

# LUXURIOUS RENOVATED RESIDENCE IN MÉRIDA'S DESIRABLE NORTH

Yucatán | Mérida | Felipe Carrillo Puerto



YUCATAN PROPERTY SCOUTS



for sale 8,999,000 MXN

## Description

Property Code | YPS-02-0168

Discover luxury living in this fully renovated, first-occupancy residence in Mérida's desirable North with easy access to local amenities. This exquisite property comes fully furnished, offering a seamless move-in experience.

Upon entering, the main house greets you with a grand receiver and a stunning spiral staircase. The ground floor features a living room with soaring double-high ceilings, a spacious dining room, and a highlight—a brand-new kitchen. This kitchen is a chef's dream with granite countertops, a breakfast bar, a dining area, and high-end Whirlpool appliances. Additionally, there is a versatile bedroom/office and a half bathroom. A covered terrace completes the ground floor, providing a perfect space for relaxation.

The upper floor is dedicated to comfort and luxury. The spacious master suite is a true retreat, boasting a lounge area with garden views, a king-size bed, a walk-in closet, and an extravagant bathroom with a Jacuzzi and double backlit onyx sinks. Two additional bedrooms each offer king-size beds, walk-in closets, and en-suite bathrooms. A third bedroom features a queen-size bed, a built-in closet, and a private bathroom.

The independent guest house (casita) adds versatility to the property with one bedroom, a private bathroom, and a service room equipped with a new washer and dryer.

The tranquil central garden is a low-maintenance oasis with palm trees and tropical plants, complemented by a large, filtered pool and an outdoor bar. The front yard and two garages with electric gates can accommodate up to six cars or be converted into a business area.

Yucatan Property Scouts | René Jeremias

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Recent renovations include a new roof, updated electrical and plumbing systems, high-quality air conditioning and ceiling fans, and modern bathrooms with granite countertops. New doors, curtains, a water pressure system, a water softener, and a filtration system (reverse osmosis) have also been installed.

This property also features brand-new beds with high-end mattresses, a private well, high-speed internet availability, and full fencing. All papers are up to date, and a Fideicomiso (bank trust) is available and transferable, ensuring a smooth transaction.

## Facts

### HIGHLIGHTS

- FULLY RENOVATED (FIRST OCCUPANCY)
- FULLY FURNISHED
- CONVENIENT LOCATION
- TRANQUIL CENTRAL, LOW MAINTENANCE GARDEN
- INDEPENDENT GUEST HOUSE
- ALL PAPERS ARE UP TO DATE / FIDEICOMISO AVAILABLE
- COMFORTABLE ROOM LAYOUT

### HARD FACTS

- *Year of construction* | 2006
- *Year of latest renovation* | 2024
- *Alignment* | North-South
- *Lot* | 594 m<sup>2</sup> (6,394 ft<sup>2</sup>)
- *Width x Length* | 12 m x 49.5 m
- *Construction* | 417 m<sup>2</sup> (4,488 ft<sup>2</sup>)

### HOUSE AND LOT

#### MAIN HOUSE – GROUND FLOOR

- Receiver / Hallway with beautiful spiral staircase
- Living room / TV room with double high ceilings
- Large dining room
- Fully equipped, brand-new kitchen with granite countertops, breakfast bar, dining area and high-end appliances (Whirlpool)
- Bedroom / Office
- Half Bathroom
- Covered terrace

### MAIN HOUSE – UPPER FLOOR

- Spacious master suite with lounge area overlooking the garden, king-size bed, walk-in closet, extravagant bathroom with Jacuzzi and double backlit onyx sink
- Two bedrooms, each with a king-size bed, walk-in closet and en-suite bathroom
- One bedroom with a queen size bed, built-in closet, and private bathroom

### GUEST HOUSE (CASITA)

- Bedroom with private bathroom
- Service room with brand-new washer and dryer

### GARDEN / OUTDOOR AREA

- Large, quiet, low-maintenance garden with palm trees and tropical plants
- Outdoor bar
- Big filtered pool
- Front yard
- Two garages for up to six cars

