

CASA KOOCHOOLOO – TIMELESS 1950S ELEGANCE MEETS MODERN COMFORT IN MÉRIDA

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0191

Casa Koochooloo, a stunning mid-century modern home originally built in 1950 and fully restored in 2022, captures the timeless elegance of Palm Springs and 1950s Florida while incorporating modern comforts. Nestled between Santa Ana and Barrio de Santiago, it offers a prime location with easy access to Mérida's best dining, shopping, and cultural attractions.

The thoughtfully designed layout features a stylish foyer that flows seamlessly into the elegant living room. At the heart of the home is the open-concept gourmet kitchen, complete with a spacious cooking island and breakfast bar. The bright and airy dining area connects effortlessly to the garden, enhancing the indoor-outdoor living experience. The master bedroom offers direct garden access, a spacious walk-in closet, and a private bathroom. The second bedroom also ensures privacy, with an en-suite bathroom and access to the garden.

Designed for seamless indoor/outdoor living, Casa Koochooloo boasts a covered terrace and a beautiful, low-maintenance garden with a large, heated, and filtered pool with a charming fountain. Additional highlights include a secure garage, a laundry room with modern appliances, and elegant finishes such as a stylish blend of modern and colorful pasta tiles and partially exposed stone walls as both a design feature and functional element for humidity control.

With a clear title ensuring a hassle-free property transfer, this home is the perfect blend of historic charm, elegance, and contemporary living in the heart of Mérida.

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

- **MID-CENTURY MODERN CHARM** – Originally built in 1950 and fully restored in 2022, this home echoes the architectural elegance of Palm Springs, California, and 1950s Florida, blending retro sophistication with contemporary comforts.
- **PRIME LOCATION** – Perfectly positioned between Santa Ana and Barrio de Santiago, offering a balance of tranquility and accessibility to Mérida's best dining, shopping, and cultural attractions.
- **SECURE GARAGE** – A rare find in Mérida's historic center, providing secure parking for one vehicle.
- **LUXURY FINISHES & FEATURES** – Outfitted with exclusive, high-quality materials and appliances to ensure a premium living experience.
- **HASSLE-FREE OWNERSHIP** – Clear title ensures a smooth and straightforward property transfer.

HARD FACTS

- *Year of construction* | 1950
- *Year of latest renovation* | 2022
- *Alignment* | North-South
- *Lot* | 286.8 m² (3,087 ft²)
- *Width x Length* | 12 m x 23.9 m
- *Construction* | 198.4 m² (2,136 ft²)

PROPERTY LAYOUT

FRONT SECTION

- **Garage** – Secure parking with access to the house and the back yard.
- **Front Yard & Terrace** – A charming, inviting space with a cozy seating area.

LIVING SPACES

- **Foyer** – Welcoming entrance with design accents.
- **Gourmet Kitchen** – Open-concept kitchen featuring a large cooking island with a breakfast bar and state-of-the-art appliances.
- **Living Room** – Elegantly, designed for relaxation and entertaining.
- **Dining Room** – Bright and airy, with direct garden access for seamless indoor-outdoor living.

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BEDROOMS & BATHROOMS

- **Guest Bedroom** – Well-sized with a closet and en-suite bathroom, offering private garden access.
- **Master Suite** – Features a large walk-in closet, en-suite bathroom, and direct garden access for a tranquil retreat.

SERVICE & UTILITY AREAS

- **Laundry Room** – Equipped with a modern Samsung washer and dryer, conveniently connected to the master bedroom and garden.
- **Storage / Machinery Room** – A functional space that connects the garage to the backyard, doubling as a service hallway.

OUTDOOR SPACES

- **Covered Terrace** – Ideal for shaded relaxation and outdoor dining.
- **Garden** – Beautiful, low-maintenance garden.
- **Pool** – Large, heated, and filtered pool with a charming fountain, perfect for year-round enjoyment.

GENERAL FEATURES

- **Bright & Breezy Design** – Large windows and strategically placed skylights fill the home with natural light and enhance ventilation.
- **Seamless Indoor-Outdoor Living** – Designed to connect effortlessly with the terrace, garden, and pool area.
- **Modern Comforts** – Equipped with air conditioning, ceiling fans, and high-speed fiber-optic internet.
- **Fully Equipped Kitchen** – Features a refrigerator, dishwasher, gas stove, oven, and custom cabinetry.
- **Smart Water Management** – Hydropneumatic water pressure system, water heater, city water supply (non-treated), and a private well for the pool ensure efficiency and convenience.
- **Elegant Finishes** – A stylish blend of modern and colorful pasta tiles enhances the home's aesthetic appeal.
- **Natural Stone Accents** – Partly exposed stone walls serve as both a design feature and a functional element for humidity control.

Location

HISTORICAL CENTER

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.

This property boasts an exceptional location in the heart of Mérida's historic center on Calle 49, perfectly positioned between the renowned parks of Santa Ana and Santiago. The area seamlessly blends tranquility with the lively charm of Mérida's rich culture and attractions.

