

AFFORDABLE COLONIAL CHARM IN COLORFUL LA ERMITA NEIGHBORHOOD

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



for sale | 5,500,000 MXN

Description

Property Code | YPS-02-0165

Located in the colorful La Ermita neighborhood, this recently renovated home offers stylish colonial charm paired with modern amenities at an affordable price. Featuring high wooden-beamed ceilings, exposed Mamposteria walls, and vibrant pasta tiles, it creates a warm and inviting living environment.

The downstairs layout includes a stunning colonial-style entryway, a fully equipped kitchen with a cooking island and breakfast bar, a living room with direct access to the terrace and garden, a covered terrace ideal for entertaining, a bathroom, and a convenient storage room under the stairs.

The upstairs is accessed via a bright stairway with colorful pasta tiles, leading to two spacious bedrooms with en-suite bathrooms and custom wooden closets.

The outdoor space boasts a cozy garden filled with lush tropical plants, palm trees, and a Chukum-finished pool accented with decorative pasta tiles – your own private oasis.

Additional highlights include inverter air conditioners, cedar wood doors, a restored colonial façade, colorful pasta-tiled floors, high-speed internet, and more. Selected furniture, including garden furniture and a BBQ, are also available.

This home is not only perfect for enjoying Mérida's vibrant lifestyle but also represents an exceptional and affordable opportunity to own a stunning property in one of the city's most iconic neighborhoods.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- JUST RENOVATED
- GOOD LOCATION IN THE COLORFUL LA ERMITA NEIGHBORHOOD
- TIMELESS CHARM: Features original colonial elements
- COZY GARDEN WITH TROPICAL PLANTS, PALM TREES AND POOL

HARD FACTS

- *Year of construction* | 2024
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 176 m² (1,896 ft²)
- *Width x Length* | 5.1 m x 29 m
- *Construction* | 195 m² (2,099 ft²)

HOUSE AND LOT DETAILS

DOWNSTAIRS

- Colonial-style entryway with high, wooden-beamed ceilings, exposed Mamposteria (stone) walls, and decorative pasta tiles.
- Fully equipped kitchen with a cooking island, breakfast bar, wooden cabinetry, and modern appliances.
- Living room with direct access to the terrace and garden.
- Covered terrace, perfect for entertaining.
- Bathroom
- Convenient storage room under the stairs.

UPSTAIRS

- Bright stairway with colorful pasta tiles leading to the second floor.
- Two bedrooms with en-suite bathrooms and custom wooden closets.

GARDEN

- A cozy garden filled with palm trees and tropical plants.
- Beautiful Chukum-finished pool accented with decorative pasta tiles.

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GENERAL FEATURES

- Inverter air Conditioners and Ceiling Fans throughout the home.
- Large windows fill the interiors with abundant natural light and a bright, airy atmosphere.
- Kitchen Amenities: Wooden cabinetry, cooking island, breakfast bar, five-burner gas stove, microwave, refrigerator, and sink.
- Restored Colonial Façade – Complies with INAH regulations for historic preservation
- Colorful pasta-tiled floors
- Cedarwood doors
- High, wooden-beamed ceilings in the colonial receiver
- Garden furniture and BBQ
- Water heater
- Water pressure system
- City Water Supply (non-treated)
- Cistern with water pump
- Gas tank
- Selected pieces of furniture available
- High-speed internet available

Location

HISTORICAL CENTER | LA ERMITA

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.

The property is situated in the serene Mérida Centro neighborhood of La Ermita, known for its tranquility and historic charm. Just three blocks away from the picturesque La Ermita Park, one can explore the remarkable Santa Isabel Church, a must-see attraction in the area. La Ermita, along with the neighboring districts of San Sebastian and San Juan, forms one of the oldest and most colorful Centro neighborhoods. The area was just recently awarded the prestigious title of "Barrio Mágico", based on the already well-known "Pueblo Mágico" award for places that are particularly worth seeing throughout México.

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Unlike the bustling area north of Plaza Grande, La Ermita offers a more relaxed and authentic living environment, drawing both locals and visitors seeking a peaceful atmosphere. The neighborhood's allure lies in its delightful blend of meticulously restored colonial-style houses and rustic dwellings, creating a visually appealing streetscape. Many of these vibrant facades hide sought-after Airbnb accommodations and exquisitely designed residential properties.

DISTANCES FROM THE PROPERTY TO

- Parque de La Ermita | 650 m (2,133 ft)
- Parque de San Sebastián | 950 m (0.59 mi)
- Parque de San Juan | 1 km (0.6 mi)
- San Benito Market | 1.1 km (0.68 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 6 km (3.7 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.

