

# HACIENDA HOTEL SANTO DOMINGO

## BOUNDLESS INVESTMENT POTENTIAL AWAITS IN IZAMAL

a Yucatan Property Scouts PREMIUM ESTATE



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## HACIENDA HOTEL SANTO DOMINGO

Property Code | YPS-02-0052

Hacienda Hotel Santo Domingo is an exceptional investment opportunity that offers a blend of history, charm, and versatility. Established in 2010 on the grounds of a former henequen hacienda, this 2.3 ha (5.7 acres) property is nestled near the heart of Izamal, Mexico's first "Pueblo Mágico," a designation recognizing the town's cultural and historical significance. This thriving hotel, with its twelve uniquely designed guest rooms, lush gardens, and extensive amenities, has already proven itself as a successful business. However, its potential extends far beyond its current operation, making it an attractive proposition for investors seeking to capitalize on its prime location and expansive land.

One of the standout features of Hacienda Hotel Santo Domingo is its exceptional potential for transformation into a **luxury residential community**. By incorporating the adjacent 5.5-hectare (13.6-acre) property, available at an additional cost, the development could accommodate up to 40 exclusive lots. This expansion would create an upscale neighborhood where residents can immerse themselves in the region's natural beauty, with tropical gardens, mature fruit trees, and a serene atmosphere. The proximity to ancient Mayan sites, the

Yucatan Property Scouts | René Jeremias

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

Facebook: @YPS.Realtor | Internet: [www.yps.mx](http://www.yps.mx)





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colonial charm of Izamal, and the enhanced connectivity via the Tren Maya further elevate the appeal and accessibility of this prime location, making it an ideal investment for future homeowners seeking both cultural richness and modern convenience.



Alternatively, the property can serve as the foundation for a **high-end retirement complex**. With a large amount of available land, Hacienda Hotel Santo Domingo could accommodate a luxury retirement community complete with medical offices, physiotherapy services, wellness centers, and shops, all surrounded by beautiful gardens and pathways for leisurely strolls. This unique concept would offer a comprehensive approach to retirement living, focusing on both wellness and convenience in an idyllic,

historical setting.

Additionally, as a **boutique hotel**, the property continues to attract visitors seeking to explore the mystical Mayan ruins, cenotes, and colonial architecture of the Yucatán Peninsula. Its spa, pool area, and extensive grounds make it a perfect venue for weddings and events, offering a serene escape for guests.

Whether expanded as a thriving hospitality business, developed as a residential estate, or transformed into a retirement haven, Hacienda Hotel Santo Domingo offers an unparalleled opportunity in one of Mexico's most culturally significant towns.



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## LOCATION

Nestled at the tranquil eastern edge of the enchanting town of Izamal, deep in the heart of the Yucatán peninsula, Hacienda Hotel Santo Domingo offers a serene escape just 950 meters (0.6 miles) from the town center. Izamal, with its cobblestone streets and vibrant marketplaces, is a living testament to the convergence of ancient Mayan and colonial history. Pyramid-like structures from the Mayan civilization stand harmoniously alongside elegant colonial buildings, each telling tales of a rich, intertwined past. As a result, the town has earned the prestigious title of "Pueblo Mágico," bestowed by the Mexican Secretariat of Tourism in recognition of its cultural significance.

At the heart of Izamal's treasures are the grand Monastery of San Antonio de Padua and the majestic Kinich Kak Moo pyramid, both of which stand as emblems of the town's layered history. The iconic, yellow-painted facades that line the streets create a distinctive backdrop for these historical landmarks, attracting visitors from all corners of the globe.

Life in Izamal is tranquil, with a close-knit community and a cost of living that is far more affordable than in larger cities. The town's compact size ensures that amenities such as shops, restaurants, and healthcare facilities are easily accessible. Culinary delights await at every corner, from traditional Yucatecan dishes to international and vegan options. Whether indulging in street food or dining at cozy restaurants like the renowned Kinich, residents and visitors will experience the warm hospitality that defines the region.

As the largest infrastructure project in southern Mexico, the "Tren Maya" has brought a new era of connectivity and significance to Izamal. With its own station on the route, the town now enjoys direct links to iconic archaeological sites, including Chichen Itzá and Palenque, as well as the bustling cities of Mérida and Cancun. This ease of travel makes Izamal a strategic gateway for residents and tourists eager to explore the wonders of the Yucatán Peninsula.