Known for its beautifully restored colonial homes, this desirable neighborhood offers a picturesque and vibrant atmosphere. Major tourist destinations, local markets, and cultural landmarks are just a short walk away, making it ideal for exploring the city on foot.

Whether you're envisioning an Airbnb, or a personal retreat, this location provides an excellent foundation for your plans. Its combination of accessibility, charm, and serenity delivers an unmatched living experience for those seeking a colorful and well-preserved slice of Mérida's historic Centro.

DISTANCES FROM THE PROPERTY TO

- OXXO (Convenience Store) | 450 m (0.3 mi)
- Mérida English Library (MEL) | 650 m (0.4 mi)
- Parque de Santiago | 750 m (0.5 mi)
- Parque de Santa Ana | 1 km (0.6 mi)
- Paseo de Montejo, New Restaurant Area | 1.2 km (0.75 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.5 km (0.9 mi)
- Mérida International Airport | 7 km (4.3 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 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.

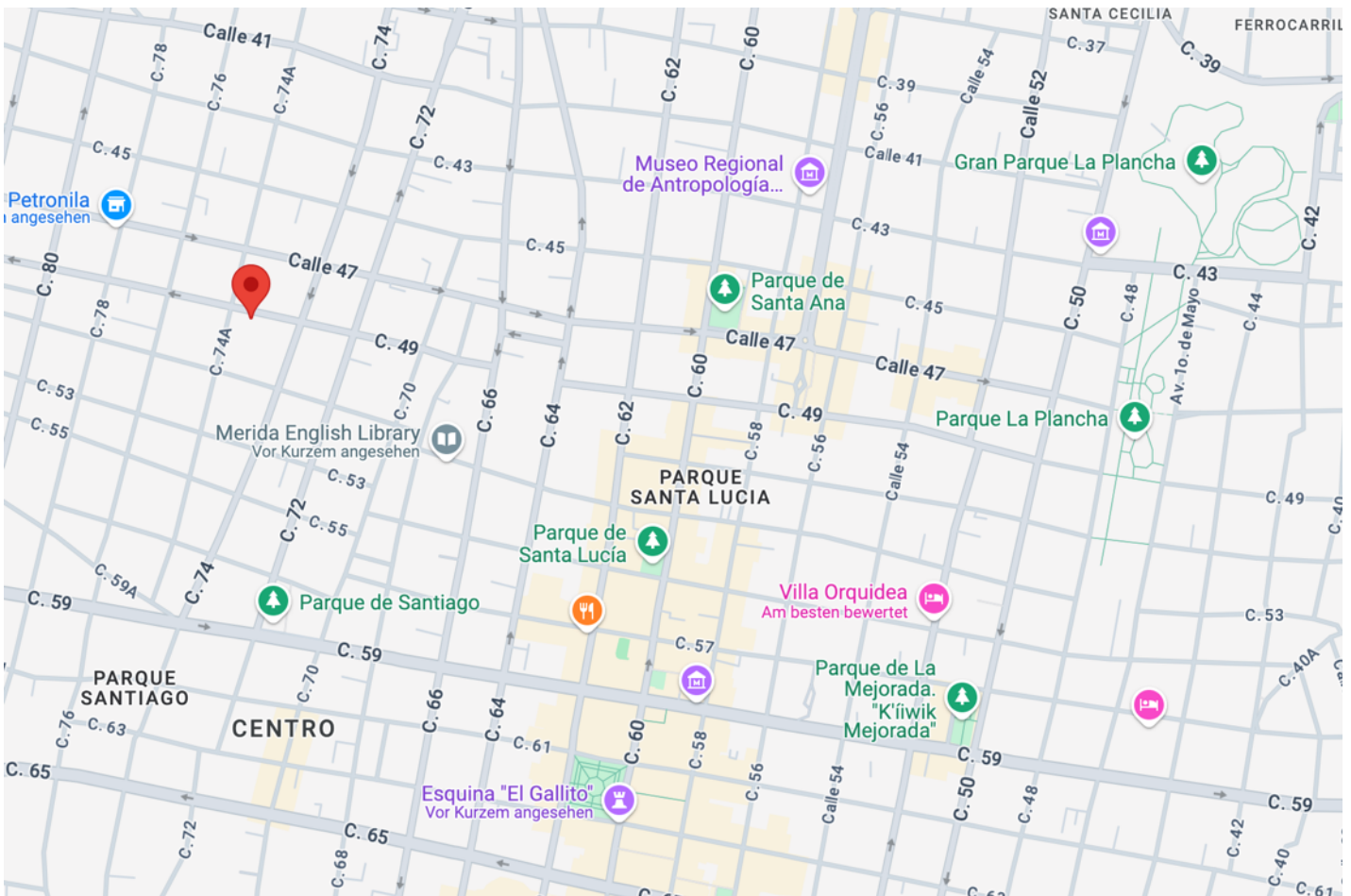
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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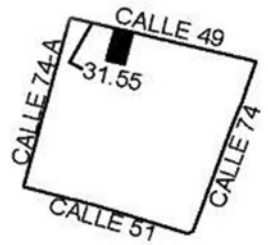
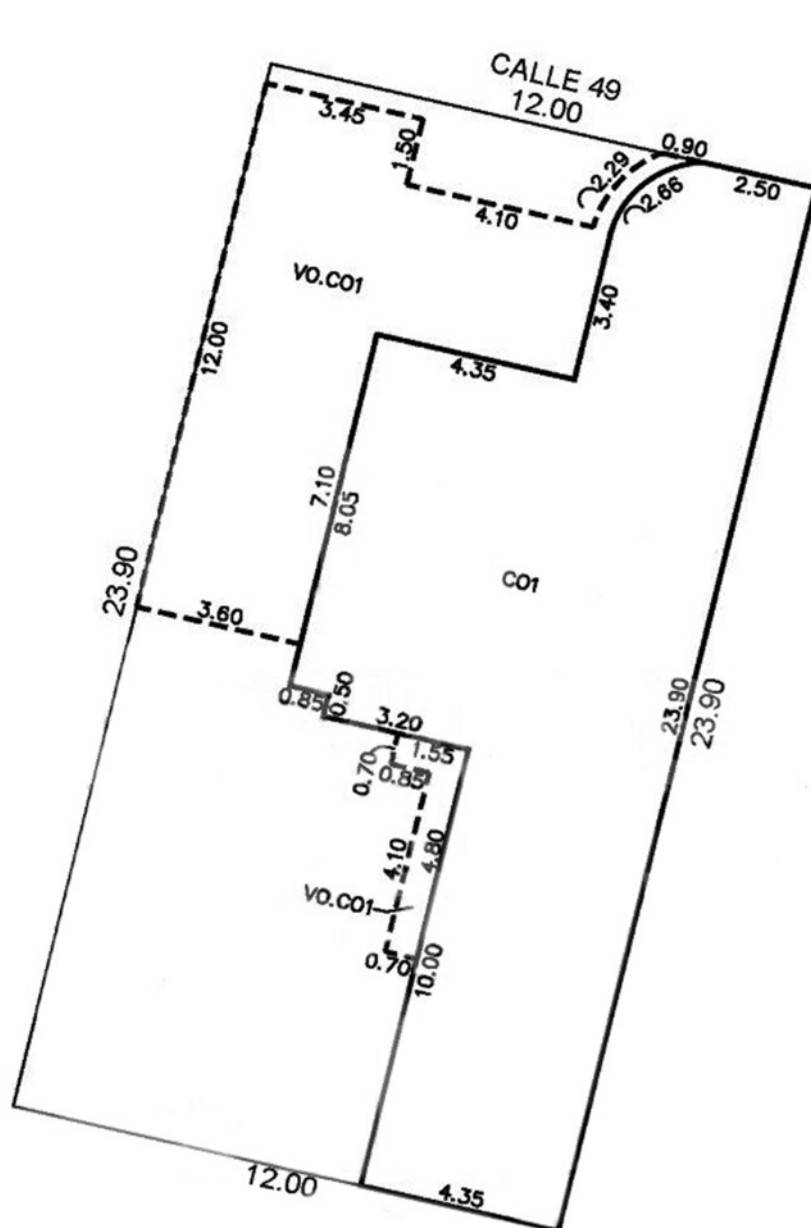
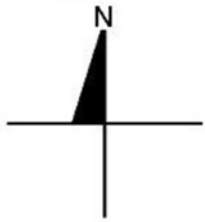
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Floor Plan



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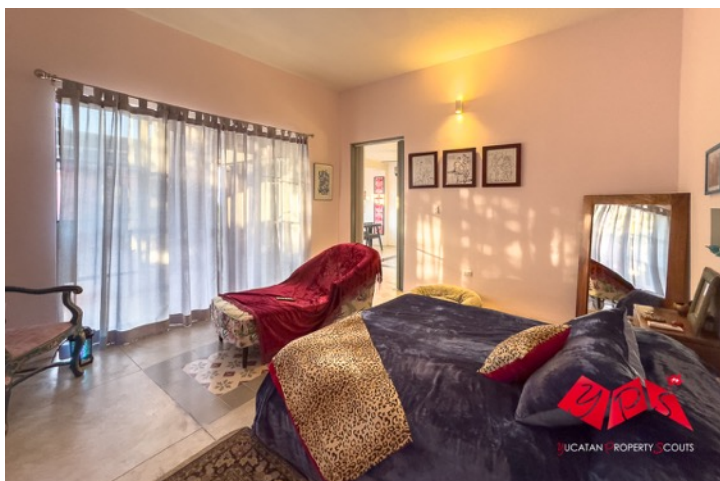
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Picture Selection

Further pictures are available on demand.



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