

EXCLUSIVE RESIDENTIAL PROJECT IN ITZIMNÁ, MÉRIDA

Yucatán | Mérida | Itzimná



YUCATAN PROPERTY SCOUTS



for sale | 6,900,000 MXN (from)

Description

Property Code | YPS-02-0193

Located in the heart of Itzimná, one of Mérida's most historic and charming neighborhoods, this exclusive residential project harmoniously blends tradition with contemporary design. Nestled near the central park and the iconic 16th-century church, these homes offer a unique lifestyle that bridges the elegance of colonial architecture with modern comforts.

Experience the perfect fusion between the historic center and the vibrant northern neighborhoods, where every detail has been thoughtfully designed to create an architectural masterpiece. With organic finishes and a distinctive aesthetic, these residences are more than just homes—they are a testament to exceptional craftsmanship and timeless style. Welcome to an extraordinary life in the center of Mérida.

Project Overview

- **Completion Date:** April 2025
- **Total Lot Size:** 643 m² (6,921 ft²)
- **Number of Residences:** 3 Villas/Townhouses

Each villa boasts its own unique layout and features while maintaining a cohesive architectural identity inspired by Yucatán's historic elegance.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

HIGHLIGHTS

- **PRIME LOCATION IN HISTORIC ITZIMNÁ** – Situated near the central park and a 16th-century church, these residences offer a perfect blend of colonial charm and modern living in one of Mérida's most sought-after neighborhoods.
- **EXCLUSIVE RESIDENTIAL PROJECT** – A boutique development featuring three architecturally distinct villas with organic finishes and a seamless fusion of tradition and contemporary design.
- **SPACIOUS AND THOUGHTFULLY DESIGNED HOMES** – Each villa offers unique layouts, ranging from 2 to 3 bedrooms, private pools, double-height ceilings, and high-end finishes, catering to different lifestyle needs.
- **MODERN AMENITIES AND SMART INFRASTRUCTURE** – Homes are equipped with installations for solar panels, video intercom, air conditioning ducts, pressurized water systems, and underground cisterns, ensuring both comfort and efficiency.
- **AN EXCEPTIONAL INVESTMENT OPPORTUNITY** – With a completion date of April 2025, this project presents a rare chance to own a luxury home in a historically rich area, promising long-term value and an extraordinary living experience.

VILLA/TOWNHOUSE I (YPS-02-0193/1)

- **Sales Price:** 7,150,000 MXN
- **Lot Size:** 152 m² (1,636 ft²)
- **Dimensions:** 5.6 m x 28 m
- **Construction Size:** 199 m² (2,142 ft²)
- **Layout:** 2 Bedrooms | 2.5 Bathrooms | Pool | Laundry Area | Garage for Two Cars

Ground Floor:

- Covered parking
- Open-concept living/dining/kitchen area
- Guest bathroom
- Garden with pool and bar
- Laundry area

Upper Floor:

- Master bedroom with full bathroom, walk-in closet, and balcony
- Second bedroom with full bathroom, walk-in closet, and balcony

Floor Plan - Villa I



YUCATAN PROPERTY SCOUTS

Ground Floor:



Upper Floor:



Yucatan Property Scouts | René Jeremias

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

Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection - Villa I



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

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

Facebook: @YPS.Realtor | Internet: www.yps.mx

VILLA/TOWNHOUSE II (YPS-02-0193/2)

- **Sales Price:** 6,900,000 MXN
- **Lot Size:** 154 m² (1,658 ft²)
- **Dimensions:** 11.4 m x 13.2 m
- **Construction Size:** 192 m² (2,067 ft²)
- **Layout:** 3 Bedrooms | 3 Bathrooms | Pool | Laundry Area | Garage for Two Cars

Ground Floor:

- Covered parking
- Spacious living/dining area with double-height ceilings
- Separate kitchen
- Laundry room
- Third bedroom with full bathroom
- Garden with swimming pool

Upper Floor:

