

HISTORIC HACIENDA SAN ANTONIO SAC-NICTÉ: PRIME INVESTMENT IN MÉRIDA'S TRANQUIL COUNTRYSIDE

Yucatán | Mérida | Umán



YUCATAN PROPERTY SCOUTS



for sale | 45,000,000 MXN

Description

Property Code | YPS-02-0160

Hacienda San Antonio Sac-Nicté presents a compelling investment opportunity amidst the tranquil and picturesque countryside, just 15.5 km from Mérida's bustling Periférico. Its already excellent connectivity is poised to improve dramatically with the construction of the brand-new Periférico 2 and the corresponding Anillo Umán, which will pass conveniently close to the property. These ambitious infrastructure projects aim to streamline regional transportation, connecting key municipalities like Umán, Kanasín, and Progreso, while integrating with the Tren Maya. This enhanced accessibility will not only reduce travel times but also boost the economic development of the surrounding areas, significantly increasing the hacienda's strategic value.

Spanning 14.92 hectares (36.9 acres), the property features preserved aesthetic ruins that exude historic charm, making it ideal for tasteful restoration. Accessible via a well-maintained "white road" and equipped with electricity at the gate, the hacienda combines rural tranquility with modern convenience.

The expansive land offers endless possibilities for development, from a luxurious private estate complete with amenities like a helipad or spa to commercial projects such as a boutique hotel, eco-resort, or even a microbrewery. Its versatility also lends itself to serving as an event venue, company headquarters, or the centerpiece of a large-scale residential project.

With clear legal documentation and private ownership, investors can move forward with confidence. The hacienda's combination of seclusion and connectivity appeals to both local and international markets seeking a unique investment in Mérida's rich cultural and historical setting.

Yucatan Property Scouts | René Jeremias

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Overall, Hacienda San Antonio Sac-Nicté stands as not only a historic gem but also a strategic investment opportunity poised to capitalize on Mérida's growing prominence as a cultural and tourist destination.

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

Facts

HIGHLIGHTS

- EXCELLENT INVESTMENT OPPORTUNITY
- MAGNIFICENT LOCATION NEAR MERIDA
- AESTHETIC RUINS LEFT TO THEIR ORIGINAL STATE, IDEAL FOR REMODELING
- NUMEROUS USAGE POSSIBILITIES
- ALL PRIVATE LAND
- ALL DOCUMENTS UP TO DATE

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 14.9 ha (36.9 acres)
- *Width x Length* | -- m x -- m
- *Construction* | -- m² (-- ft²)

GENERAL FEATURES

- 14.92 hectares (36.9 acres) of land
- Lovely, rural, small-town setting
- Convenient access via 'white road'
- Electricity at the gate
- Original colonial ruins with mampostería walls, high ceilings, and columns
- Deep well
- Clear title

Location

Hacienda San Antonio Sac-Nicté is nestled in a picturesque and peaceful setting in the serene countryside to the southwest of Mérida, Mexico. Its magnificent location offers a perfect blend of seclusion and accessibility, being a convenient 25-minute drive from the Periférico Mérida main ring road, making it the ideal location for a variety of uses. Here are some key features of its location:

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1. Proximity to Transportation Hubs: The hacienda benefits from exceptional connectivity. It is conveniently located near Mérida's international airport, making it easily accessible to international travelers. In addition, the estate enjoys close proximity to the Maya Tren station of Uman, making it accessible to visitors arriving via the Tren Maya train network.

2. Mérida's Colonial Charm: While offering a peaceful retreat in the countryside, Hacienda San Antonio Sac-Nicté remains very close to the vibrant colonial city center of Mérida. This historic city center is known for its museums, shops, bustling markets, diverse restaurants, and a variety of handicraft stores. The proximity makes it easy to explore the rich cultural heritage and vibrant atmosphere of this charming city.

3. Archaeological Wonders: Hacienda San Antonio Sac-Nicté serves as an excellent base for exploring the region's remarkable Mayan art and culture. It is conveniently located within easy reach of multiple archaeological zones, including renowned sites such as Uxmal, Dzibilchaltún, and Oxkintok.

