

# TRANQUIL FAMILY ESTATE WITH LUSH GARDEN AND INFINITY POOL

Yucatán | Mérida | Chicxulub | Quintas Baspul



YUCATAN PROPERTY SCOUTS



for sale | 9,800,000 MXN

## Description

Property Code | YPS-02-0195

This exceptional property offers a serene retreat with lush tropical landscaping, featuring mature palm trees, bamboo, and vibrant gardens in both the front and backyard. The stunning infinity pool, finished in elegant Chukum, boasts multiple zones for relaxation and a shaded terrace with sun loungers.

Inside, the hacienda-style main house is designed for comfort and elegance. Extra-high ceilings enhance airflow, while air conditioning and ceiling fans ensure a pleasant climate year-round. The spacious living and dining area enjoys natural light from skylights and offers views of the garden. The master suite features a walk-in closet and a luxurious bathroom with a shower and elegant bathtub. Two additional bedrooms, each with en-suite bathrooms, provide ample space for family or guests. The fully equipped kitchen combines modern convenience with timeless charm.

An inviting annex expands the living space with a versatile studio or family room, a dedicated gym, and an extra room ideal for storage or pets. Large windows connect the interior to the lush garden and pool area.

A high-efficiency solar power system with 16 panels and 4 new batteries ensures energy independence. Additional amenities include a water pressurization system, water softener, reverse osmosis filter, and a private well.

Experience the perfect blend of tranquility and convenience with this serene family estate. Ideally located just north of Mérida, this exceptional property offers effortless access to the Yucatán Riviera's pristine beaches and the city's vibrant north. A rare gem, it promises refined living in a peaceful yet well-connected setting.

Yucatan Property Scouts | René Jeremias

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## 📍 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.

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## Facts

### HIGHLIGHTS

- **BEAUTIFUL LUSH GARDEN:** Beautifully landscaped with tropical plants, mature palm trees, bamboo, and a manicured lawn.
- **EXCEPTIONAL POOL AREA:** Features a huge, filtered infinity pool with multiple zones, finished in elegant Chukum. Includes a covered pool terrace with sun loungers — perfect for relaxation.
- **SUPERIOR CLIMATE CONTROL:** Enjoy year-round comfort with extra-high ceilings, air conditioning, and ceiling fans throughout the property, including the annex.
- **ELEGANT HACIENDA-STYLE ARCHITECTURE:** A timeless design paying homage to Yucatán's rich history.
- **IMPECCABLE CONDITION:** The property is meticulously maintained and move-in ready.
- **PRIME, PEACEFUL LOCATION:** Ideally positioned just north of Mérida, offering convenient access to the stunning beaches of the Yucatán Riviera.
- **HASSLE-FREE OWNERSHIP:** A 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* | 2018
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 1,277 m<sup>2</sup> (13,746 ft<sup>2</sup>)
- *Width x Length* | 25 m x 51 m
- *Construction* | 482 m<sup>2</sup> (5,195 ft<sup>2</sup>)

## PROPERTY LAYOUT

### MAIN HOUSE

- Elegant, hacienda-style entrance hallway.
- Spacious, central living area featuring a decorative indoor garden with skylights for natural light. The dining area seamlessly blends into the living and TV area, offering spectacular views of the lush garden.
- Fully equipped kitchen with modern appliances, accessible from the front yard and living area.
- Convenient half bathroom.
- Master suite with a walk-in closet and a luxurious, extended bathroom with a shower and elegant bathtub.
- Two additional bedrooms, each with a walk-in closet and private bathroom.
- Large, combined storage and laundry room with a washer and dryer.

### ANNEX

- Spacious studio or family room.
- Dedicated gym.
- Extra room, ideal for storage or pets.
- Large windows provide plenty of natural light and views of the lush garden and pool area.

### OUTDOOR SPACES

- Vibrant front yard with mature trees, palm trees, and tropical plants.
- Spacious garage for two cars, with additional parking available.
- Stunning garden oasis with tropical landscaping, bamboo, and a lawn.
- Impressive infinity pool with multiple zones, finished in Chukum.
- Covered pool terrace with sun loungers for shaded relaxation.
- Service hallway for easy maintenance access.
- Dedicated machinery room.

## GENERAL FEATURES

- Elegant hacienda-style architecture inspired by local heritage.
  - Optimal Climate Control: Enjoy superior comfort with extra-high ceilings, air conditioning, and ceiling fans throughout the entire property, including the annex.
  - High-efficiency solar power system with 16 solar panels and 4 brand-new batteries ensuring an uninterrupted power supply for the entire property.
  - Reliable water pressurization system and water softener.
  - Reverse osmosis filter for clean, potable water in the kitchen.
  - Private well, cistern, roof-mounted water tank, and biodigester for efficient water and waste management.
  - Stationary gas tank
  - Automatic irrigation system.
  - Stylish tiled floors throughout the property.
  - Fully fenced for privacy and security.
- \* Furniture is not included*

## Location

### QUINTAS BASPUL

Quintas Baspul offers an ideal balance of tranquility and convenience, making it a prime location for homebuyers seeking a peaceful lifestyle without sacrificing accessibility. Nestled near Chicxulub Pueblo, this exclusive residential area is just a short drive from Mérida's vibrant northern districts, known for their modern amenities, shopping centers, and international schools.

