

# LUXURY HOME IN SANTIAGO: MODERN COMFORT, TIMELESS CHARM

Yucatán | Mérida | Centro | Barrio de Santiago



YUCATAN PROPERTY SCOUTS



for sale | 14,650,000 MXN

## Description

Property Code | YPS-02-0178

Nestled in the highly sought-after **Barrio de Santiago**, one of Mérida's most desirable neighborhoods, this stunning, nearly new home, completed in **2023**, combines modern luxury with timeless charm. Fully furnished and turnkey-ready, it's perfect for those seeking immediate comfort and convenience. The **colonial-style façade**, restored in compliance with INAH restrictions, welcomes you into a property that boasts **double-high ceilings**, classic pasta tile floors, and rustic stone walls that exude warmth and character.

The thoughtfully designed layout includes a **spacious living room** and an **open-concept dining and kitchen area** with marble countertops, a central island, and natural wood cabinetry. Sliding glass doors seamlessly connect the interior to a stunning outdoor space featuring a **central swimming pool**, a wooden deck with reclining loungers, lush greenery, and a shaded dining area with a sleek canopy.

The home offers three bedrooms, including a luxurious **master suite** with a round bathtub, and modern amenities such as **air conditioning**, fiber-optic internet, and stylish lighting. With a **clear title**, impeccable craftsmanship, and **premium materials**, this home promises a smooth, hassle-free purchase and effortless luxury living.

**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



YUCATAN PROPERTY SCOUTS

## Facts

### HIGHLIGHTS

- **DESIGNER HOME OF EXCEPTIONAL QUALITY:** Modern finishes and details throughout.
- **PRIME LOCATION IN TRANQUIL BARRIO DE SANTIAGO:** Situated in one of Mérida's most desirable neighborhoods.
- **NEARLY NEW, COMPLETED IN 2023**
- **TURNKEY – FULLY FURNISHED AND EQUIPPED:** Ready for immediate move-in.
- **OUTSTANDING OUTDOOR SPACE:** Features a central swimming pool and wooden deck.
- **PREMIUM MATERIALS AND WORKMANSHIP:** Designed with attention to detail and high-quality finishes.
- **CLEAR TITLE AND COMPLETE DOCUMENTATION:** Ensuring a smooth and hassle-free property transfer.

### HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 377 m<sup>2</sup> (4,057 ft<sup>2</sup>)
- *Width x Length* | 15.1 m x 25.3 m
- *Construction* | approx. 280 m<sup>2</sup> (3,014 ft<sup>2</sup>)

### PROPERTY LAYOUT

- **Living Room:** Spacious and inviting for relaxation and entertainment.
- **Open-Concept Dining and Kitchen Area:**
  - Seamlessly connected to the outdoor garden and pool.
  - Modern kitchen featuring marble countertops, a central island with bar stools, and natural wood cabinetry.
  - Dining area includes a large wooden table with woven-back chairs.
  - Sliding glass doors open to a stunning view of the lush outdoor space.
- **Bedrooms:**
  - **Master Suite:** King bed, an extraordinary bathroom with a large round bathtub, accessible via the garden.
  - **Second Bedroom:** Two single beds and an en-suite bathroom.
  - **Third Bedroom:** King bed, television, and an en-suite bathroom.
- **Outdoor Area:**
  - Central swimming pool surrounded by greenery and bordered by rustic stone walls, adding historic charm.
  - Poolside deck with two reclining loungers.
  - Shaded dining area under a sleek canopy with built-in lighting and a ceiling fan.
  - Half bathroom conveniently located for outdoor use.
- **Utility Room:** Equipped with a washer and dryer for convenience.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx  
Facebook: @YPS.Realtor | Internet: www.yps.mx

## GENERAL FEATURES

- **Newly Completed in 2023:** Impeccable condition.
- **Corner Lot:** Enhancing privacy.
- **Colonial Façade:** Restored in compliance with INAH restrictions.
- **Double-High Ceilings:** Create a sense of openness throughout the home.
- **Classic Pasta Tile Floors:** Add a touch of traditional Yucatán elegance.
- **Rustic Stone Walls:** Provide warmth and character to both interior and exterior spaces.
- **Modern Comforts:** Air conditioning, ceiling fans, high-speed internet (fiber optic), and stylish lighting fixtures.
- **Fully Equipped Kitchen:** Includes modern appliances such as a refrigerator, stove, oven, microwave, sink, and cooker hood.
- **Turnkey Ready:** Fully furnished, including television, washer, and dryer.
- **Clear Title:** Ready for immediate transfer.
- **And Much More:** Additional thoughtful details enhance the property's charm and functionality.

