

Further pictures are available on demand.



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