

RARE OPPORTUNITY: SPACIOUS LOT IN BARRIO DE SANTIAGO

Yucatán | Mérida | Centro | Barrio de Santiago



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0139

Located in the charming Barrio de Santiago, this residential lot presents a rare opportunity to own one of the neighborhood's last large parcels. Boasting generous space, the lot offers endless possibilities for comfortable living or creative development.

Just a short walk from Mérida's vibrant Centro, residents can enjoy easy access to cultural attractions, restaurants, and shops. The lot's strategic layout ensures privacy, with the main area set back from the street, creating a serene retreat. Whether you're looking to build a family home or explore investment options, the property's potential for division adds flexibility.

Positioned on a quiet street with no bus or through traffic, this property is particularly sought after by those who want to live in a peaceful environment in the heart of the city. The old house at the front of the property is ideal for restoration as a guest house or a rental unit. With a clear title and complete documentation, this property promises a secure and smooth transaction - a rare opportunity to own such a property in the sought-after Barrio de Santiago.

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

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- **Rare Opportunity:** One of the last large lots available in the highly sought-after Barrio de Santiago, offering a unique chance to own a piece of this historic neighborhood.
- **Generous Space:** The expansive lot provides ample room for various uses, ensuring a comfortable and flexible lifestyle.
- **Prime Location:** Situated in the heart of Barrio de Santiago, just minutes away from Mérida's vibrant Centro, with its rich cultural attractions, restaurants, and shopping.
- **Ideal Property Layout:** The lot's convenient shape places the main area of the property away from the street, offering privacy and tranquility.
- **Development Potential:** The property can be divided, making it an attractive option for investors or those seeking multiple uses.
- **Quiet Street:** Located on a calm street with no bus routes or through traffic, ensuring a peaceful living environment.

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 1,418 m² (15,261 ft²)
- *Width x Length* | 14.8 m x 54 m
- *Construction* | 142 m² (1,527 ft²)

GENERAL FEATURES

- **Utilities:** Connected to the public power grid, facilitating immediate utility access.
- **Restoration Potential:** Includes a small, old house that can be restored, perfect for use as a guest house, rental unit, or additional living space.
- **Legal Assurance:** Clear title and complete documentation are provided, ensuring a seamless and secure transaction process.

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 Mérida's historic Barrio de Santiago, this property enjoys a calm position in walking distance to the iconic Santiago Park and the majestic Plaza Grande. The Plaza Grande is home to Mérida's most celebrated landmarks, including the impressive Cathedral of San Ildefonso 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) | 550 m (0.4 mi)
- Parque de Santiago | 900 m (0.6 mi)
- Mérida English Library (MEL) | 1.1 km (0.7 mi)
- Parque de Santa Lucia | 1.4 km (0.9 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.7 km (1.06 mi)
- Mérida International Airport | 6.4 km (4.0 mi)

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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.