### DISTANCES FROM THE PROPERTY TO

- Izamal Center | 950 m (0.6 mi)
- Tren Maya Station Izamal | 9.4 km (5.8 mi)
- Dzilam de Bravo (Beach) | 56 km (35 mi)
- Archaeological Site Chichen Itza | 69 km (42.9 mi)
- Mérida Center (Plaza Grande) | 70 km (43.5 mi)
- Int. Airport Mérida | 86 km (53.4 mi)
- Int. Airport Cancun | 260 km (162 mi)

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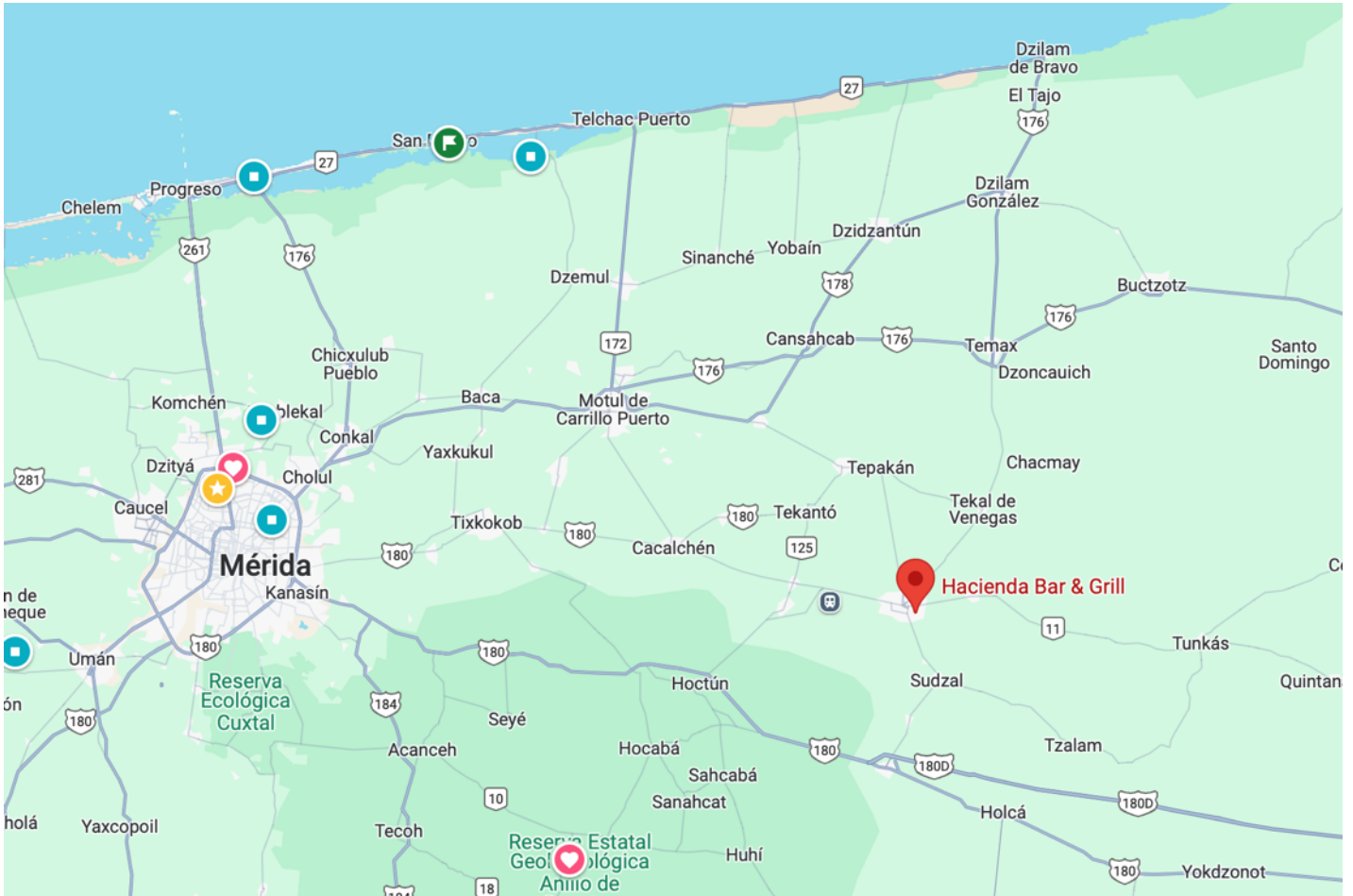
Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