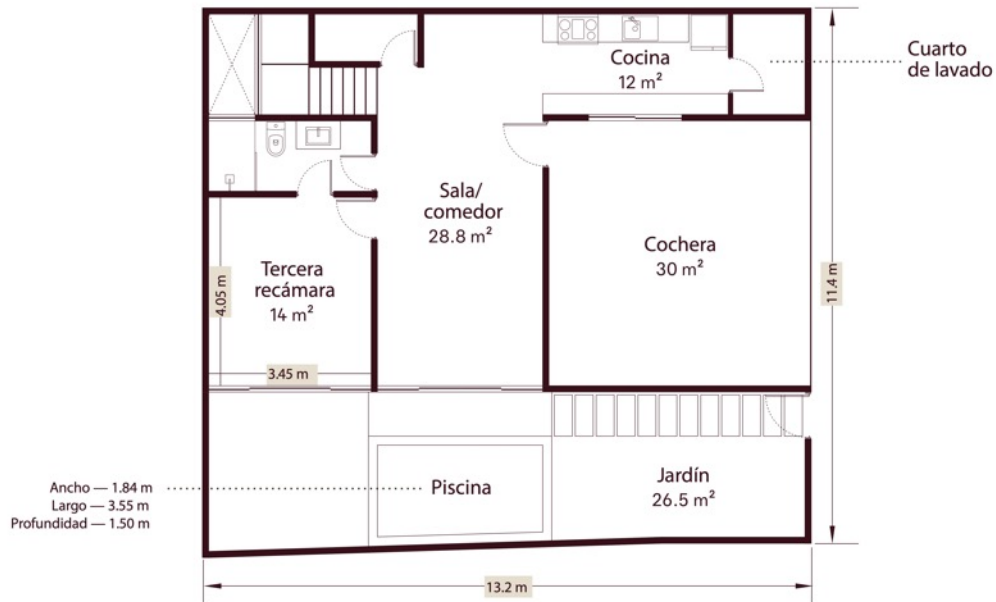
- TV room
- Master bedroom with full bathroom, walk-in closet, and balcony

Floor Plan - Villa II



YUCATAN PROPERTY SCOUTS

Ground Floor:



Upper Floor:



Yucatan Property Scouts | René Jeremias

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

Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection - Villa II



YUCATAN PROPERTY SCOUTS



SALA DE ESTAR



COCINA



RECAMARA PRINCIPAL



SEGUNDA RECAMARA



TERCERA RECAMARA

Yucatan Property Scouts | René Jeremias

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

Facebook: @YPS.Realtor | Internet: www.yps.mx

VILLA/TOWNHOUSE III (YPS-02-0193/3)

- **Sales Price:** 7,550,000 MXN
- **Lot Size:** 168 m² (1,808 ft²)
- **Dimensions:** 9 m x 19.3 m
- **Construction Size:** 211 m² (2,271 ft²)
- **Layout:** 3 Bedrooms | 3.5 Bathrooms | Pool | Laundry Area | Garage for Two Cars

Ground Floor:

- Covered parking
- Spacious living/dining area with double-height ceilings
- Separate kitchen
- Guest bathroom
- Third bedroom with full bathroom
- Garden with swimming pool

Upper Floor:

- Master bedroom with full bathroom, walk-in closet, and balcony
- Second bedroom with full bathroom and walk-in closet
- Laundry room

Floor Plan - Villa III

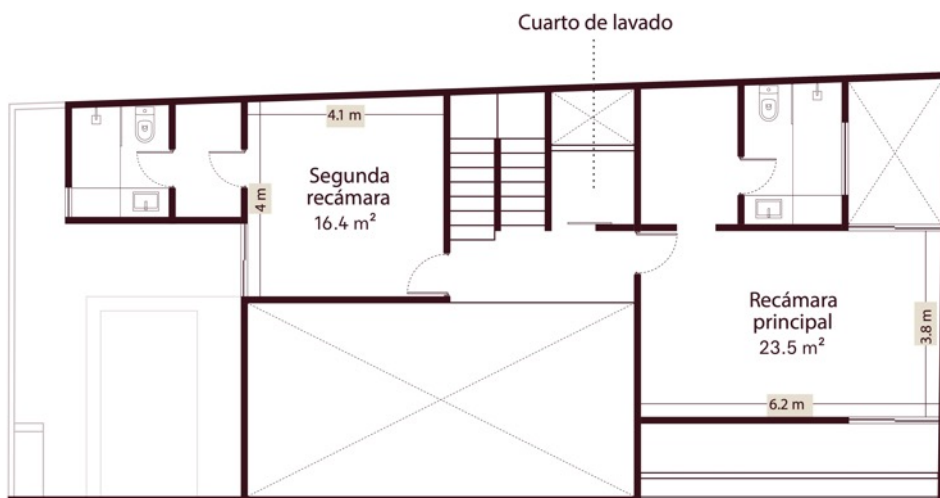


YUCATAN PROPERTY SCOUTS

Ground Floor:



