

# QUINTA COLONIAL: BRAND NEW HOME IN SANTA ANA NEIGHBORHOOD

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



for sale | 7,500,000 MXN

## Description

Property Code | YPS-02-0164

Quinta Colonial is a brand-new, stunning property located in Mérida's highly sought-after Santa Ana neighborhood, just three blocks from the iconic Paseo de Montejo. This newly constructed home offers first occupancy and boasts a tranquil, low-maintenance garden with a filtered Chukum-finish pool. The home's bright, airy interiors are filled with natural light, thanks to wide-opening windows and indoor gardens.

Inside, the property features a spacious living room with high beamed ceilings and beautiful pasta tile accents, creating a warm, colonial atmosphere. The open-concept kitchen, equipped with brand-new appliances, includes marble countertops, a cooking island, and a dining area perfect for entertaining. Additional amenities include a utility room with a washer/dryer combo, a storage room, and a covered terrace for outdoor enjoyment.

A two-story casita offers two cozy bedrooms, each with en-suite bathrooms, providing comfort and privacy for guests or family members. Modern conveniences like air conditioning, ceiling fans, and high-speed fiber-optic internet ensure both comfort and efficiency.

The property is fully documented with a clear title, making it a hassle-free purchase. Whether for personal use or as a rental investment, Quinta Colonial offers a unique blend of style, comfort, and location.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- EXCELLENT LOCATION IN SANTA ANA NEIGHBORHOOD
- BRAND NEW – FIRST OCCUPANCY
- ALL NEW APPLIANCES (WASHER, FRIDGE, STOVE, ...)
- TRANQUIL CENTRAL, LOW-MAINTENANCE GARDEN
- BRIGHT AND AIRY INTERIORS
- ALL DOCUMENTS AND TITLE ARE UP TO DATE

### HARD FACTS

- *Year of construction* | 2024
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 199 m<sup>2</sup> (2,145 ft<sup>2</sup>)
- *Width x Length* | 5.85 m x 35 m
- *Construction* | 213 m<sup>2</sup> (2,289 ft<sup>2</sup>)

### HOUSE AND LOT

- Spacious living room/receiver area
- Indoor garden enhancing the home's natural appeal
- Open-concept, fully equipped kitchen with marble countertops, cooking island and dining area
- Pantry/Utility room with washer/dryer
- Covered terrace
- Half bathroom
- Storage room
- Two-story casita with two cozy bedrooms, both with en-suite bathrooms
- Quiet, easy-to-maintain garden featuring a filtered pool with Chukum finish

## GENERAL FEATURES

- Abundant natural light thanks to wide-opening windows and indoor gardens
- Fully equipped kitchen with brand-new, modern appliances, including a refrigerator, stove, oven, sink, cooker hood, and microwave
- Brand new Washer/dryer combo included
- Air conditioning and ceiling fans
- Colonial-style facade
- High, beamed ceilings (receiver/living room)
- Beautiful Chukum finishes throughout, giving the home a warm, cozy feel
- Pasta tile accents
- Water tank (Tinaco)
- City water (untreated)
- Bio-septic tank
- High-speed internet via fiber optic cable
- Clear title, ready for transfer

## 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 Lucia, 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 holds a prime location in the heart of Mérida's historic center on Calle 43, just a short stroll away from Santa Ana, Paseo de Montejo, and the brand-new gastronomy pedestrian zone featuring Mérida's finest and most exquisite restaurants. Crossing Paseo de Montejo, the street also leads straight to the likewise brand-new, fantastic Gran Parque La Plancha. This desirable neighborhood is known for its abundance of beautifully restored colonial homes. All major tourist attractions are conveniently located within walking distance. The location is an ideal choice for a Bed & Breakfast, Airbnb, or similar venture. It offers a delightful living experience for those seeking a vibrant, colorful, and meticulously restored Centro neighborhood.