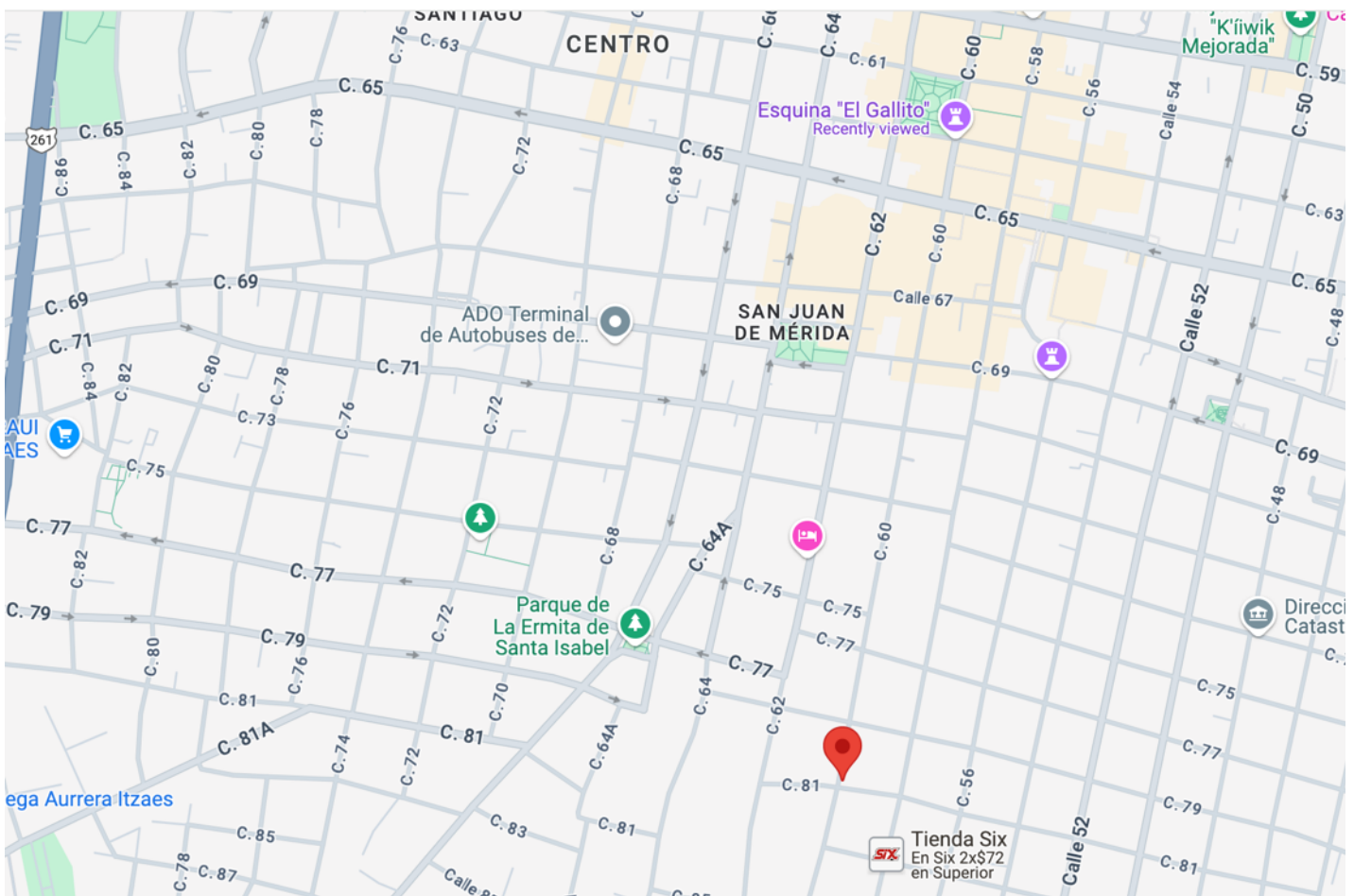
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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



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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.

PROPERTY LOCATION



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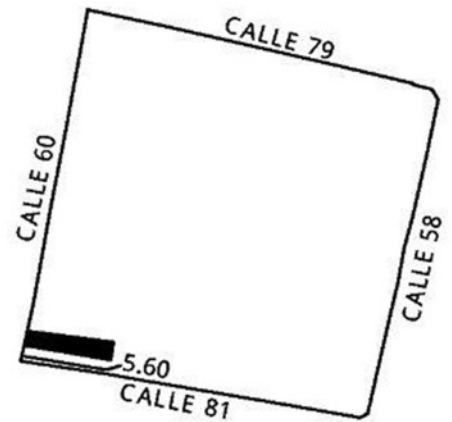
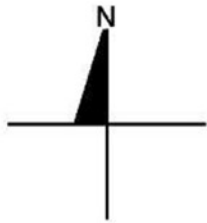
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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