

***2 AIRBNBS
IN ONE PROPERTY IN
MÉRIDA, YUCATÁN***

**Special Price
\$7'600,000.00 MXN**



This project began with an idea that completely shaped the way we approached the design.

The result:

A property consisting of two independent living units on two levels.

Approx. 191 m² of construction

Approx. 187 m² of land

Approx. 8.5 m wide x 22 m deep

Ideal for Airbnb

Airbnb
La Plancha

Ground
Floor

Upper
Floor



With independent access,
this property becomes a
unique opportunity
for wealth generation and
financial stability.

Ground floor 132 m² House with pool

- Entry portico
- Living room
- Dining room
- Kitchen
- Storage
- Bedroom with bathroom
- Half bath
- Laundry room
- Garage
- Pool
- Indoor garden



Upper floor *59 m²* *Loft-style studio*

- Kitchenette
- Dining area
- Bedroom
- Walk-in closet
- Bathroom
- Laundry area
- Terrace



Price:

- Regular: ~~\$7'920,000.00 MXN~~
- Special: \$7'600,000.00 MXN

Appraised by certified valuator
License No. 8554031

Airbnb
La Plancha

****Price subject to change without notice***



INVEST

\$7'600,000 MXN

AND EARN

\$64,125 MXN

(Aprox.)

MONTHLY
IN RENTALS

WITH AN
NET
RETURN

OF 10%

(Aprox.)

IS IT A GOOD BUSINESS?

Based on similar properties and the growing demand for lodging in the area, this property has the potential to generate 2 rental incomes:

Unit	Average Nightly Rate	Average Occupancy	Estimated Monthly Income
House with Pool Ground Floor 132 m ²	\$1,950 MXN	75%	\$43,875 MXN
Loft-Style Studio Upper Floor 59 m ²	\$900 MXN	75%	\$20,250 MXN
Total			\$64,125 MXN

- Annual income potential: +\$769,000 MXN with 75% occupancy
- Annual income potential: +\$1,000,000 MXN with 100% occupancy.

+ Property appreciation

Ground Floor



Ideal for short-term rentals, creative studios or private suites. This ground floor offers complete privacy, versatility, and high income potential. Each independent entrance multiplies your return opportunities.

Ground Floor Highlights



Ground Floor Highlights



Ground Floor Highlights



Ground Floor Highlights





Details

Every corner of this property is designed to impress. The bathroom stands out for its elegant design and luxury finishes: gold fixtures, handcrafted tiles that add character, and a rain shower that turns the daily routine into a boutique hotel experience. Spacious, well-lit areas ready to be enjoyed from day one.



Style and Natural Charm

Handcrafted lamps that bring warmth to every step along the main hallway, and a beautiful half bath with rustic and contemporary details: stone, indirect lighting, and finishes that connect with the organic. A space that breathes authenticity and comfort.

Ground Floor Highlights



Upper
Floor



An exclusive access offers privacy and multiple possibilities: From a second rental unit to an additional residence. Ideal for maximizing income without sacrificing comfort.

Upper Floor Highlights



Upper Floor Highlights



Upper Floor Highlights



Upper Floor Highlights





Beauty with purpose

Elements like the natural fiber lamp bring warmth and handmade character to the space, while the laundry area and service zones highlight the balance between style and functionality.





Location

Strategically located just a few steps from the new Gran Parque La Plancha, its proximity to Paseo de Montejo and the city center makes this property even more valuable, making it a smart and secure investment.



**CALLE 35-B #475 X 50
Y 50A SANTA CECILIA
MÉRIDA, YUCATÁN**

**Click here for exact
location:**

<https://maps.app.goo.gl/ewzHnUdLeNd79A2YA>

airbnbplancha.com

Distance to key spots:

- 5 blocks from Paseo de Montejo
- 6 blocks from the Gastronomic Corridor (47th Street)
- 5 min. from Yucatán International Convention Center
- 5 min. from Paseo 60
- 5 min. from Monumento a la Patria
- 8 min. from Salvador Alvarado Stadium
- 10 min. from Parque de las Américas
- 13 min. from Plaza Grande
- 25 min. from Mérida International Airport
- 44 min. from Progreso Beach





Mérida is increasingly attracting visitors seeking unique stays close to downtown, offering authentic experiences and modern comfort. This property is perfect for:

- Digital nomads looking for privacy and connectivity in a safe city
- Tourists interested in culture, gastronomy, and tropical climate
- Small families needing space and amenities like a pool
- Frequent business travelers or event attendees at the Convention Center



Located just meters from one of the most vibrant gastronomic corridors in the area.

From gourmet cuisine to unique local spots, every meal can become a memorable experience.



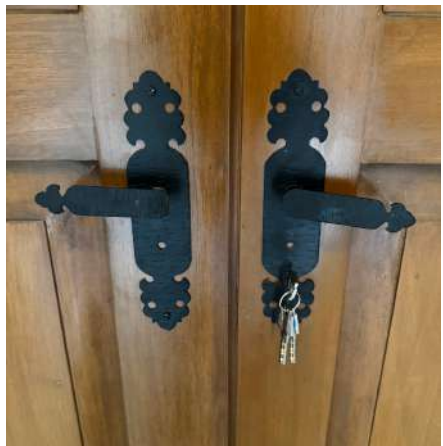
Security and Technology

At Airbnb La Plancha we prioritize not only independent access and security, but also owner convenience:

- Each access has a digital code you can control from your phone for each rental—ensuring optimal operational efficiency.

General features

- Air conditioning
- Ceiling fans
- Water heater
- Solar panels
- Security camera & system
- Solid wood doors
- Mosquito screens
- Smart locks
- Quartz kitchen countertops
- Gas stoves
- Gas tank
- Built-in closets
- Tempered glass shower doors
- LED lighting
- Additional furniture & equipment



Enjoy the perfect flow between indoors and outdoors. From the kitchen, visually connect with a private oasis featuring a pool, tropical vegetation, and stone walls—perfect for living, vacationing, or high-yield renting.



iAirbnb La
Plancha is
waiting for
you!

A unique space, with thoughtful design,
location and style.

Perfect to live in or to become your most
profitable investment.

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Plancha?

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all your questions.

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Earn twice.

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