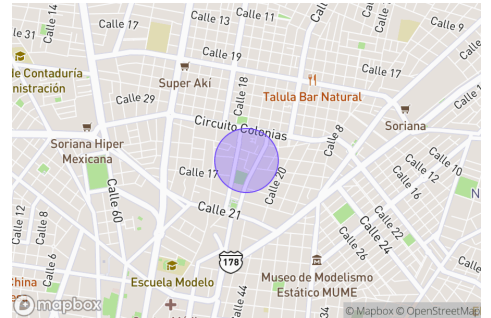


Itzimna, Mérida

US\$ 279,000 FOR SALE

Casa Miami, Duplex with a Fantastic Location!



3 Bedrooms	4 Bathrooms	1 Parking Spaces	203 m ² total space	231 m ² Lot Size	15.5 m Lot Length
15.6 m Lot Width	2 Floors	EB-RL1288 ID			

Description

Excellent Investment opportunity just off Prolongación de Montejo! This duplex boasts 2 rental units and covered off street parking for one vehicle. The ground level unit provides 2 bedrooms/2 baths and the second floor unit provides 1 bedroom/2 bath

Each unit feature an attractive open floor plan, full guest bathroom, outdoor space and includes appliances

Easy to add a pool with the garden located off to the side of the property.

With the low vacancy rate, in a great rental area that is located steps away from the Wayan'e and just a short walk to Parque Itzimna and Parque Col. Mexico makes this a must see.

The property is ready to live and rent or the perfect investment with dual income.

Construction: 203 sq mt | 2,185 sq ft

Lot: 231 sq mt | 2,486 sq ft

Lot Dimensions: 15.5m x 15.6m | 50.8ft x 51.2ft

Price: \$279,000 USD

Ground level:

- Principal bedroom with full bath
- Full guest bath
- Secondary bedroom
- Laundry room

Amenities

- Garden
- Terrace
- Air conditioning
- Double story
- Laundry Room
- Storage Unit

- Living room
- Dining room
- Kitchen
- Interior garden

Second level:

- Bedroom w/closet
- 2 Full bathrooms
- Kitchen
- Living room
- Dining room
- Terrace

General features:

- Art Deco style Facade
- Pressurized water system
- Modern pasta tiles
- Quiet location
- Carport for 1 car
- Area to built a pool
- Matures trees
- Garden
- Roof terrace
- Appliances are included
- Transferable fideicomiso with MONEX



