

# CASA SOL – ELEGANT SANTA ANA HOME: MOVE-IN READY

Yucatán | Mérida | Centro | Santa Ana



YUCATAN PROPERTY SCOUTS



for sale | 8,990,000 MXN

## Description

Property Code | YPS-02-0182

Situated in the coveted Santa Ana neighborhood, just four blocks from the iconic Paseo de Montejo, Mérida's main boulevard, this move-in ready home blends modern elegance with thoughtful design. Tastefully furnished and versatile, it's perfect for family living or as an Airbnb investment.

The open-concept living area is a true highlight, featuring a seamless flow between the kitchen, dining, and indoor garden. The fully equipped kitchen boasts quartz countertops, custom cabinetry, and a spacious pantry, while the indoor garden floods the space with natural light. Elegant Chukum plaster finishes throughout provide a sophisticated touch, reduce maintenance and enhance the home's bright and airy ambiance.

Upstairs, the master suite offers a private retreat with a large balcony, walk-in closet, and en-suite bathroom. A downstairs bedroom with dual access adds flexibility for guests or rentals. The detached casita provides an additional en-suite bedroom with garden access.

The outdoor area is a tropical oasis, complete with lush greenery, a cozy terrace, and a stunning Chukum-finished pool. Modern comforts, including air conditioning, high-speed internet, and a hydropneumatic water pressure system, ensure ultimate convenience. With a clear title and all documentation in order, this is a hassle-free opportunity to own your dream home in Mérida.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- **Furnished & Move-In Ready:** Designed with tasteful furnishings, offering space for your personal touches.
- **Perfect for Families or Airbnb:** Stylish and comfortable design ideal for family living or hosting guests.
- **Prime Location:** Situated in the sought-after Santa Ana neighborhood, just four blocks from the iconic Paseo de Montejo.
- **Elegant Finishes:** Noble Chukum plaster throughout provides a refined ambiance, enhances comfort, and reduces maintenance costs.
- **Clear Title:** Hassle-free property transfer with all documentation in order.

### HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 308.5 m<sup>2</sup> (3,321 ft<sup>2</sup>)
- *Width x Length* | 5.6 m x 51.7 m
- *Construction* | 211 m<sup>2</sup> (2,271 ft<sup>2</sup>)

### PROPERTY LAYOUT

- **Entrance Hallway**
- **Half Bathroom**
- **Combined Storage & Laundry Room**
- **Spacious Open-Concept Living Area:** A kitchen, living, and dining area complemented by an indoor garden, flooding the space with natural light.
- **Modern Kitchen:** Fully equipped with appliances, custom concrete-and-wood cabinetry, quartz countertops, and a generous pantry.
- **Roof Terrace**
- **Bedrooms**
  - **Master Suite (Main House, Upstairs):** Includes a large balcony, walk-in closet, and a private en-suite bathroom.
  - **First Bedroom (Main House, Downstairs):** Features an en-suite bathroom and dual access from the entrance hallway or street, ensuring privacy for potential rentals.
  - **Second Bedroom (Casita):** Features a large walk-in closet and en-suite bath, accessible from the bedroom and garden.

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## OUTDOOR AREA

- **Cozy Terrace:** Furnished for relaxation or entertaining.
- **Large Pool:** Chukum-finished for a natural and elegant aesthetic.
- **Lush Greenery:** Tropical landscaping with palm trees and vibrant plants creates a serene ambiance.
- **Machine Room:** Equipped with a pump, sand filter, and a hydropneumatic water pressure system.

## GENERAL FEATURES

- **Bright & Airy Design:** Large windows, skylights, and an indoor garden allow for abundant natural light.
- **High ceilings:** for enhanced room ventilation and a comfortable indoor climate.
- **Stylish Flooring:** Decorative pasta tile elements set in polished concrete floors.
- **Low-Maintenance Finishes:** Entirely plastered in noble Chukum for durability and reduced upkeep.
- **Modern Comforts:** Includes air conditioning, ceiling fans, and high-speed fiber-optic internet.
- **Fully Equipped Kitchen:** Includes refrigerator, stove, oven, and cooker hood.
- **Additional Features:** Hydropneumatic water pressure system, deep private well for the pool, cistern, and septic system

## Location

### HISTORICAL CENTER | SANTA ANA NEIGHBORHOOD

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.



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The property holds a prime location in the coveted Centro neighborhood of Santa Ana, just a short stroll away from Santa Ana Park, Paseo de Montejo, and the brand-new gastronomy pedestrian zone featuring Mérida's finest and most exquisite restaurants. Santa Ana and Paseo Montejo epitomize Merida Centro's vibrant charm. Santa Ana offers a quaint ambiance, boasting the famed church and lively park, a hub for cultural events. Adjacent, Paseo Montejo stands as the city's grand boulevard, adorned with stately mansions and wide promenades, showcasing French-inspired architecture. This iconic avenue hosts art exhibitions, markets, and festive gatherings, exuding historical richness. Both areas intertwine history and modernity, offering gastronomic delights, boutiques, and a glimpse into Merida's colonial past. Santa Ana's intimate allure and Paseo Montejo's grandeur create an unmissable fusion of heritage and contemporary vibrancy, drawing locals and visitors alike into Merida's heart.