## 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.

Located in the heart of Mérida's historic Barrio de Santiago, this property enjoys a prime position just four blocks from the iconic Santiago Park and within easy walking distance of the majestic Plaza Grande. The Plaza Grande is home to Mérida's most celebrated landmarks, including the impressive Cathedral of San Idefonso and the Yucatán State Government Palace. With a history spanning nearly 400 years, Barrio de Santiago is one of the city's oldest and most cherished neighborhoods. Today, it enchants residents with its beautifully restored colonial homes and stands as a sought-after residential haven within Mérida's vibrant 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

- Súper Akí (Supermarket) | 250 m (0.2 mi)
- Entrance Mérida Zoo | 600 m (0.4 mi)
- Parque de Santiago | 700 m (0.4 mi)
- ADO Bus Terminal Centro Histórico | 1.3 km (0.8 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.3 km (0.8 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.

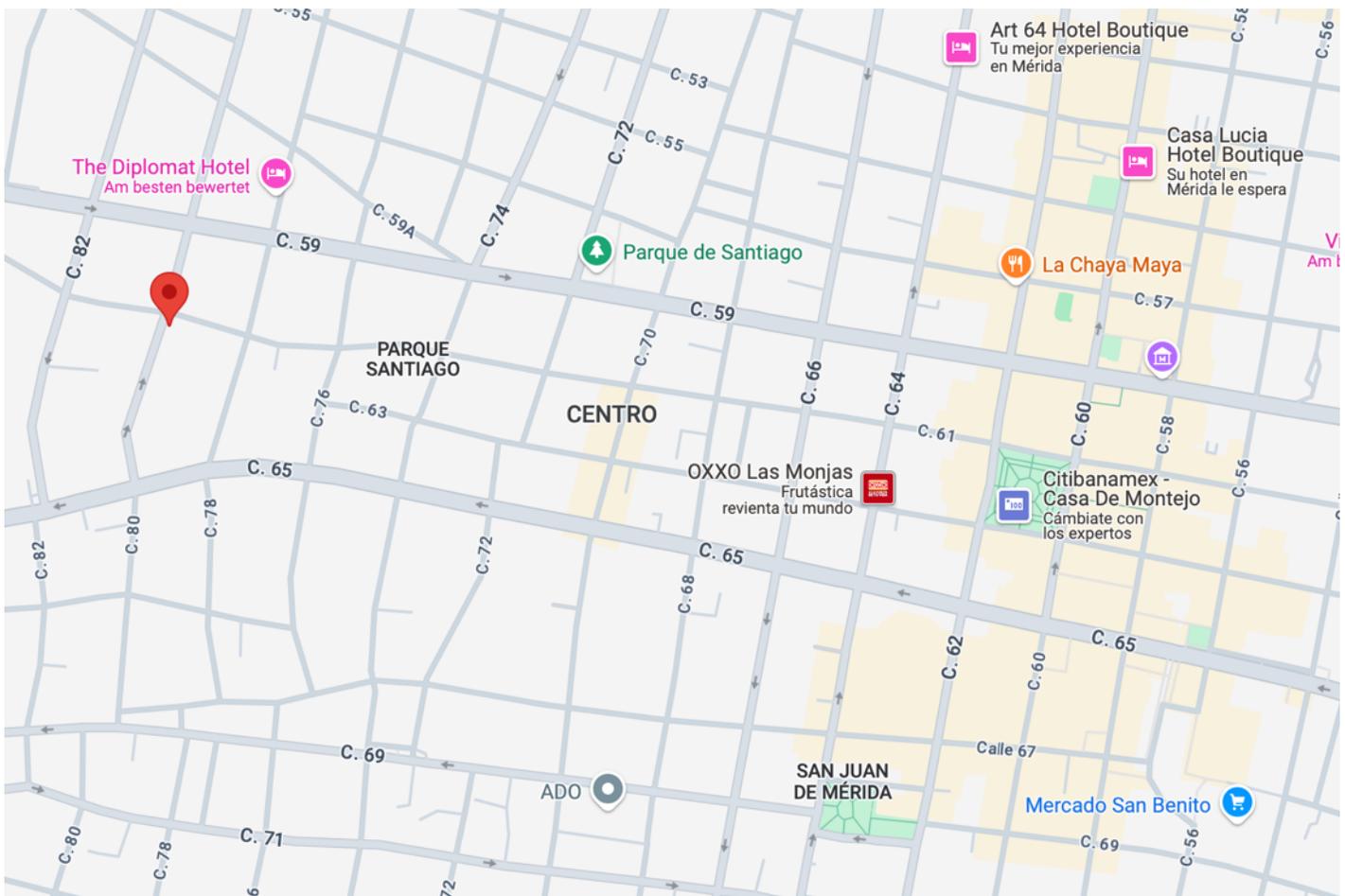
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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



## 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