

ELEGANT NEW DESIGNER HOME IN MÉRIDA'S HISTORIC BARRIO DE SANTIAGO

Yucatán | Mérida | Centro | Barrio de Santiago



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0176

Discover this brand-new designer home in Mérida's historic Barrio de Santiago, a quiet and charming neighborhood known for its desirable location. The residence, ready for its first occupants, showcases modern finishes and quality details throughout, blending elegance with comfort.

Step inside to a welcoming front yard and a spacious living area. The adjoining, fully equipped, contemporary kitchen boasts new appliances. It flows into an elegant TV lounge. A bright hallway connects the lively front spaces to the serene back, where a low-maintenance patio with a Chukum-finished pool invites relaxation. A quiet, rear bedroom with a refined en-suite bathroom and a glass-front closet offers privacy and style.

The upper floor provides a secondary bedroom with its own elegant en-suite bathroom, plus a front terrace ideal for morning coffee. A larger terrace features a decorative fountain and an outdoor shower for cooling off during warm Mérida days. This residence includes thoughtful amenities: a camera surveillance system, air conditioning, stylish lighting, classic pasta tile floors, and high-speed fiber optic internet.

Complete with up-to-date documentation and clear title, this home is ready for immediate move-in, with an option to purchase the elegant furnishings separately.

Are you from the USA or Canada? Please contact us to learn more about your INTERCAM financing options.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

Facts

HIGHLIGHTS

- **DESIGNER HOME OF EXCEPTIONAL QUALITY:** Modern finishes and details throughout.
- **PRIME LOCATION IN TRANQUIL BARRIO DE SANTIAGO:** One of Mérida's most sought-after neighborhoods.
- **BRAND NEW, FIRST OCCUPANCY:** Ready for immediate move-in.
- **LOW-MAINTENANCE CENTRAL PATIO WITH CHUKUM-FINISHED POOL:** Designed for ease and elegance.
- **COMPLETE DOCUMENTATION AND CLEAR TITLE:** All legal documents are up to date for a smooth transfer.

HARD FACTS

- *Year of construction* | 2024
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 181 m² (1,953 ft²)
- *Width x Length* | 6.9 m x 26.3 m
- *Construction* | 196 m² (2,111 ft²)

PROPERTY LAYOUT

GROUND FLOOR

- Welcoming front yard
- Spacious receiver and living room
- Elegant TV lounge for relaxation
- Modern, fully equipped kitchen
- A bright hallway connects the front of the house with the quiet back and patio.
- Quiet bedroom at the rear with a large glass-front closet and refined en-suite bathroom.
- Cozy, low-maintenance patio with Chukum-finished pool
- Utility room for added convenience

GROUND FLOOR

- Bedroom with an elegant en-suite bathroom
- Intimate front terrace, ideal for morning coffee.
- The main terrace features a decorative fountain.
- Outdoor shower, perfect for cooling off in the Mérida heat.

GENERAL FEATURES

- Brand new - Renovation was completed in October 2024
- Option to purchase the elegant furniture separately
- Fully equipped kitchen with modern appliances, including a refrigerator, stove, oven, sink, cooker hood, and microwave
- Air conditioning and ceiling fans
- Stylish lighting fixtures
- Surveillance cameras
- Classic pasta tile floors, adds a touch of traditional Yucatán charm.
- Water tank (Tinaco)
- City water (untreated)
- High-speed internet via fiber optic cable
- Clear title, ready for transfer

Location

HISTORICAL CENTER | BARRIO DE SANTIAGO

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.

Nestled in the magnificent Mérida Centro neighborhood of Barrio de Santiago, this property is strategically located just two blocks from the iconic Santiago Park and six blocks from the magnificent Plaza Grande, home to the impressive Cathedral of San Ildefonso and the Yucatán State Government Palace. With nearly 400 years of rich history, Barrio de Santiago is one of the oldest and most revered neighborhoods in Mérida. Today, it captivates residents with its charming, vibrantly restored colonial homes and has established itself as an enviable residential enclave within Mérida's historic center.