Upper Floor:



Yucatan Property Scouts | René Jeremias

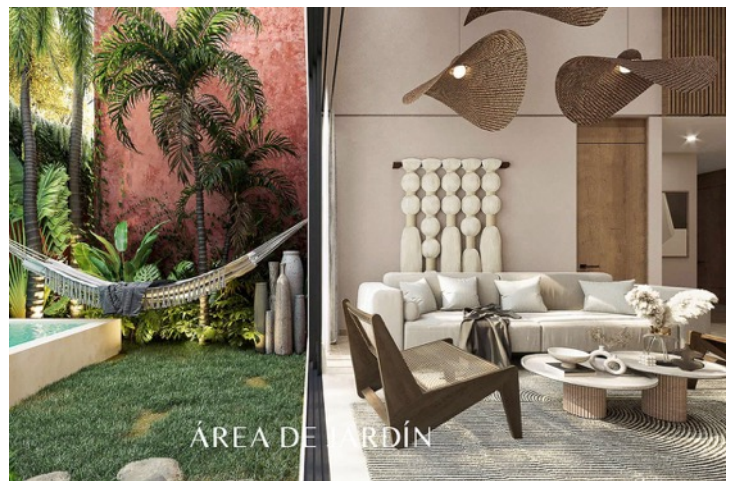
Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection - Villa III



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

FACILITIES (INCLUDED IN ALL VILLAS/TOWNHOUSES)

- Electrical installation with preparation for future solar panels.
- Voice and data installations
- TV, telephony, and WiFi outlets
- Preparations for video intercom/CCTV installation
- Preparations for fans
- Air conditioning ducts
- Gas installations for stove
- Hydraulic installation with pressurized hydropneumatic system
- Underground cistern and additional water tank
- Sanitary installation with placement of an individual treatment system.

Electrical items subject to warranty NOT INCLUDED

A UNIQUE INVESTMENT OPPORTUNITY

This exclusive project in Itzimná offers a rare chance to own a modern residence in a historic neighborhood. The fusion of colonial inspiration with contemporary design creates an unparalleled living experience. Whether you are looking for a dream home or a smart real estate investment, these villas provide both luxury and timeless value in one of Mérida's most sought-after locations.

Secure your future today in Itzimná—where history and modernity come together to create an extraordinary lifestyle.

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

Location

ITZIMNÁ

Itzimná is one of Mérida's most distinguished and historically rich neighborhoods, offering a unique blend of colonial heritage and modern convenience. Originally a small village outside the city, Itzimná has evolved into a prestigious residential area while retaining its old-world charm. The neighborhood is centered around Parque de Itzimná, a charming plaza featuring a 16th-century church, one of the oldest in Mérida, alongside lush greenery and quiet streets.

Renowned for its mix of colonial mansions and contemporary homes, Itzimná attracts both long-time residents and newcomers seeking a sophisticated yet tranquil lifestyle. The area is well-connected to Mérida's Centro Histórico and the city's modern northern districts, making it ideal for those who appreciate history but want easy access to modern amenities.

Itzimná is home to boutique cafes, local markets, cultural institutions, and high-end residences, making it a sought-after neighborhood for professionals, families, and investors alike. Its strategic location near Paseo de Montejo and Avenida Líbano ensures quick access to Mérida's best restaurants, shopping centers, and business districts.

Located on Calle 16, our project sits in a peaceful yet well-connected part of Itzimná, just a short walk from the central park and historic church. The street is known for its serene atmosphere, well-kept homes, and easy access to key areas of Mérida.

This location offers the best of both worlds:

- A quiet residential setting with tree-lined streets and minimal traffic.
- Proximity to cultural landmarks like Parque de Itzimná and its historic church.
- Convenience—just minutes away from major roads leading to Centro, Paseo de Montejo, and Mérida's northern districts.

DISTANCES FROM THE PROPERTY TO

- Parque de Itzimná | 250 m (820 ft)
- Parque Alemán | 850 m (0.5 mi)
- Paseo de Montejo – Monumento a La Patria | 1 km (0.6 mi)
- Gran Parque La Plancha | 1 km (0.6 mi)
- Calle 47 (new gastronomic zone) | 1.8 km (1.1 mi)
- ADO Bus Terminal Alternativa Paseo 60 | 1.8 km (1.1 mi)
- Parque Santa Ana | 2.4 km (1.5 mi)
- Mérida International Airport | 11 km (6.8 mi)

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx



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.

