

CHARMING RENOVATION OPPORTUNITY WITH CASITA IN GREAT CENTRO LOCATION

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0196

Discover the potential of this centrally located property between Paseo de Montejo, and Avenida Reforma. Featuring good bones and a versatile layout, this home is primed for a creative remodel. Included is a premium renovation project designed by a renowned Californian architect, offering a visionary blueprint for a stunning transformation.

The main house boasts three bedrooms, a bright hallway with skylights, and a spacious living and dining area. Outside, the garden with a dip pool and palm trees creates a tropical retreat. A separate casita with its kitchen, living area, bedroom, and bathroom offers excellent flexibility for guests or rental income.

With a clear title, transferable Fideicomiso, and a garage for off-street parking, this property offers hassle-free ownership and exceptional potential in one of Mérida's most vibrant neighborhoods.

Schedule Your Private Viewing Today!

For more information on the amenities as well as the location of the property, please see the FACTS and LOCATION sections below.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- **RENOVATION OPPORTUNITY:** Unlock the full potential of this charming property with a creative remodel.
- **GREAT LOCATION:** Close to Paseo de Montejo, Santa Ana, and the popular Slow Food Market
- **PREMIUM REMODEL PROJECT AVAILABLE:** Includes a stunning renovation plan by a renowned Californian architect, offering a unique vision for a contemporary transformation.
- **SOLID STRUCTURE & LAYOUT:** Ideal for renovation, featuring good bones and a separate casita for added flexibility.
- **HASSLE-FREE OWNERSHIP:** Clear title ensures a smooth and secure property transfer.
- **TRANSFERABLE FIDEICOMISO:** A bank trust is already in place, simplifying the buying process for foreign buyers.

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 312.8 m² (3,367 ft²)
- *Width x Length* | 5.6 m x 60.9 m
- *Construction* | 245.5 m² (2,643 ft²)

PROPERTY LAYOUT

- Garage: Convenient off-street parking.
- Receiver: Welcoming entrance area.
- Living Room
- Three Bedrooms: Includes one upstairs bedroom.
- Hallway with Skylights: Enhances natural light throughout the home.
- Two Bathrooms
- Dining Area
- Kitchen
- Terrace
- Covered Laundry Area: Practical and sheltered workspace.
- Garden: Features a dip pool and several palm trees.
- Casita: Separate guest house with a kitchen, living area, bedroom, and bathroom.
- Storage Room: Convenient extra space for tools and supplies.

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Location

HISTORICAL CENTER

Mérida's historic center is the city's greatest attraction, renowned for its beautifully restored colonial-era buildings. Iconic avenues like Paseo de Montejo and vibrant areas around Santa Ana, Santa Lucía, and Santiago parks are home to theaters, museums, colorful galleries, fine dining, and charming cafés. The old town draws culturally curious travelers from around the world, as well as a thriving ex-pat community who have succumbed to the Centro's allure, restoring many of its stunning colonial homes.

Nestled in the heart of Mérida's vibrant Centro Histórico, this property enjoys a great location on Calle 39, close to Avenida Reforma. The area is known for its colorful colonial architecture, tree-lined streets, and proximity to Santa Ana, Paseo de Montejo and attractions like the Slow Food Market. With restaurants, cafés, art galleries, and local markets within walking distance, this location provides an ideal setting for both living and investing in Mérida's historic charm.

DISTANCES FROM THE PROPERTY TO

- Slow Food Market | 750 m (0.47 mi)
- Paseo de Montejo | 750 m (0.47 mi)
- Paseo 60 (great restaurants, ADO bus station) | 850 m (0.53 mi)
- Parque de Santa Ana | 850 m (0.53 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.8 km (1.1 mi)
- Mérida International Airport | 8.3 km (5.2 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