At the heart of the neighborhood is the cultural epicenter, Santiago Park, adorned with market stalls, shops, and the magnificent Santiago Apóstol Church. The park serves as a hub for various events and enriches the social fabric of the neighborhood. But the appeal of Barrio de Santiago goes beyond its immediate surroundings. Its central location in the city center provides easy access to Mérida's major tourist attractions, theaters, galleries, museums, and an abundance of excellent restaurants. This convenience contributes to the neighborhood's enduring popularity with locals and tourists alike.

The combination of a superb location, colonial architectural splendor, and a myriad of cultural and recreational activities makes Barrio de Santiago truly unique. It is emerging as one of the most desirable places to live in the city, capturing the essence of Mérida's vibrant lifestyle!

DISTANCES FROM THE PROPERTY TO

- Parque de Santiago | 450 m (1,476 ft)
- Súper Akí (Supermarket) | 800 m (0.5 mi)
- ADO Bus Terminal Centro Histórico | 850 m (0.53 mi)
- Plaza Principal de Mérida (Plaza Grande) | 900 m (0.56 mi)
- Entrance Mérida Zoo | 1 km (0.62 mi)
- Parque de Santa Lucía | 1.5 km (0.93 mi)
- Mérida International Airport | 6 km (3.7 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.

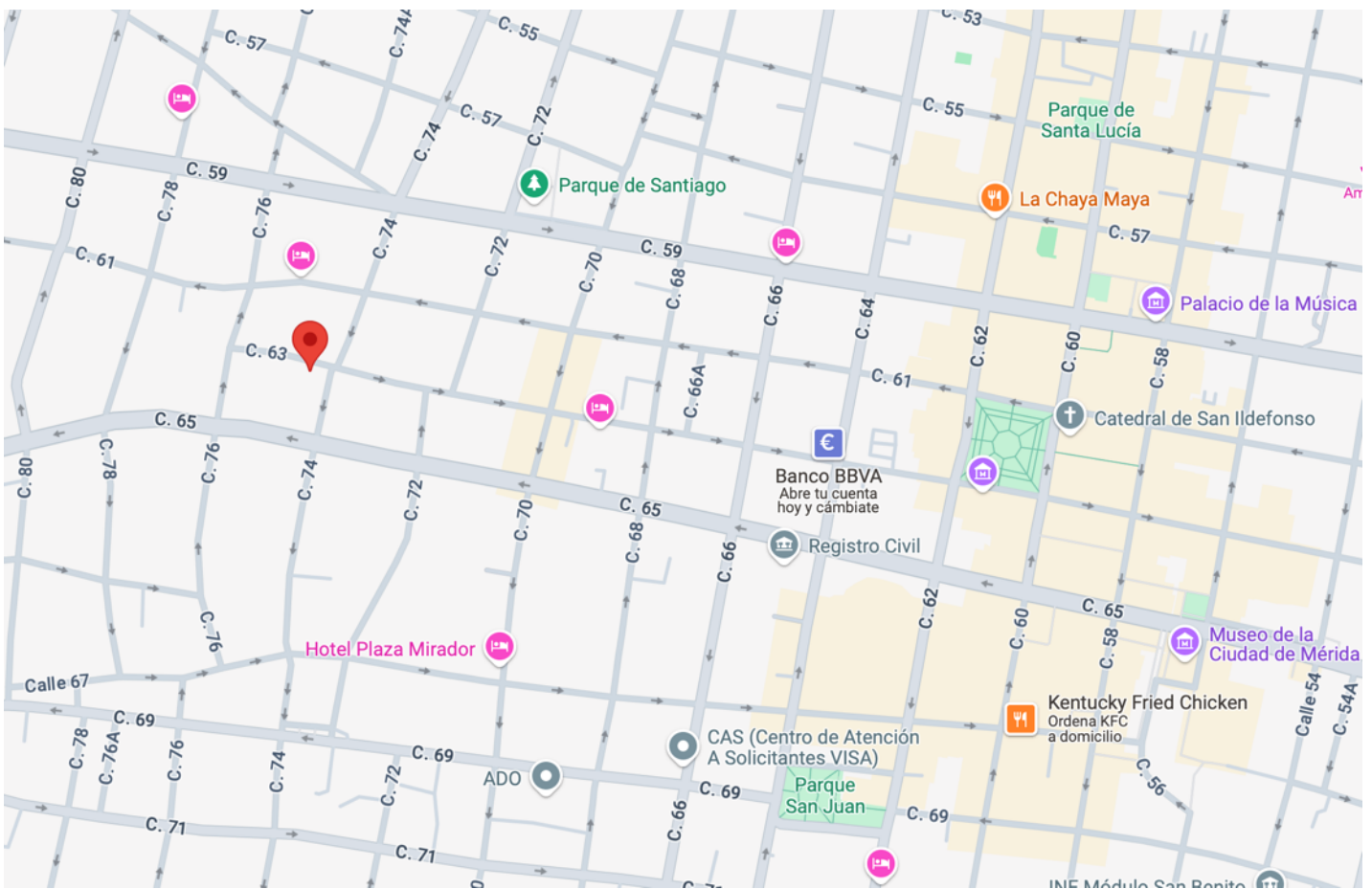
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by 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.