Yucatan Property Scouts | René Jeremias

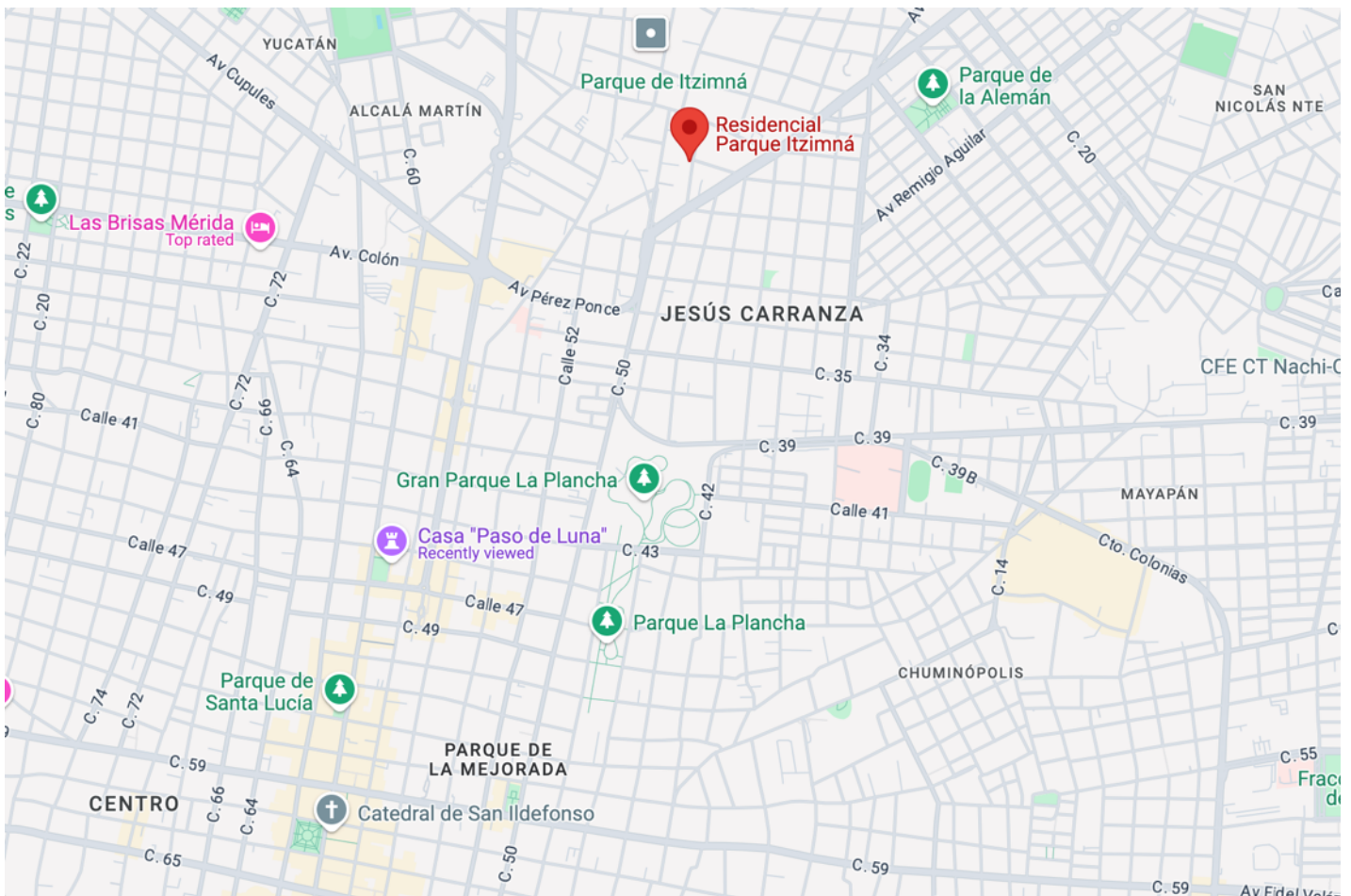
Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



Yucatan Property Scouts | René Jeremias

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

Facebook: @YPS.Realtor | Internet: www.yps.mx