#### DISTANCES FROM THE PROPERTY TO

- Parque de Santa Ana | 350 m (1,148 ft)
- Paseo de Montejo | 400 m (1,312 ft)
- Remate, New Gastronomy Zone | 750 m (2,461 ft)
- ADO Bus Terminal Alterna Paseo 60 | 850 m (2,789 ft)
- Mérida English Library (MEL) | 900 m (2,953 ft)
- Gran Parque La Plancha | 950 m (3,117 ft)
- Parque de Santa Lucía | 950 m (3,117 ft)
- Plaza Principal de Mérida (Plaza Grande) | 1.2 km (0.75 mi)
- Mérida International Airport | 8.3 km (5.2 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 exude 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 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. 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.

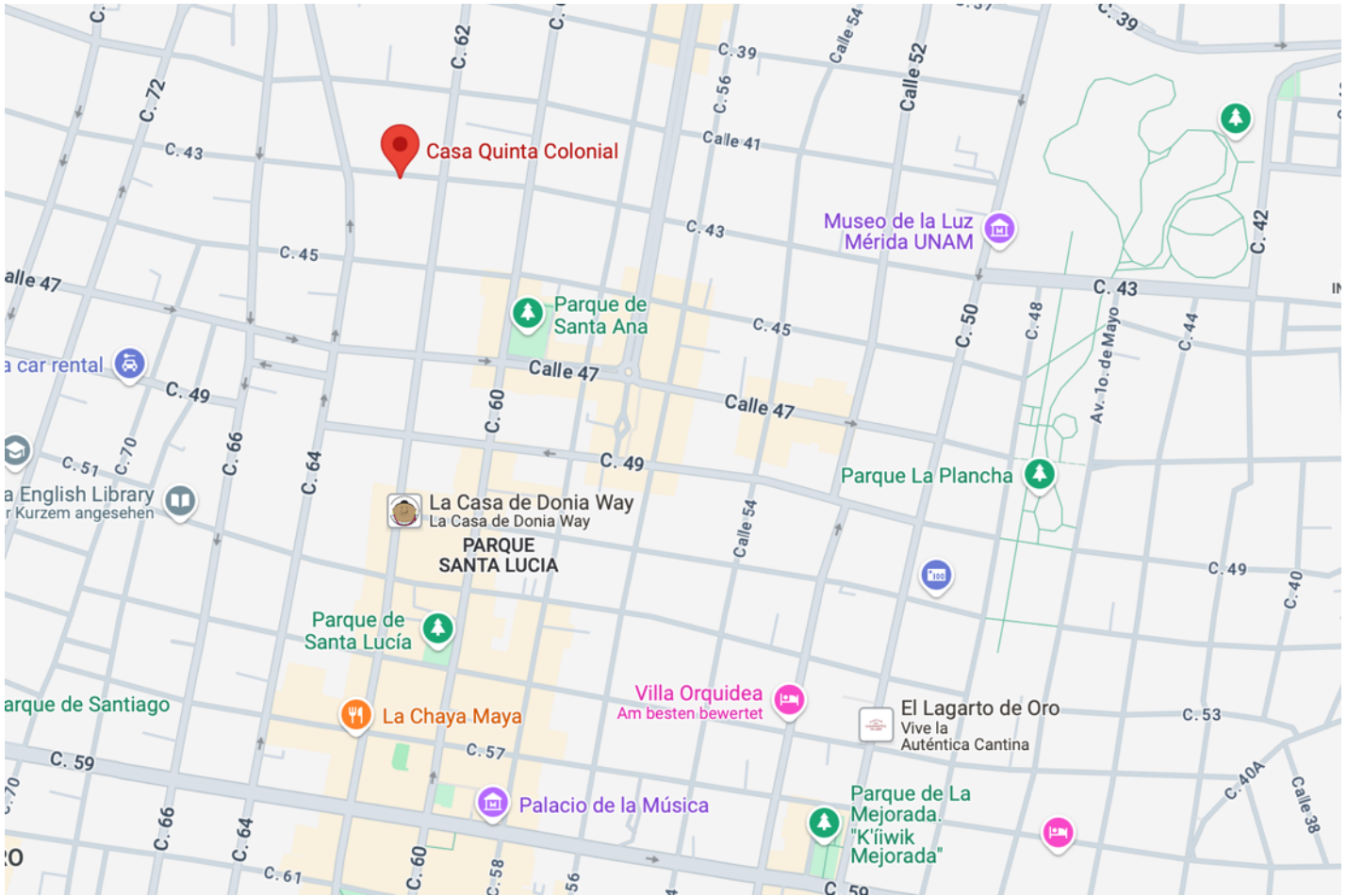
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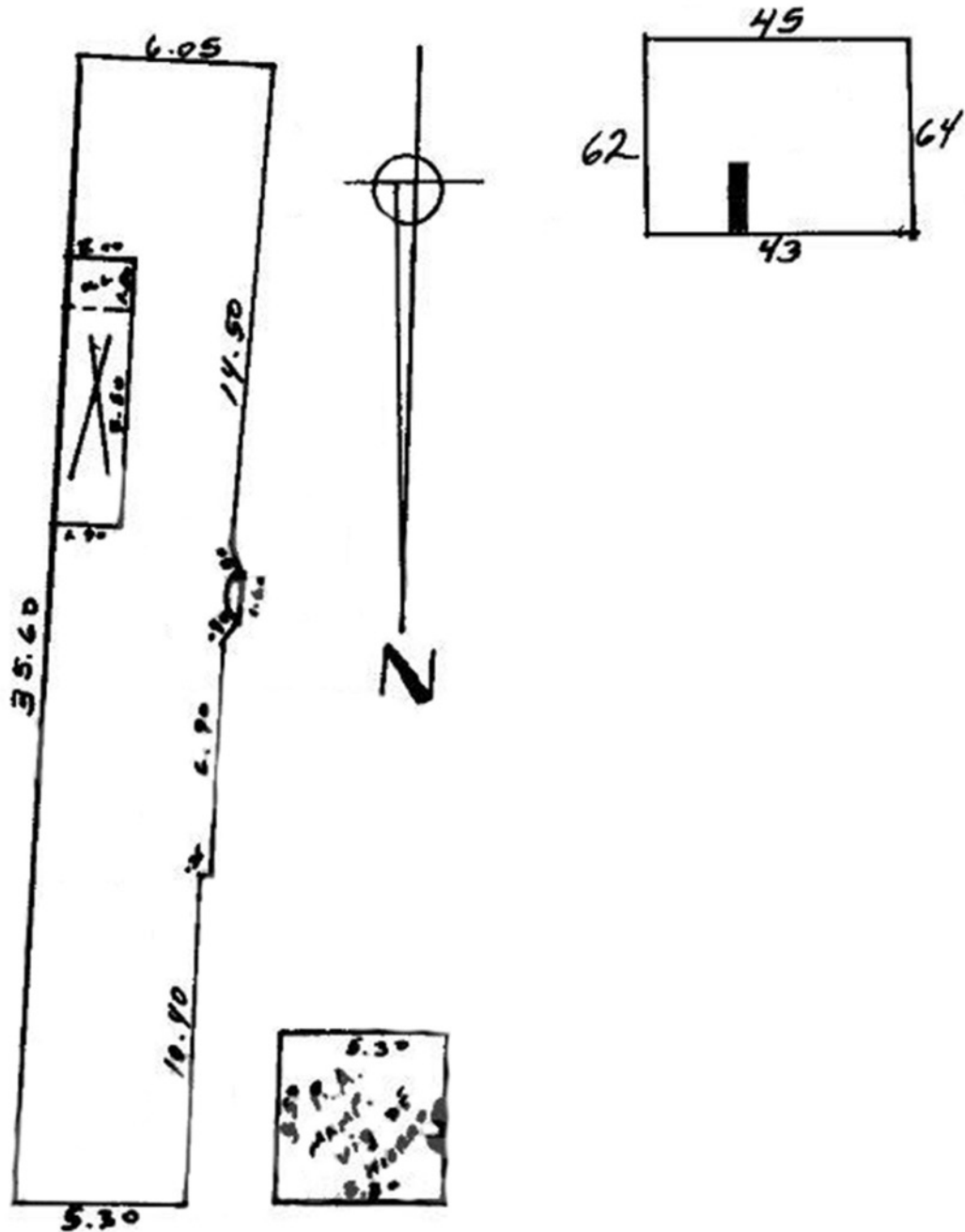
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# Cadastral Plan



YUCATAN PROPERTY SCOUTS



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## Picture Selection

Further pictures are available on demand.



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