The picturesque town of Chicxulub Pueblo itself provides a charming, laid-back atmosphere with local markets, traditional eateries, and a welcoming community. Despite its serene setting, Quintas Baspul is well-connected, offering easy access to the highway that leads directly to the pristine beaches of the Yucatán Riviera. Whether you're drawn to coastal relaxation, cultural experiences, or the vibrant city life of Mérida, Quintas Baspul's strategic location allows you to enjoy the best of all worlds.

For families, retirees, or anyone seeking a spacious property surrounded by nature yet conveniently close to urban conveniences, Quintas Baspul presents an exceptional opportunity to invest in a peaceful yet connected lifestyle.

## DISTANCES FROM THE PROPERTY TO

- Chicxulub Pueblo | 1.6 km (1 mi)
- Archaeological Mayan site of Dzibilchaltún | 13 km (8 mi)
- Mérida North (Mall La Isla Cabo Norte) | 15 km (9 mi)
- Mérida North (Mall Altabrisa) | 18 km (11 mi)
- Chicxulub Puerto (beach) | 21 km (13 mi)
- Mérida International Airport | 43 km (26.7 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 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.

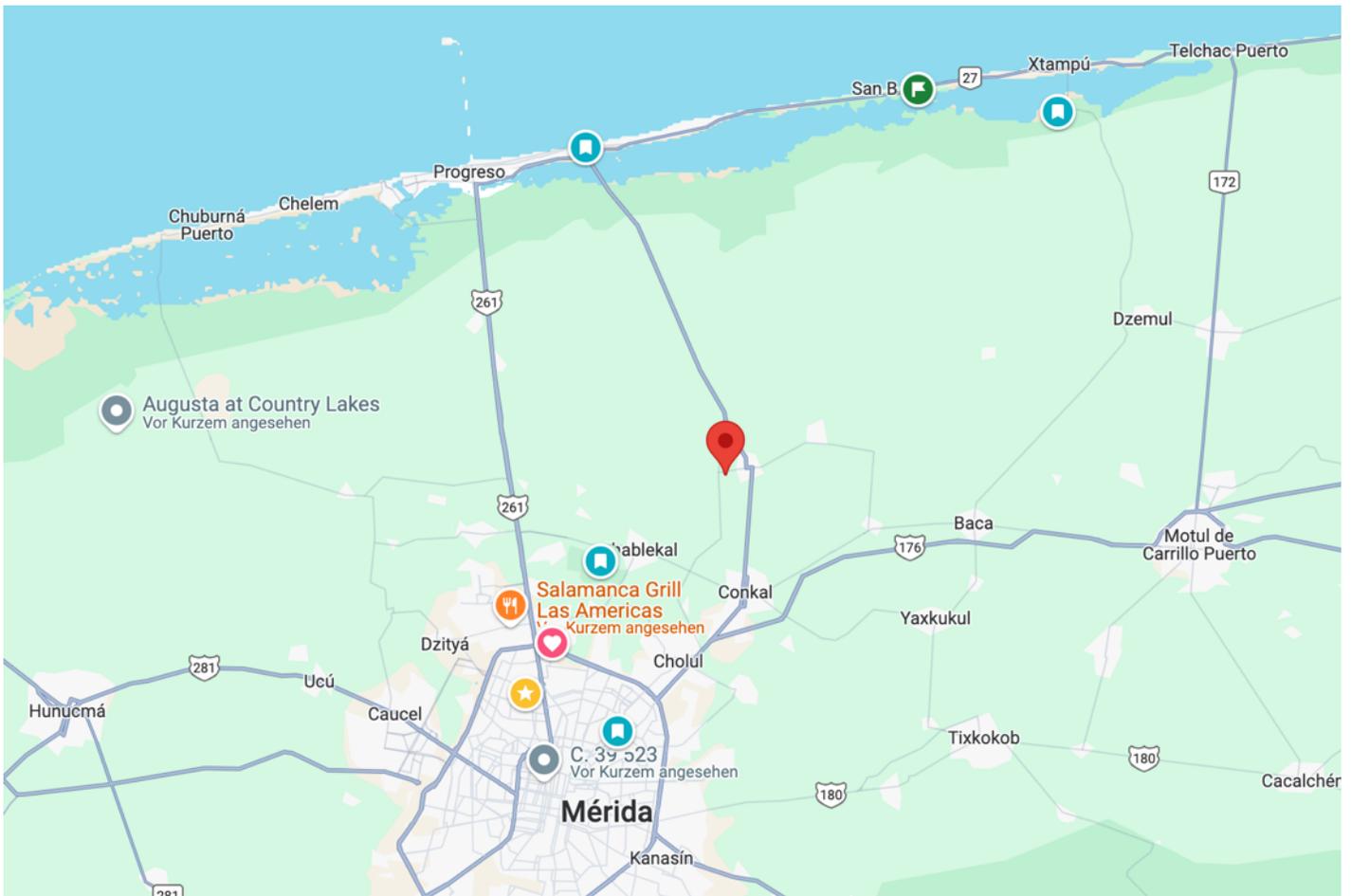
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## PROPERTY LOCATION