4. Gateway to Diverse Experiences: The hacienda's location serves as an ideal starting point for a variety of enriching experiences, including:

- Exploring natural reserves with fascinating caves and crystal-clear underwater pools known as cenotes.
- Visiting ancient Mayan and colonial towns, such as the picturesque "Yellow City" of Izamal, recognized as Yucatan's first "pueblo magico" (magical town).
- Discovering the history and heritage of working and restored Henequen haciendas, which played a crucial role in the region's past.
- Embarking on boat trips through the Flamingo and Wildlife Reserve at Celestun, where guests can witness diverse wildlife and breathtaking coastal landscapes.
- Enjoying the pristine Gulf Coast beaches, perfect for relaxation and water-based activities.

5. Shopping on your doorstep: Everyday purchases are very convenient with the neighboring town of Uman just a short distance away. As the local administrative center, Uman offers a variety of supermarkets, shops, and a market featuring fresh produce from the surrounding area.

DISTANCES FROM THE PROPERTY TO

- Uman (Municipality Capital) | 8.5 km (5.3 mi)
- Tren Maya Station Uman | 14 km (8.7 mi)
- Periférico (Mérida's main ring road) | 15.5 km (9.6 mi)
- Mérida International Airport | 19 km (11.8 mi)
- Mérida Centro (Plaza Grande) | 25 km (15.5 mi)
- Sisal (Golf of México) | 42 km (26 mi)
- Progreso (Golf of México) | 60 km (37 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 exudes 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.

