

# MODERN FAMILY RETREAT IN PRESTIGIOUS CABO NORTE

Yucatán | Mérida | Cabo Norte | Ravenna



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0188

This nearly new home, built in 2023, combines modern design with high-quality finishes, offering an unparalleled living experience in Cabo Norte, Mérida's most sought-after new center.

Designed with families in mind, the property is surrounded by top-rated schools, hospitals, and upscale shopping centers, making daily life effortless. The gated community offers 24/7 security, expansive green spaces, scenic lakes with water skiing, and world-class amenities such as a clubhouse with a restaurant, bar, pool, sauna, sports courts, and parks for both kids and pets.

The home features a spacious open-concept living and dining area that flows seamlessly to a covered terrace, a Chukum-finished pool, and a low-maintenance garden with a lush bamboo privacy hedge. The fully equipped modern kitchen includes high-end appliances and a sleek Silestone countertop island. Upstairs, the master suite boasts a private balcony, walk-in closet, and luxurious en-suite bathroom, complemented by two additional bedrooms with en-suite baths and a cozy TV or family area.

Thoughtfully designed for convenience and sustainability, the property includes solar panels, air conditioners, a well and high-speed fiber-optic internet. Fully furnished and move-in ready, it's the perfect blend of style, comfort, and efficiency.

With a clear title and complete documentation, purchasing this property is hassle-free. Don't miss this opportunity to own a luxurious family home in the heart of Mérida's most exclusive community.

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

## Facts

### HIGHLIGHTS

- **Nearly New:** Constructed in 2023, offering modern design and high-quality finishes.
- **Prime Location:** Situated in Cabo Norte, Mérida's most sought-after new center.
- **Perfect for Families:** Close to top-tier malls, hospitals, schools, and more.
- **Luxury Living:** Enjoy the amenities of a high-end gated community (privada).
- **Move-In Ready:** Fully furnished and equipped with everything you need.
- **Hassle-Free Purchase:** Clear title and complete documentation ensure a smooth transaction.

### HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 329 m<sup>2</sup> (3,537 ft<sup>2</sup>)
- *Width x Length* | 17.9 m x 118.3 m
- *Construction* | 336 m<sup>2</sup> (3,621 ft<sup>2</sup>)

### PROPERTY LAYOUT

#### DOWNSTAIRS

- Spacious open-concept living and dining room, seamlessly connected to the terrace and garden.
- Large, fully equipped modern kitchen with a kitchen island and Silestone quartz countertops.
- Convenient half bathroom with outdoor access to the terrace and garden.
- Functional hallway with a linen closet for additional storage.
- Service staff bedroom with an en-suite bathroom for added convenience.
- Dedicated laundry room, equipped with modern washer and dryer, with direct access to the service hallway.
- Storage room for extra functionality.

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## UPSTAIRS

- Elegant wooden staircase with decorative lighting leading to the upper floor.
- Comfortable TV/family area, perfect for relaxing or entertaining.
- Master suite: Includes a private balcony, spacious walk-in closet, and a luxurious en-

suite bathroom with skylights and a double sink.

- Two additional bedrooms, each with walk-in closets and en-suite bathrooms for ultimate comfort.

## **OUTDOOR AREA**

- Inviting front garden with a garage for two cars.
- Spacious covered terrace with tiled flooring, perfect for outdoor living.
- Stunning Chukum-finished pool with an outdoor shower.

- Low-maintenance Garden with fine white grit and a fully grown bamboo hedge for privacy up to the second floor.
- BBQ area for entertaining.
- Service hallway providing direct access to the backyard.

## **TECHNICAL FEATURES**

- Ten solar panels for energy efficiency, significantly reducing electricity costs.
- Air conditioners and ceiling fans throughout the property for a comfortable indoor climate.
- Well for the pool.

- Irrigation system to maintain the garden effortlessly.
- Gas tank and water cistern.
- High-speed fiber-optic internet, ensuring reliable connectivity.

## **GENERAL FEATURES**

- Fully furnished and move-in ready.
- Modern, fully equipped kitchen featuring high-quality appliances: refrigerator, dishwasher, microwave, professional stainless-steel stove-oven combo, and hood fan.

- Tiled floors and high ceilings for a spacious feel.
- Large windows and skylights provide abundant natural light throughout.
- Clear title and complete documentation for a hassle-free transfer.

## GATED COMMUNITY FEATURES (CABO NORTE)

- 24/7 security for peace of mind.
- Expansive green areas and scenic artificial lakes (including water skiing).
- Exclusive clubhouse with amenities such as a restaurant & bar, sauna, jacuzzi, playroom, event room, pool bar, swimming pool (with three lanes), and lounge areas.
- Multiple sports courts, including tennis, soccer, mini golf, and padel.
- Dedicated pet park and kids' park.