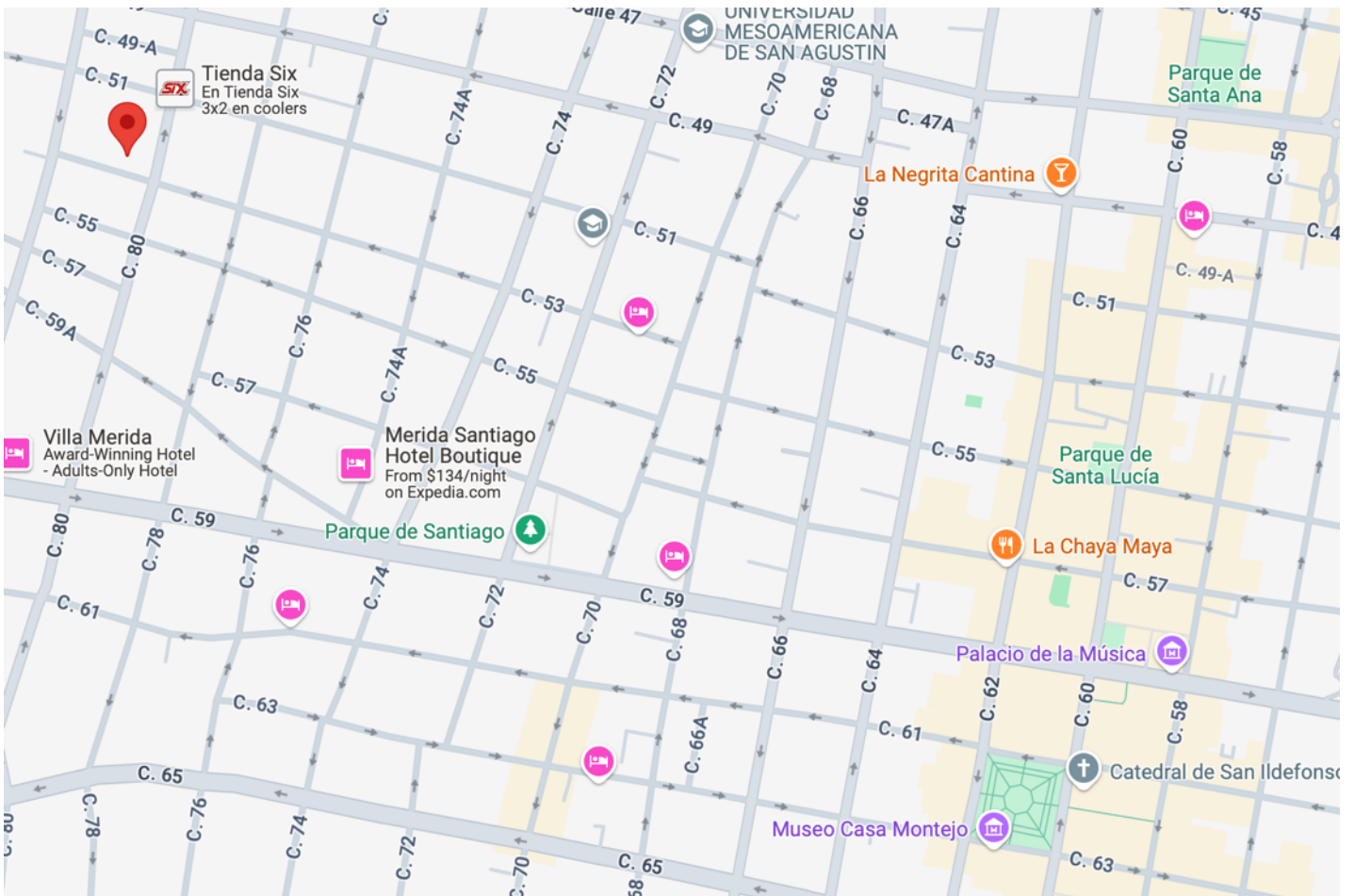
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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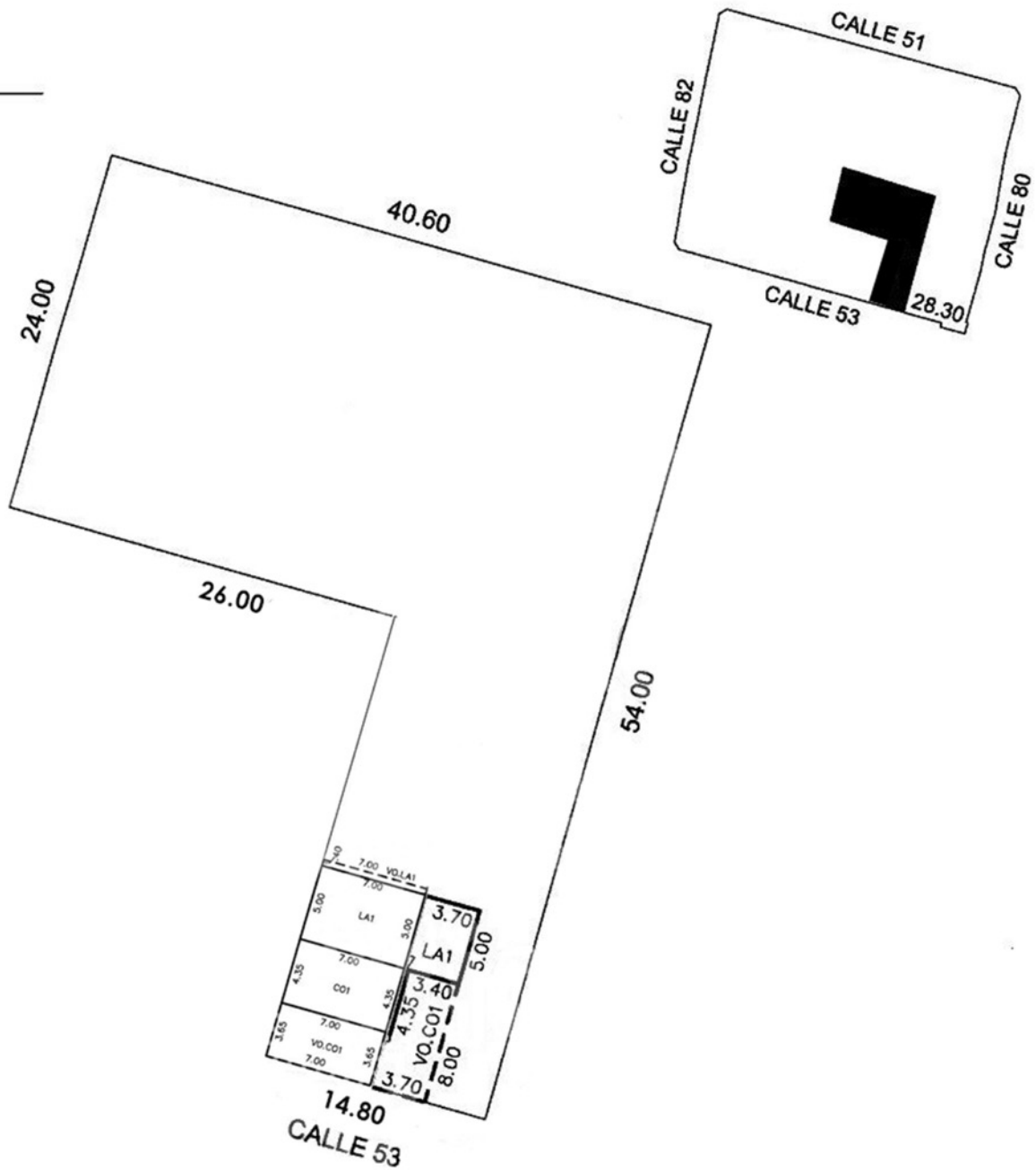
PROPERTY LOCATION