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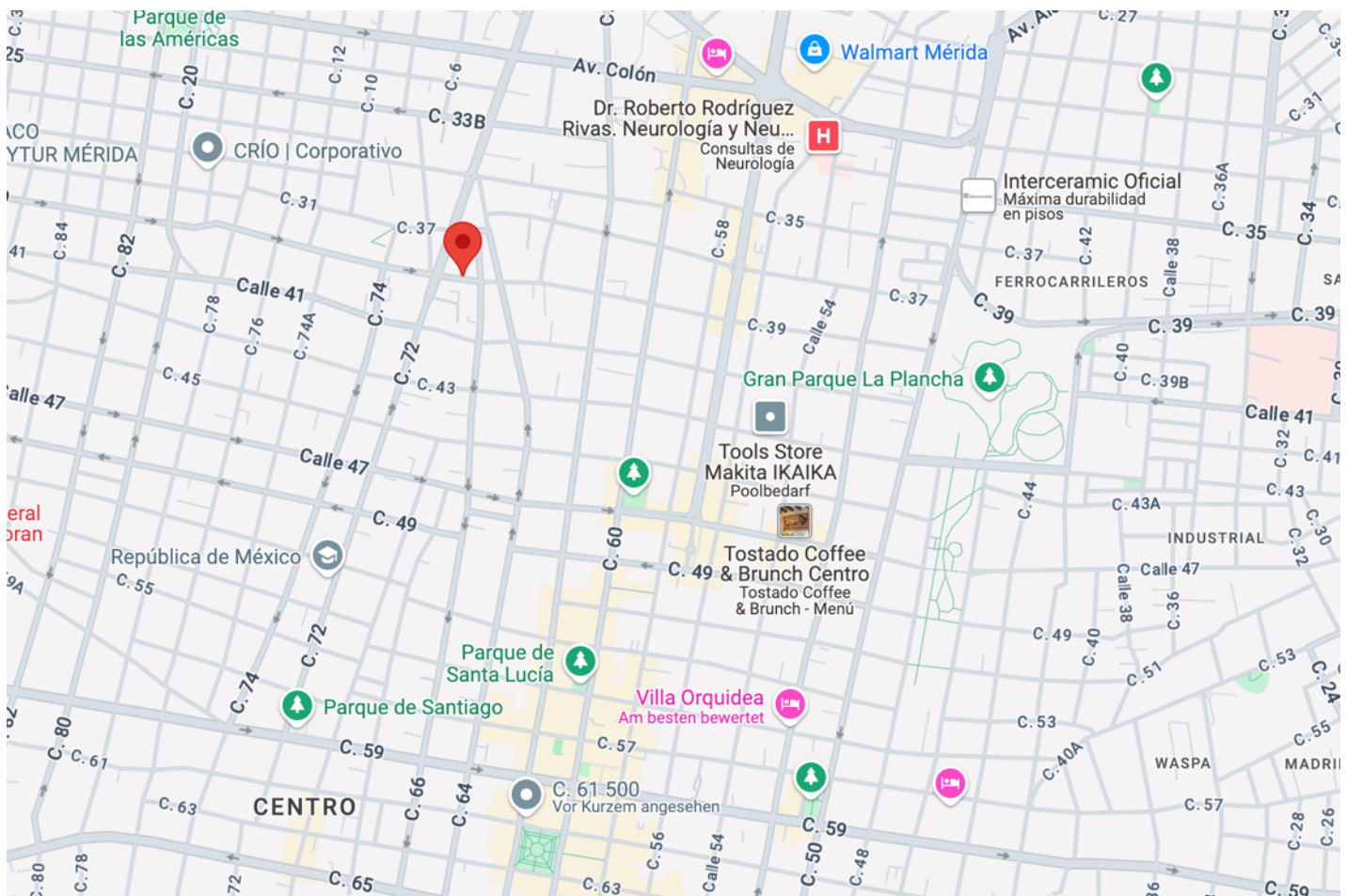


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outstanding healthcare system, which boasts the best hospital network in the country. Through collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the 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.

PROPERTY LOCATION



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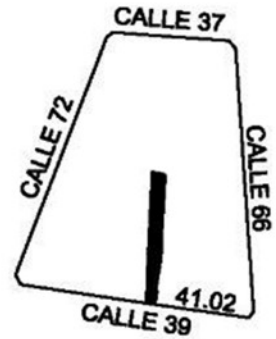
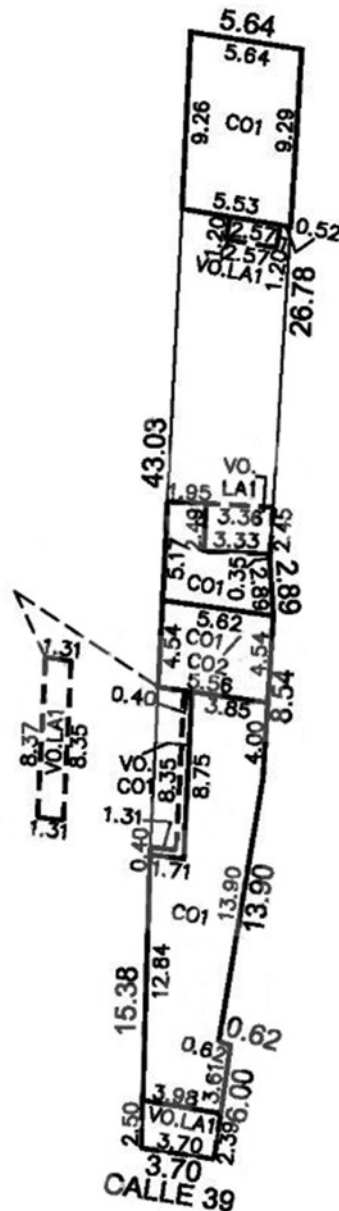
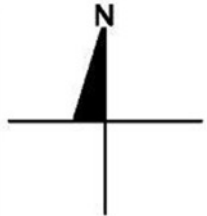
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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