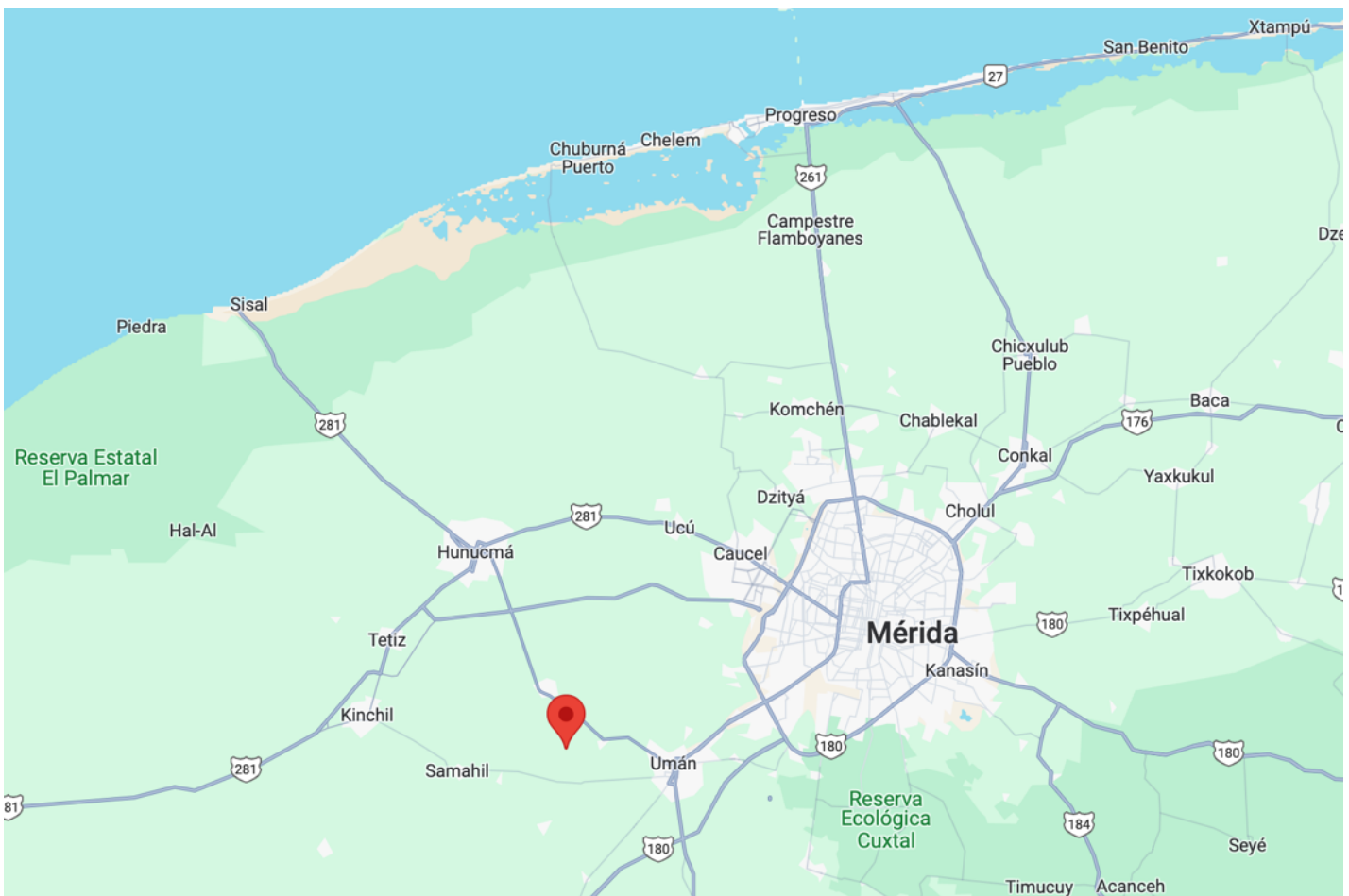
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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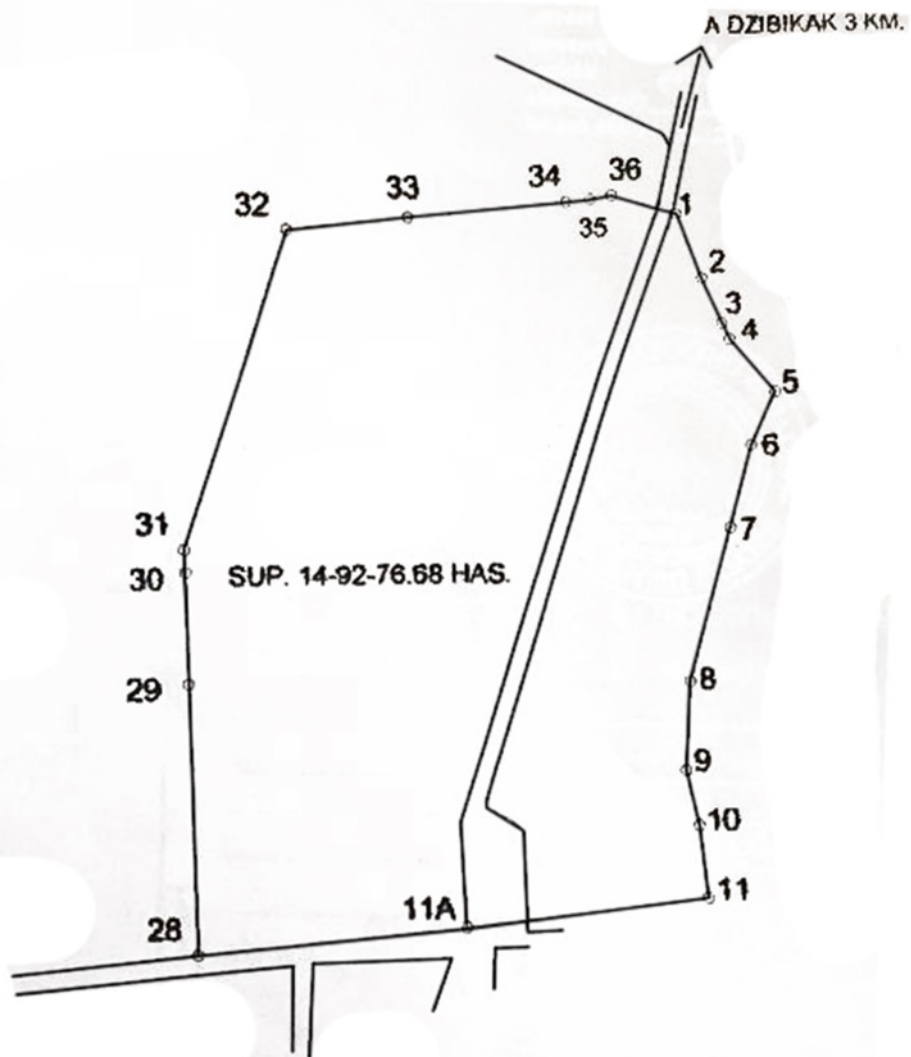
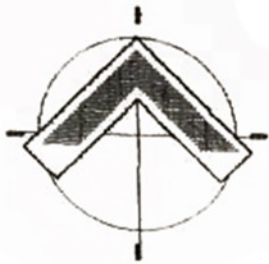
PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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