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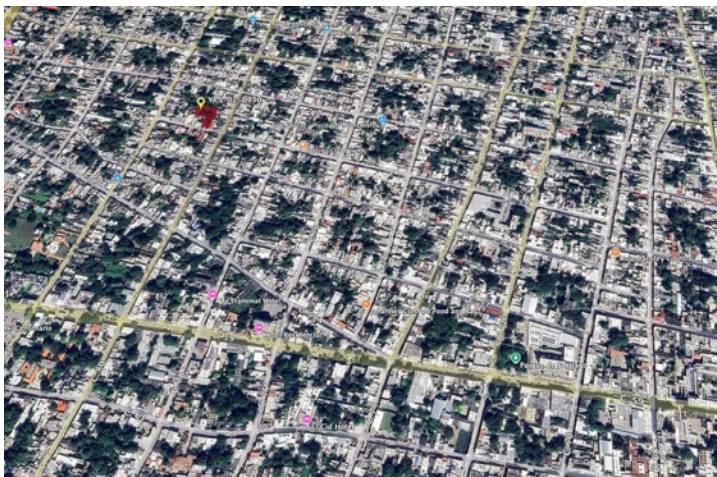
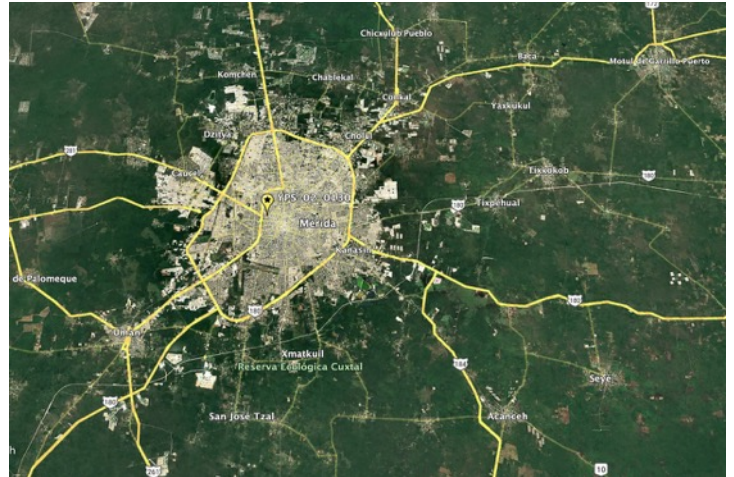
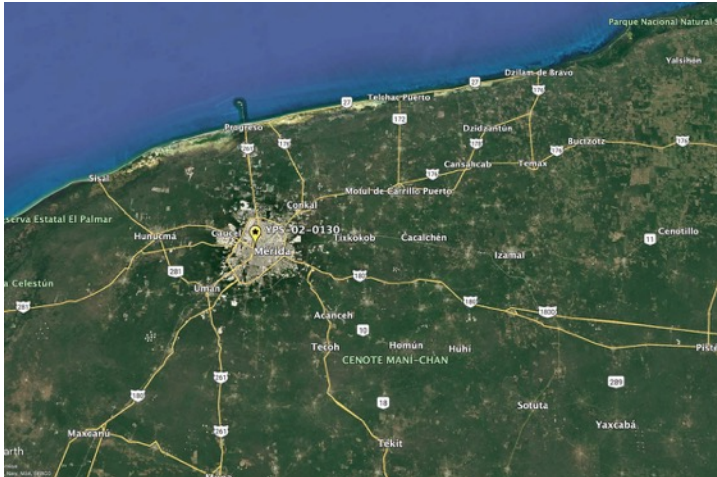
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Picture Selection

Further pictures are available on demand.



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