

STUNNING MERIDA GEM: SOLAR POWERED LUXURY WITH POOL & ANNEX

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



Description

Property Code  YPS-02-0162

Nestled in the heart of Merida's historic center, this stunning property boasts an unbeatable location just a short stroll from the lush, vibrant Plaza Grande. Elegantly furnished, the home exemplifies both style and sustainability, featuring a powerful solar system that ensures exceptional energy efficiency.

At the core of this tranquil oasis lies a serene, low-maintenance garden, highlighted by a large, filtered pool—a perfect retreat for relaxation. Additionally, the property includes an independent annex, making it an ideal opportunity for rental income or a private office.

The main house exudes elegance and functionality. Downstairs, a spectacular living room welcomes you, complemented by a dining room and a fully equipped kitchen featuring a cooking island, professional gas stove and oven, dishwasher, and fridge. A cozy bedroom with an en-suite bathroom, a half bathroom, and a service room with a washer and dryer complete the ground floor.

An impressive staircase with extra-high ceilings and skylights leads to the upper level, where a spectacular, spacious master suite awaits. This luxurious suite includes a walk-in closet, a private bathroom, and a master terrace with a covered Jacuzzi. From the wooden-planked balcony, you can enjoy the view of the garden and pool, or you relax on the large front terrace which is likewise part of the master suite. Additionally, there is a regular bedroom with an en-suite bathroom on this level.

General features of this exquisite property include air conditioners and ceiling fans throughout, a built-in sound system, a uniformly designed colonial-style facade, high beamed ceilings, colorful pasta tiles, and all wood doors and windows made from fine cedar wood. The home is equipped with a water pressure system, and all legal papers are up to date, with Fideicomiso available.

Yucatan Property Scouts | René Jeremias

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Whether you seek a serene retreat or an elegant space to entertain, this Merida gem offers the perfect blend of traditional charm and modern luxury. From its sustainable energy solutions to its refined architectural details, every corner of this property invites you to experience the best of Yucatecan living. Imagine evenings spent on the master terrace, soaking in the Jacuzzi as the sun sets, or leisurely afternoons by the pool. With its prime location and exceptional amenities, this home is not just a place to live, but a canvas for creating cherished memories. Embrace the opportunity to own a piece of paradise, where elegance, comfort, and sustainability harmoniously converge.

Facts

HIGHLIGHTS

- EXCELLENT LOCATION IN MERIDA'S HISTORIC CENTER
- HIGHLY ENERGY EFFICIENT THANKS TO A POWERFUL SOLAR SYSTEM
- TASTEFULLY FURNISHED (EXCEPT FOR PERSONAL ITEMS)
- TRANQUIL CENTRAL, LOW MAINTENANCE GARDEN
- INDEPENDENT ANNEX, GREAT RENTAL OPPORTUNITY
- ALL PAPERS ARE UP TO DATE / FIDEICOMISO AVAILABLE

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | 2023
- *Alignment* | East-West
- *Lot* | 253 m² (2,719 ft²)
- *Width x Length* | 12.8 m x 21.8 m
- *Construction* | 246 m² (2,651 ft²)

HOUSE AND LOT

MAIN HOUSE – GROUND FLOOR

- Living room
- Dining room
- Fully equipped open kitchen with big cooking island
- Cozy bedroom with en-suite bathroom
- Half Bathroom
- Service room with washer and dryer

MAIN HOUSE – UPPER FLOOR

- Spacious master suite with a
 - Walk-in closet,
 - Private bathroom,
 - Master terrace with covered Jacuzzi,
 - Wooden planked balcony, overlooking the garden and pool,
 - Large front terrace
- Regular bedroom with en-suite bathroom
- Impressive staircase with extra high ceilings and skylights

ANNEX

- Separate private entrance
- Receiver
- Living room
- Kitchen
- Half bathroom
- Utility room
- Garden area leading to the main property

GARDEN

- Tranquil central, low-maintenance garden with palm trees and tropical plants
- Large terrace with lounge area and outdoor kitchen
- Large, filtered pool

GENERAL FEATURES

- Highly energy efficient thanks to 12 state-of-the-art solar panels
- Tastefully furnished (except for personal belongings)
- Fully equipped kitchen with cooking island, professional gas stove and oven, dishwasher, and refrigerator
- Air conditioning and ceiling fans throughout
- Built-in sound system
- Uniformly designed colonial-style facade
- High, beamed ceilings
- Colorful pasta tiles
- All wood doors and windows are fine, strong cedar wood
- Water tank (Tinaco)
- Water pressure system
- City water (untreated)
- Private well
- Bio-septic tank
- High-speed internet available
- Fully fenced garden
- Clear title
- Fideicomiso (bank trust) is available and transferable

Location

HISTORICAL CENTER | PROPERTY LOCATION

Mérida's historic center stands as the city's premier attraction, offering a captivating blend of beautifully restored colonial-era buildings. Strolling along the renowned Paseo de Montejo or exploring the enchanting parks of Santa Ana, Santa Lucía, and Santiago, visitors are treated to a vibrant tapestry of theaters, museums, lively galleries, exquisite restaurants, and cozy cafés. This captivating old town exerts a magnetic pull on culturally inclined travelers from around the globe, as well as numerous North American expatriates who have wholeheartedly embraced the allure of the Centro neighborhoods. Many of them have acquired and painstakingly refurbished colonial-style houses, adding to the area's charm and character.