## Location

### CABO NORTE: MÉRIDA'S NEW CENTER

Cabo Norte is Mérida's premier modern neighborhood, celebrated for its exclusive amenities and high-quality living. At the heart of this gated community (privada) lies a lifestyle of luxury, with 24/7 security, green spaces, scenic lakes, sports courts, and a sophisticated clubhouse featuring a restaurant, pool, spa, and more.

Adjacent to the community is La Isla Cabo Norte, an upscale mall offering a curated mix of shops, fine dining, and leisure activities, including a state-of-the-art gym and a picturesque lake with a water-skiing facility.

The area is surrounded by brand-new residential neighborhoods, renowned schools, universities, and top-tier healthcare facilities like Faro del Mayab Hospital. Nearby, the Mayan ruins of Dzibilchaltún provide cultural enrichment, while key attractions such as the Museum of the Mayan World, GNP Seguros Events Forum, and premier shopping hubs like Galerías Mérida, The Harbor, and Costco are easily accessible.

A quick drive on the modern highway connects residents to Progreso and the stunning beaches of the "Yucatán Riviera," offering a perfect balance of city life and coastal relaxation.

### DISTANCES FROM THE PROPERTY TO

- La Isla Cabo Norte (mall) | 750m (0.5 mi)
- Hospital Faro del Mayab | 2.1 km (1.3 mi)
- Costco (mall) | 6.2 km (3.9 mi)
- Historical Mayan Sites of Dzibilchaltún | 8.5 km (5.3 mi)
- Mérida Centro (Remate) | 10.7 km (6.7 mi)
- Progreso (Golf of Mexiko) | 32 km (20 mi)
- Mérida International Airport | 26 km (16 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.

