

ELEGANT COLONIAL GEM WITH EXPANSION POTENTIAL NEAR PARQUE LA PLANCHA

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0197

This beautiful colonial home combines timeless elegance with modern comfort in one of Mérida's most desirable locations, just two and a half blocks from the newly revitalized Parque La Plancha. Behind its colonial façade, you'll find timeless colonial and hacienda-style architecture, including soaring wooden-beamed ceilings, elegant arched corridors, and colorful original pasta tile floors throughout.

The interior offers a spacious living room and an open-concept kitchen and dining area, ideal for both everyday living and entertaining. A covered terrace with stone columns opens onto an inviting pool area, complete with a palm tree, pool, and lounging space, perfect for enjoying Mérida's sunny climate.

The master suite boasts a luxurious en-suite bathroom with a soaking tub, double vanity, walk-in shower, and ample closet space. A second bedroom with its own bathroom ensures comfort and privacy for guests. The lush garden offers room for expansion, such as a guest casita or studio.

Additional features include air conditioning, original woodwork, a private well, water heaters, and high-speed internet. A clear title guarantees a smooth and secure property transfer.

This charming colonial home was thoughtfully restored a few years ago, preserving its authentic character and architectural beauty. While it now calls for some updates and personal touches, it presents a unique opportunity to transform a timeless property into a truly personalized living space that reflects your vision, style, and creativity.

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- **BEAUTIFUL COLONIAL & HACIENDA-STYLE ARCHITECTURE:** Elegant and timeless design featuring a restored colonial façade, traditional arched corridors, high wooden-beamed ceilings, and colorful original pasta tiles throughout.
- **PRIME LOCATION – JUST TWO AND A HALF BLOCKS FROM PARQUE LA PLANCHA:** Ideally located in the heart of Mérida, just a short walk from the vibrant and newly revitalized Parque La Plancha, offering restaurants, cultural spaces, and green areas.
- **LUSH TROPICAL GARDEN WITH EXPANSION POTENTIAL:** Spacious backyard adorned with mature palm trees and ample room to add a guest casita, garden pavilion, or other construction projects.
- **HASSLE-FREE OWNERSHIP:** Clear title ensures a smooth and secure property transfer.

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 421 m² (4,534 ft²)
- *Width x Length* | 8.1 m x 52 m
- *Construction* | 233 m² (2,517 ft²)

PROPERTY LAYOUT

- Spacious Colonial Living Room, featuring soaring wooden-beamed ceilings and beautifully preserved original Pasta tiles.
- Open-Concept Kitchen & Dining Area, seamlessly combined in colonial style with high ceilings, Pasta tiles, and space for indoor entertaining.
- Elegant Covered Terrace: A stunning colonial corridor with arched stone columns and high-beamed ceilings—flooded with natural light and ideal for relaxing or socializing.
- Inviting Pool Area, complete with a palm tree, pool, and lounging space, perfect for enjoying Mérida's sunny climate.
- Master Suite, with an expansive en-suite bathroom featuring a soaking tub, walk-in shower, double vanity, and built-in closets.
- Additional Bedroom with En-Suite Bathroom
- Generous Garden Area: Full of tropical greenery and ready for further development.

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GENERAL FEATURES

- Authentic colonial details: original wooden doors and windows, Pasta tile floors, and high ceilings throughout.
- Fully restored colonial façade, compliant with INAH (National Institute of Anthropology and History) preservation guidelines.
- Air conditioning and ceiling fans in bedrooms.
- Water heaters and dual water systems: city water plus a private well, ideal for pool maintenance and cost-effective water use.
- High-speed internet is available in the area.

Location

Nestled in the heart of Mérida's enchanting historic center, this property enjoys one of the most sought-after locations in the city. Just two and a half blocks from the newly revitalized Parque La Plancha—with its lush green spaces, bike paths, cultural events, and the beautifully restored former train station now housing the Mérida Art University—this area has quickly become a hub of creativity and leisure.

Surrounded by Mérida's colonial splendor, you're also within walking distance of many iconic landmarks, including the vibrant parks of Santa Ana, Santa Lucía, and Santiago, as well as the beautiful La Mejorada Park, just four blocks away. The nearby Chen Bech Market offers fresh local produce, regional specialties, and authentic Yucatecan cuisine in a casual, welcoming setting.

Whether you're strolling down Paseo de Montejo, dining in one of Centro's many fine restaurants, or enjoying a café terrace, most attractions are only minutes away. For longer distances, Mérida's reliable ride-hailing services like Uber, Didi, and inDrive provide fast and affordable access to the entire city.