The property enjoys a prime location on Calle 68, a desirable neighborhood in Mérida Centro known for its abundance of beautifully restored colonial homes. Just a short stroll away is the magnificent green Central Park (Plaza Grande), with the impressive Cathedral of San Ildefonso and the Government Palace of the State of Yucatán. You'll also find a plethora of major tourist attractions, theaters, and restaurants nearby. And just around the corner is the ADO Bus Terminal Histórico TAME, which makes the property easily accessible by the ADO buses that connect Mérida with Cancun on the Caribbean side of the peninsula and even Mexico City! The location offers a delightful living experience for those seeking a vibrant, colorful, restored Centro neighborhood. In addition to that, it is an ideal choice if you want to rent rooms out!

DISTANCES FROM THE PROPERTY TO

- ADO Bus Terminal Histórico TAME | 150 m (0.1 mi)
- Park San Juan | 350 m (0.2 mi)
- Parque de Santiago | 700 m (0.45 mi)
- Plaza Principal (Plaza Grande) | 750 m (0.5 mi)
- Mérida English Library (MEL) | 1.1 km (0.7 mi)
- Parque de Santa Lucía | 1.4 km (0.87 mi)
- Paseo de Montejo / Calle 47 (new gastronomy zone) | 2 km (1.2 mi)
- Mérida International Airport | 6.3 km (3.9 mi)