### **GENERAL FEATURES**

- Fully furnished
- Fully equipped, brand-new kitchen with breakfast bar, dining area, cabinets, granite countertops, gas stove, gas convection oven, range hood, dishwasher, refrigerator and microwave (all high-end Whirlpool appliances)
- All beds are brand-new and come with new high-end mattresses, pillows, and bedding.
- New washer and dryer
- New roof
- Completely upgraded electrical and plumbing systems
- Garage space can be converted into a business area
- High-quality air conditioning and ceiling fans throughout
- All bathrooms have granite countertops
- New doors and curtains
- Two electric entrance gates
- Water tanks (Tinacos)
- Water pressure system
- Water softener and filtration system (reverse osmosis)
- City water (untreated)
- Private well
- Bio-septic tank
- High-speed internet available
- Fully fenced
- Clear title
- Fideicomiso is available and transferable

## Location

The luxurious renovated residence is conveniently located in the attractive Felipe Carrillo Puerto neighborhood in Mérida's vibrant North, offering an elegant and modern lifestyle. Its contemporary architecture defines the landscape, creating a visually appealing ambiance. Positioned within the city's Periférico limits, Felipe Carrillo Puerto bridges the gap between Mérida's historical center and key hubs like Galerías Mérida.

Easily accessible by car, Felipe Carrillo Puerto boasts a strategic location close to modern amenities. Residents enjoy seamless access to essential facilities such as hospitals, reputable schools, universities, and supermarkets, including Walmart, Costco, and Sam's Club. The prestigious Galerías Mérida, The Harbor, and Gran Plaza malls are nearby, enriching the lifestyle with abundant shopping, dining, and entertainment options. Notably, the neighborhood is home to renowned schools and universities, ensuring a high-quality education for families.

In essence, Felipe Carrillo Puerto offers a compelling blend of security, tranquility, modernity, and convenience, providing an elevated standard of living in Mérida. Moreover, the beautiful beaches of Progreso are just 30 minutes away, adding to the neighborhood's appeal.

### DISTANCES FROM THE PROPERTY TO

- Walmart | 0.9 km (0.6 mi)
- Club Campestre (Mérida's biggest sports club) | 1.3km (0.8 mi)
- Galerías Mérida / Costco | 2.5 km (1.6 mi)
- Mérida Centro (Remate) | 5 km (3.1 mi)
- Mérida International Airport | 12.5 km (7.8 mi)
- Progreso (beach) | 30 km (18.6 mi)

### MÉRIDA

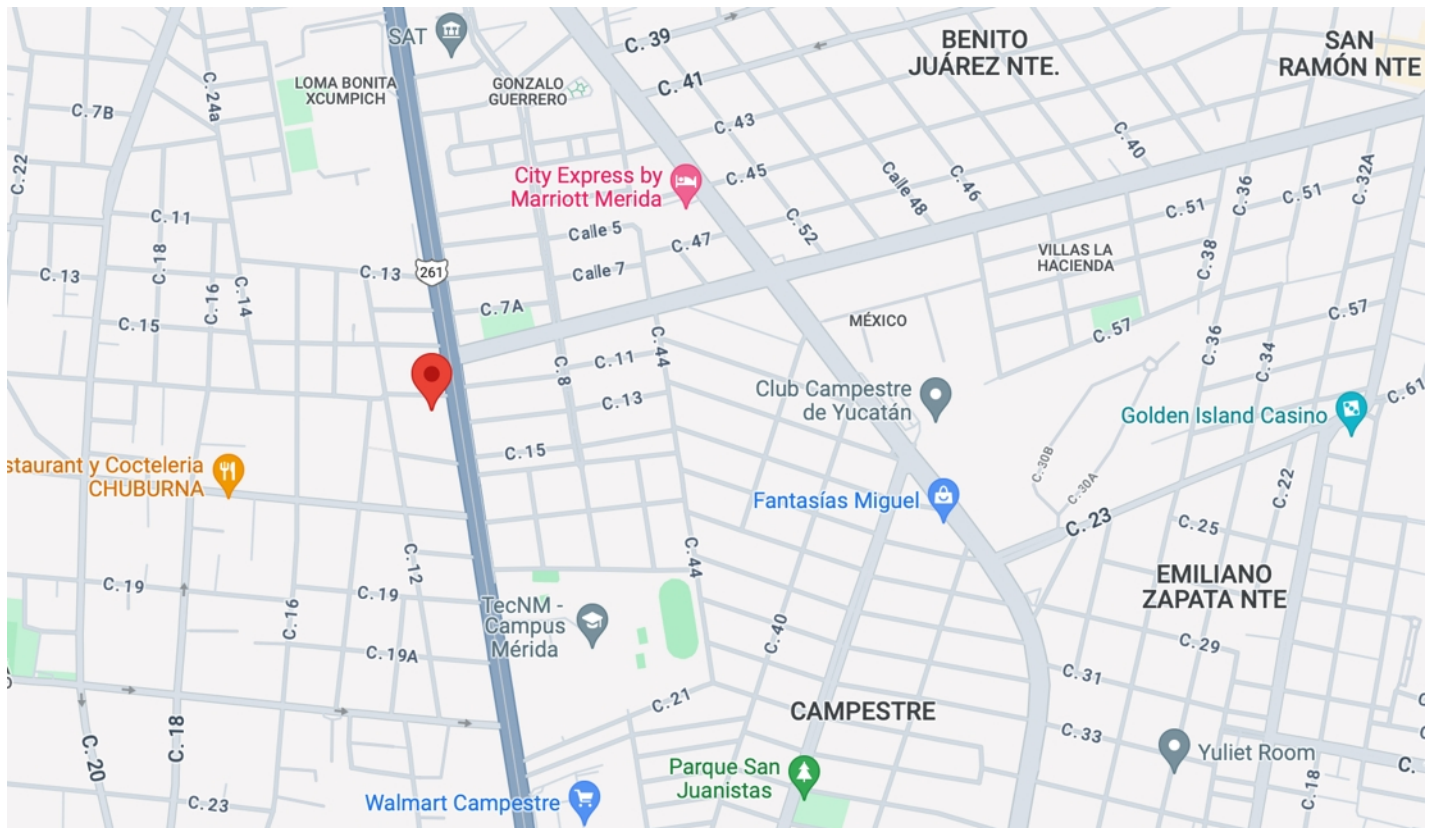
Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to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