#### DISTANCES FROM THE PROPERTY TO

- Parque de Santa Ana | 550 m (1,805 ft)
- Paseo de Montejo | 600 m (1,969 ft)
- Slow Food Market | 900 m (2,953 ft)
- Remate, New Gastronomy Zone | 900 m (2,953 ft)
- Mérida English Library (MEL) | 950 m (3,117 ft)
- ADO Bus Terminal Alternativa Paseo 60 | 1 km (0,62 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.4 km (0.87 mi)
- Walmart Montejo (Supermarket) | 1.5 km (0.9 mi)
- Mérida International Airport | 7.7 km (4.8 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

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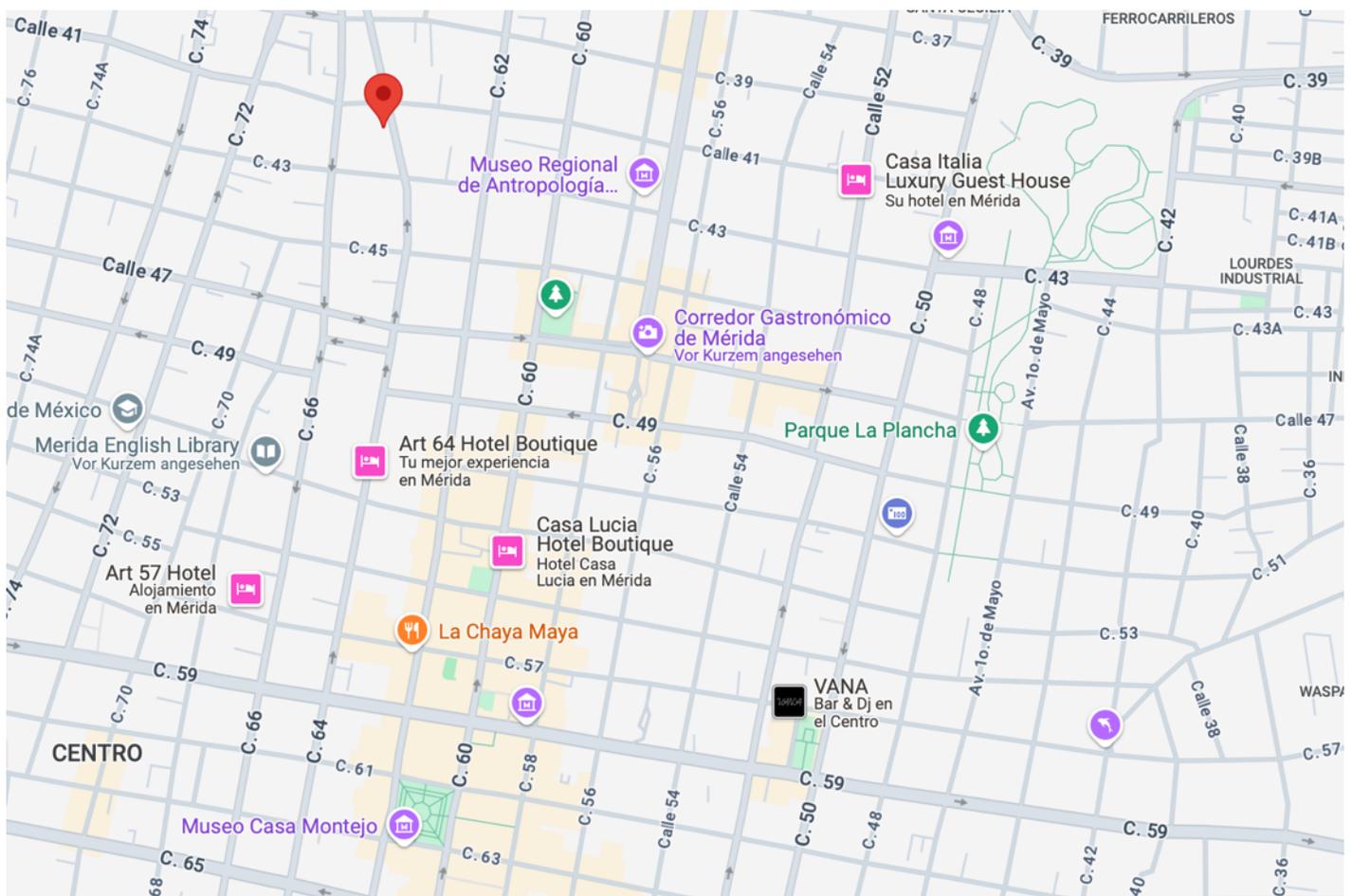


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collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also 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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## Picture Selection

Further pictures are available on demand.



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