

# PROGRESO BEACH HOUSE: PRIME LOCATION, AMENITIES, UNFORGETTABLE COASTAL LIVING

Yucatán | Progreso | Juan Montalvo



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0086

This exquisite beach house in Progreso awaits with an unrivaled location and comprehensive amenities. Positioned on the front line of Progreso's captivating new International Malecón, this residence provides the perfect base for an unforgettable stay in Yucatan's premier beach destination along the Gulf of Mexico. As you step through the electric gate, you're greeted by the allure of relaxing strolls along the Malecón, with easy access to all the city's major attractions within walking distance.

The upstairs terrace offers breathtaking vistas of the ocean and the extensive pier, a frequent docking site for impressive cruise ships. Each evening this terrace becomes the ultimate vantage point to witness the area's spectacular glowing sunsets.

To beat the heat on hot summer days, you have multiple options for relaxation. You can sip a refreshing drink at a nearby beach bar, take a dip in the inviting waters of the Gulf of Mexico, or enjoy a leisurely swim in your spacious pool situated in the heart of your low-maintenance backyard. Additionally, the palapa-roofed terrace provides an excellent spot to unwind and enjoy moments of tranquility.

This versatile residence can function as two independent living units. The upper floor hosts an apartment with a bathroom, kitchen, and a spacious terrace adorned with a palapa roof. Accessible through both an artistically designed external staircase from the front yard and an internal staircase, the upper floor also houses a laundry room with a washer, dryer, and storage space. On the ground floor, discover a generously sized living and dining room, a fully equipped kitchen, a half bathroom, and two spacious bedrooms, each with its en-suite bathroom.

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)

Ceiling fans are strategically placed throughout the house, ensuring comfort, while all bedrooms are equipped with air conditioning. To keep electricity costs minimal, twelve solar panels harness the power of the sun, providing an eco-friendly solution even during the hottest months. In the event of a power outage, a gas-powered whole-house generator guarantees continuous power for days if needed.

For more information on amenities and location details, please refer to the sections on FACTS and LOCATION below. Immerse yourself in coastal living and enjoy the prime location and extensive amenities of this remarkable Progreso beach home.

## Facts

### HIGHLIGHTS

- PRIME LOCATION ALONG PROGRESO'S NEW MALECÓN
- COMPREHENSIVE AMENITIES, INCLUDING SOLAR
- EASY MAINTENANCE GARDEN WITH LARGE POOL
- TWO INDEPENDENT LIVING UNITS
- FURNISHED AND EQUIPPED

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | 2024
- *Alignment* | North-South
- *Lot* | 400 m<sup>2</sup> (4,306 ft<sup>2</sup>)
- *Width x Length* | 10 m x 40 m
- *Construction* | 290 m<sup>2</sup> (3,122 ft<sup>2</sup>)

### HOUSE AND LOT

#### GROUND FLOOR

- Fully equipped kitchen with:
  - Granite kitchen island and countertops
  - Large refrigerator with ice and water dispenser
  - Modern six-burner gas stove
  - Solid wood cabinets (custom-made)
  - Large cooker hood
- 2 Bedrooms with en-suite bathrooms
- Large Living Room
- Dining Room
- Half bathroom

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)

## UPPER FLOOR

- Apartment with
  - Bathroom
  - Fully equipped kitchen
  - Large terrace with sea view and palapa roof
- Terrace with basketball hoop
- Laundry Room
- Storage Room

## OUTDOOR AREA

- Front yard with staircase to the upper floor
- Parking space for one vehicle
- Low-maintenance garden with palm trees and plants
- Large pool
- Sun deck
- Terrace with palapa roof

## **GENERAL FEATURES**

- Air conditioning in all bedrooms
- Ceiling fans
- 12 solar panels
- Whole-house generator
- Stationary propane tank
- 2 six-burner gas stoves with oven
- 1 cooker hood
- 2 Refrigerators
- Washer and dryer
- Water filtration system
- Tile floors
- Two wastewater wells
- Potable water
- Well for the pool
- Water Tank
- Electric gate
- Completely walled and gated

## Location

Progreso, or Progreso de Castro as it is also known, is the main port city in Yucatán (Mexico). It was founded in 1872 as the port of Mérida and served mainly for the export of sisal fibers and fishing. The city was named after Juan Miguel de Castro († 1884), the main political proponent of the port's construction in the second half of the 19th century. With a population of more than 40,000, it is by far the largest city and cultural center on the coast that stretches from Chuburna Puerto to Dzilam de Bravo and is nowadays also called the "Yucatan Riviera".

Progreso's famous pier was built in the late 1930s. At 6.5 kilometers, it is one of the longest in the world. Today, large container ships and, to the delight of locals and tourists, large cruise ships dock here. For information on the schedules of these imposing ocean giants and the cruise scene in general, simply click on the following link. [CRUISE INFO](#)

Besides its function as a port, Progreso is a very popular destination for tourists and, especially during the holidays, for the residents of Mérida. The surrounding beaches are popular, as are the remarkable Mayan ruins of Dzibilchaltún and Xcambó, not far from Progreso. The hinterland is a paradise for nature lovers. The vast brackish water lagoon with its extensive mangrove forest is home to spectacular flora and fauna. Along with the majestic pelicans, the elegant flamingos are probably the most popular, and the alligators are the rarest species to be found here.

Mérida, the thriving capital of the Yucatán, is just 30 minutes away from Progreso on a well-developed highway. It offers all the amenities and vibrant lifestyle of a modern city, making it a prime destination in Mexico's southeast. The city boasts an impressive historic center, adorned with fine restaurants and the famous Paseo Montejo boulevard, lined with grand colonial mansions. Mérida is a hub of cultural richness, with numerous museums, theaters, and cinemas to explore. For those eager to immerse themselves in the rich Mayan culture, Mérida provides ample opportunities. The city is also home to modern conveniences, including shopping malls such as the brand-new La Isla Cabo Norte, and familiar North American retail chains like Costco, Wal-Mart, and Home Depot, ensuring a comfortable and familiar experience for visitors and residents alike.

### DISTANCES FROM PROGRESO TO

- Maya Ruins of Dzibilchaltún | 25 km (15.5 mi)
- Mérida North | 27 km (16.8 mi)
- Mérida Centro | 36 km (22.4 mi)
- Mérida Int. Airport | 48 km (30 mi)
- Maya Ruins of Chichen Itzá | 160 km (100 mi)
- Cancún Int. Airport | 347 km (216 mi)

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)





## Picture Selection

Further pictures are available on demand.



YUCATAN PROPERTY SCOUTS



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)