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## PROPERTY LOCATION



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## FACTS

### HIGHLIGHTS

- **PRIME LOCATION IN IZAMAL (PUEBLO MÁGICO):** Situated in one of Mexico's iconic towns.
- **THRIVING HOTEL BUSINESS**
- **EXTENSIVE HIGH-QUALITY EQUIPMENT:** Includes solar panels for energy efficiency.
- **FULLY FURNISHED AND EQUIPPED:** Move-in ready, complete with furnishings and equipment.
- **VERSATILE PROPERTY:** Ideal for various business or residential uses.
- **EXPANSIVE LOT:** Features a 2.3 ha (5.7 acres) hotel area, with an adjacent 5.5 ha (13.6 acres) available for future development, offering significant expansion potential at an additional cost.

### HARD FACTS

- Year of construction | 2010
- Year of latest renovation | Constantly
- Alignment | --
- Lot | 2.3 ha (5.7 acres)
- Width x Length | -- m x -- m
- Construction | 1,400 m<sup>2</sup> (15,069 ft<sup>2</sup>)

### BUILDINGS AND FACILITIES

#### MAIN HOUSE (COMMON AREA)

- Reception
- Living room
- Breakfast room
- Spacious maisonette-style owner's apartment
- Professional restaurant kitchen with cooking island and pantry
- Additional professional BBQ kitchen near the restaurant
- Dining area
- Guest room with ensuite bathroom
- Large guest suite with two bedrooms and a shared bathroom
- Roof terrace
- Laundry room
- Garage
- Workshop

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## GUEST ACCOMMODATIONS

- 12 uniquely designed and decorated guest rooms across various categories.
- Main House:
  - Bedroom with ensuite bathroom
  - Large guest suite with two bedrooms and shared bathroom
- Separate Guest Houses:
  - Two guest houses each with one bedroom and ensuite bathroom
  - One house with a large suite with a walk-in closet, ensuite bathroom, living room, open kitchen, and terrace
  - Cozy unit with two independent bedrooms, each with a desk, ensuite bathroom, and terrace
  - Guest house featuring three fully equipped bedrooms, each with ensuite bathrooms plus a comfortable suite with ensuite bathroom, and living area

## POOL AND SPA AREA

- Large, filtered pool with sun deck and loungers
- Bamboo bar, fully equipped
- Covered dining area with palapa roof
- Mayan Spa featuring a massage room
- Four additional bathrooms

## OUTDOOR AREA

- 2.3 ha (5.7 acres) of hotel grounds featuring:
  - Lush, tropical gardens with palm and fruit trees
  - Event space
  - Ample parking
  - Fishpond
  - Six stables for horses and other animals
- An adjacent 5.5 hectares (13.6 acres) of land is available for potential new projects at an additional cost.

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## GENERAL FEATURES

- Fully furnished and equipped
- Air conditioning and ceiling fans throughout
- Electric entrance gate with security cameras
- Solar panels for energy efficiency
- Connection to the public power grid
- Water filtration system
- Hot water boilers
- Washer and dryer
- Stationary gas tank
- Private well and water tanks

## CONCEIVABLE USAGE OPTIONS

- **Boutique Hotel:** A unique boutique hotel offering a wellness and spa center (spa, yoga, meditation, etc.) in historic surroundings.
- **Residential Development:** Develop a high-end residential community with up to 40 lots, close to ancient Mayan sites.
- **Retirement Community:** Establish a luxury retirement complex with medical offices, physiotherapy services, shops, and gardens.
- **Exclusive Family Residence:** Create a multi-generational family estate with space for additional facilities like stables.
- **Wedding & Event Venue:** Perfect for hosting weddings and events, with the potential to include a conference center.
- **Community Resort:** Develop a resort for like-minded residents to live in a connected community.
- **Organic Farm:** Utilize the additional land for organic farming, herb gardens, or fruit and vegetable plantations. The produce can be used in the hotel restaurant or marketed as a farm-to-table experience.
- **Cultural & Art Center:** Leverage Izamal's cultural significance by offering art workshops, exhibitions, and cultural events that emphasize Mexican heritage.
- **Glamping & Eco-Lodges:** Install luxury tents or eco-lodges on unused land for unique overnight experiences in nature.

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## PROPERTY PLAN



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## PICTURE SELECTION

Further pictures are available on demand.



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