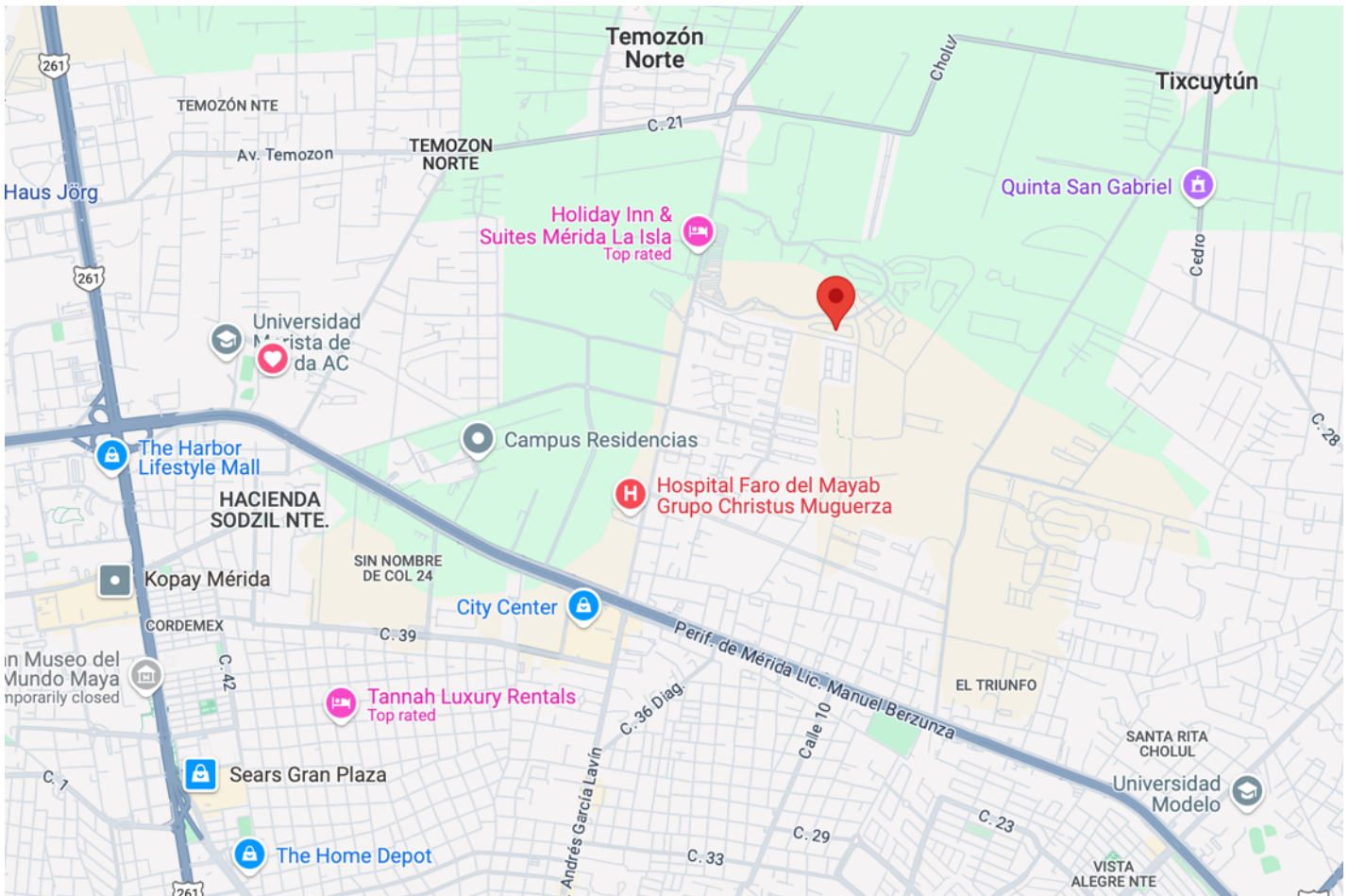
Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the 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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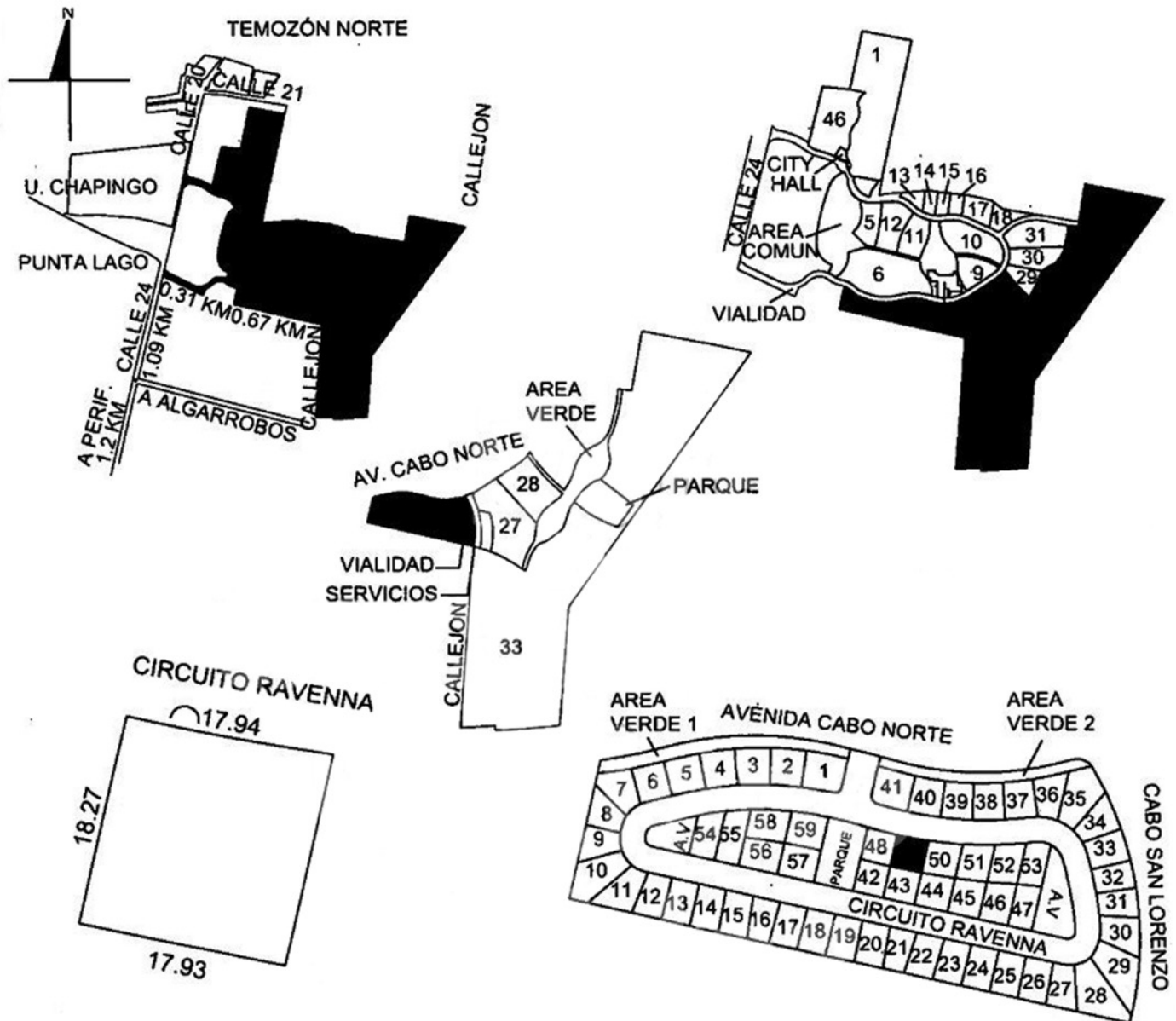
## PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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