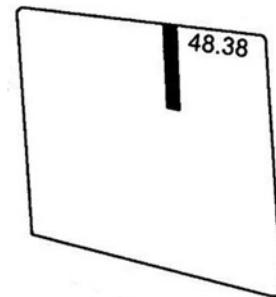
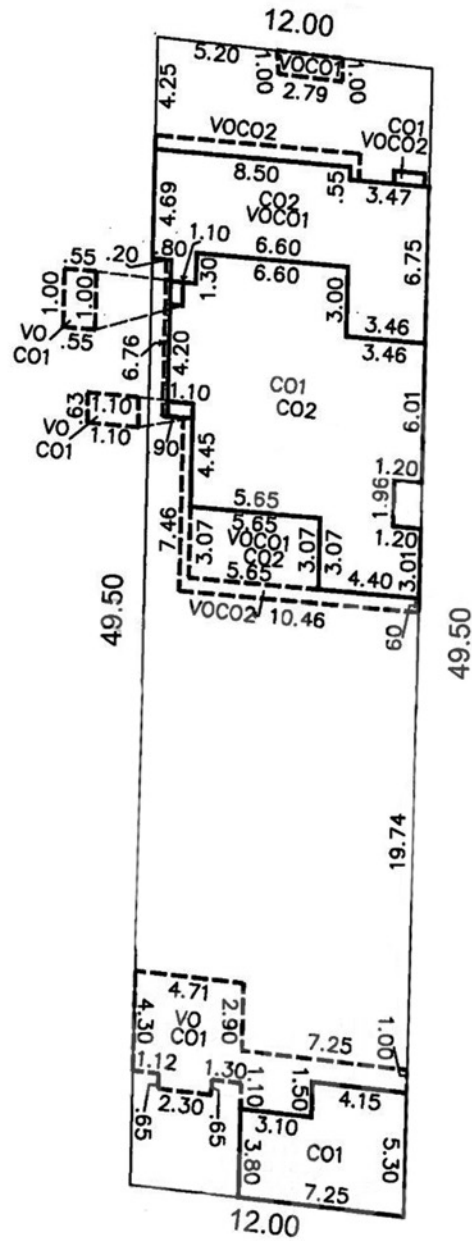
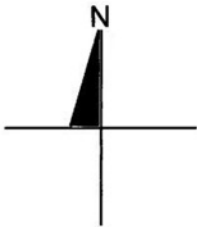
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## Cadastral Plan



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## Picture Selection

Further pictures are available on demand.



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