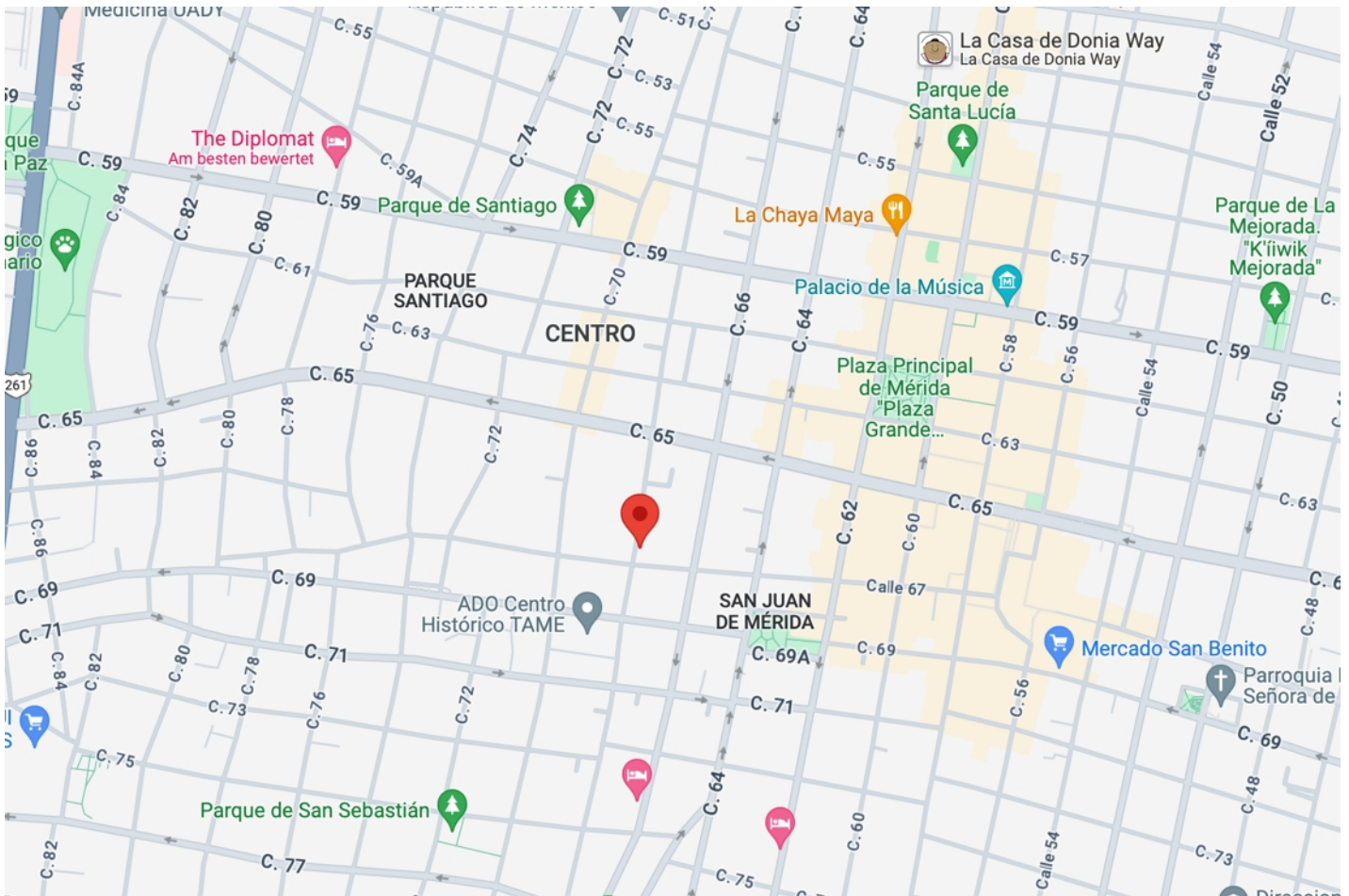
MÉRIDA

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.

PROPERTY LOCATION



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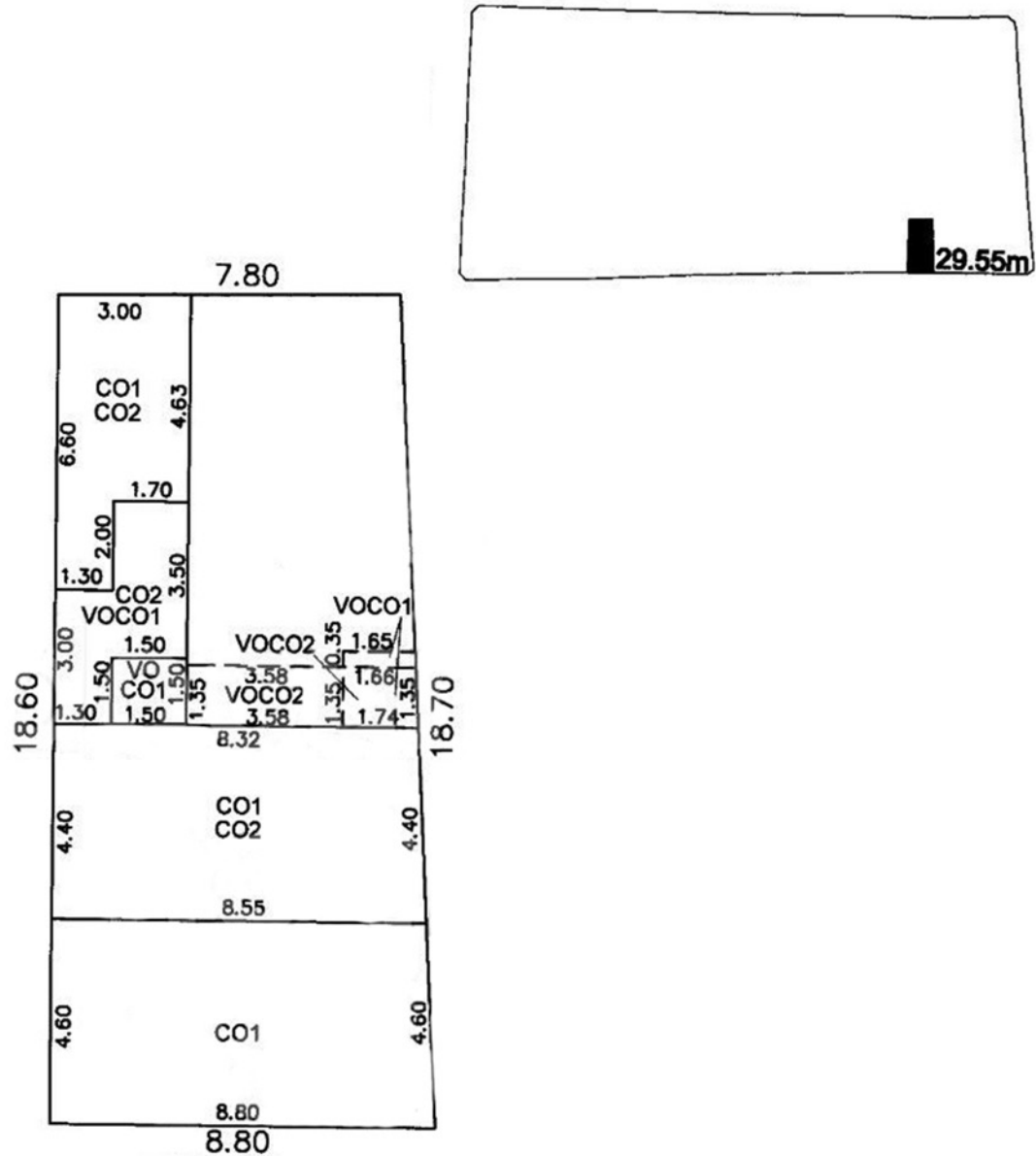
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Cadastral Plan