DISTANCES FROM THE PROPERTY TO

- Chen Bech Market | 80 m (262 ft)
- Parque La Plancha | 500 m (0.3 mi)
- Parque de La Mejorada | 650 m (0.4 mi)
- Parque de Santa Lucía | 1.5 km (0.9 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 9.0 km (5.6 mi)

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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.

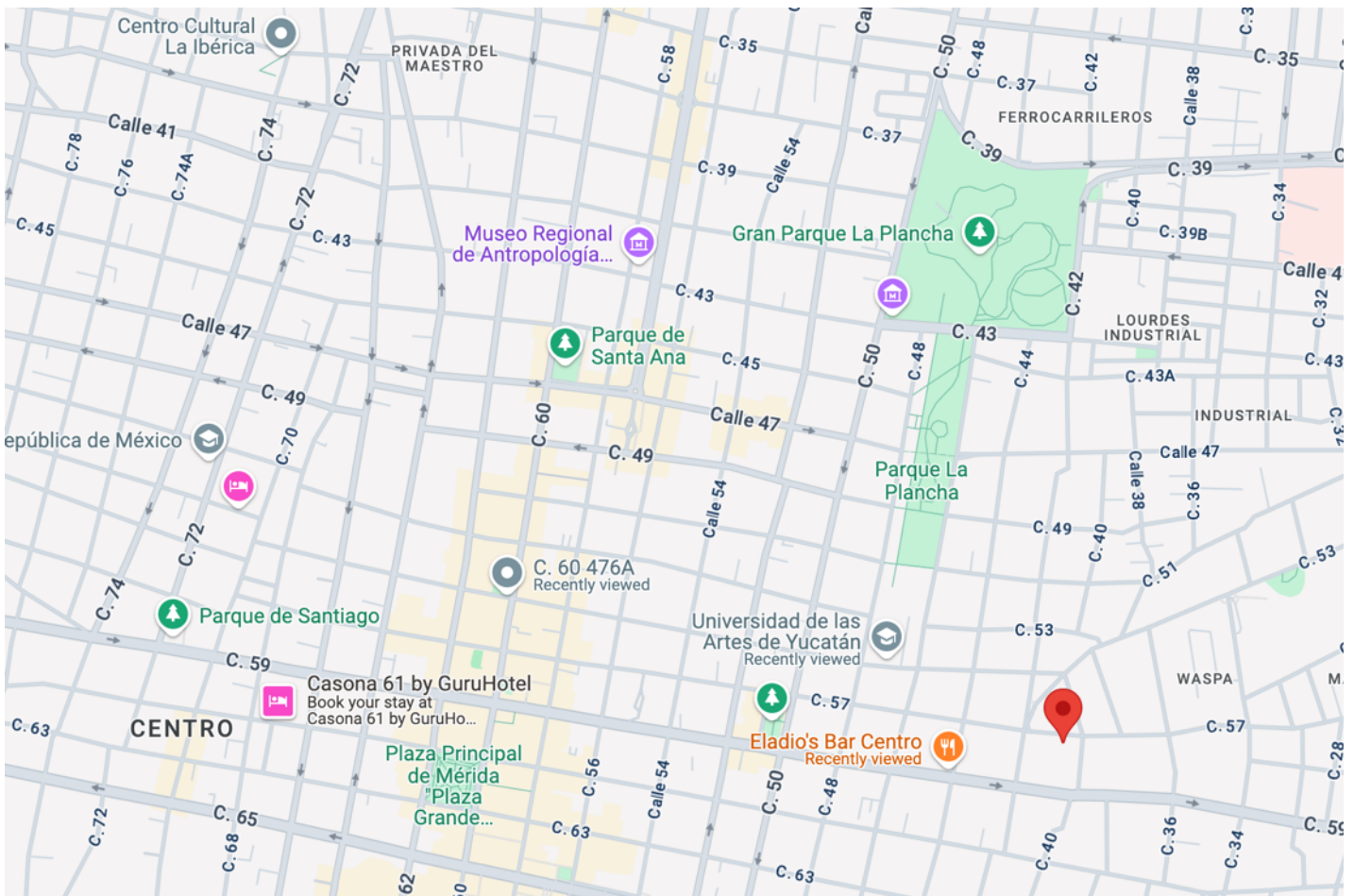
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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

Further pictures are available on demand.



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