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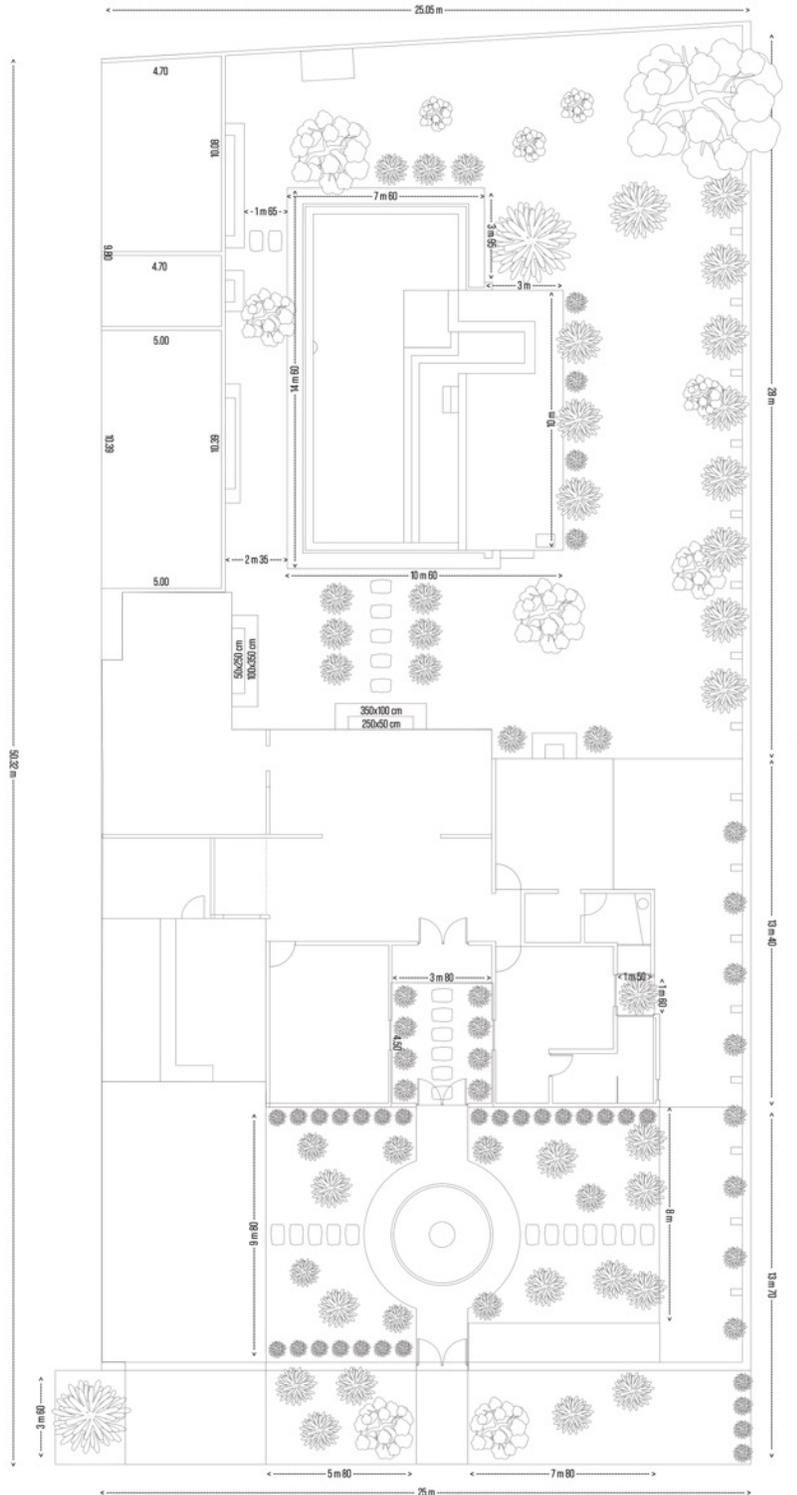
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Floor Plan



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## Picture Selection

Further pictures are available on demand.



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