YUCATAN PROPERTY SCOUTS

MAIN HOUSE



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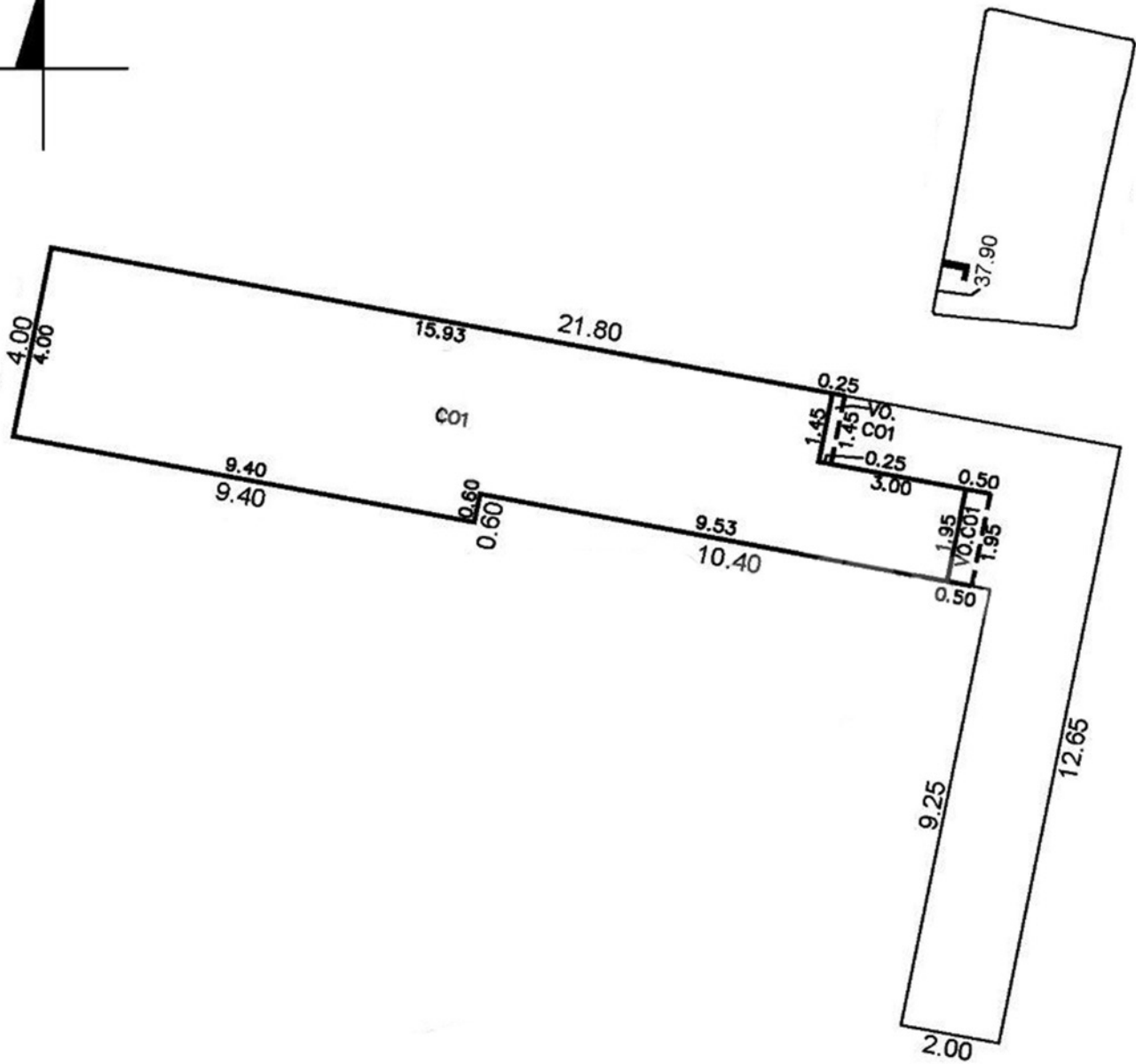
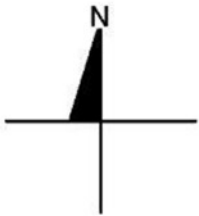
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ANNEX



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Picture Selection

Further pictures are available on demand.



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