YUCATAN PROPERTY SCOUTS

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.

PROPERTY LOCATION



Yucatan Property Scouts | René Jeremias

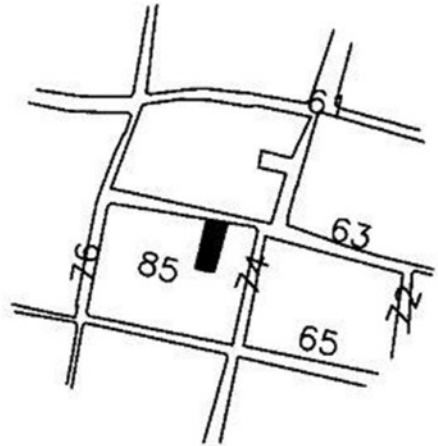
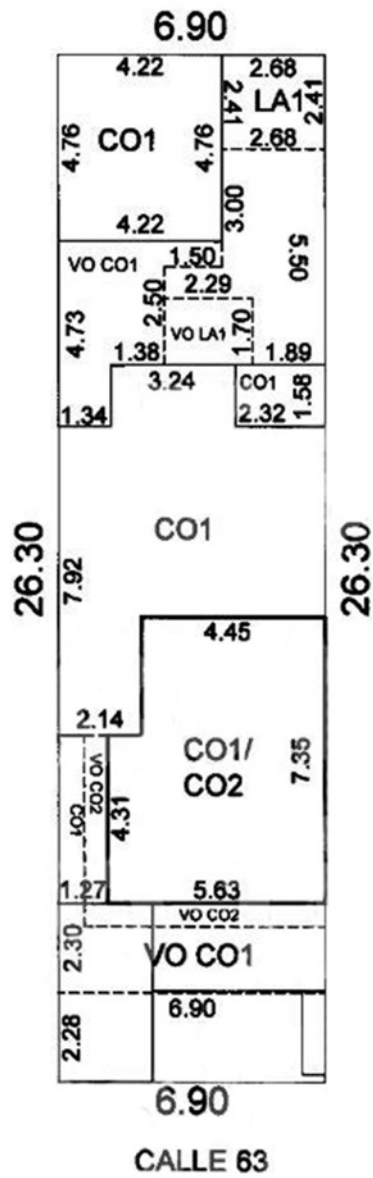
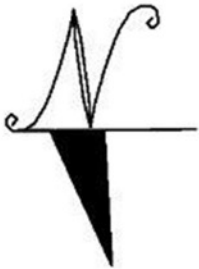
Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

Cadastral Plan



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: 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

Facebook: @YPS.Realtor | Internet: www.yps.mx