

# CASA SERENA – CONTEMPORARY ELEGANCE AND SUSTAINABLE COMFORT IN DZITYÁ, MÉRIDA

Yucatán | Mérida | Dzitya



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0200

Welcome to Casa Serena, a refined single-story residence that masterfully blends contemporary design with sustainable living. Located in the peaceful and increasingly sought-after neighborhood of Dzityá, just minutes from Mérida's vibrant northern districts, this turnkey home offers privacy, comfort, and premium amenities in one of Yucatán's most desirable settings.

From its elegant open-concept layout to its tall ceilings and solar-tinted glass, every detail of Casa Serena is designed for year-round comfort. The home is equipped with 31 solar panels, a whole-house generator, six inverter A/C units, and ceiling fans throughout, ensuring energy efficiency and climate control in all seasons.

Three spacious bedrooms with en-suite bathrooms, a bright den, and an expansive living-dining area flow seamlessly into an easy-living outdoor area with pool terrace, perfect for entertaining. The modern kitchen, complete with granite countertops, a breakfast bar, and a walk-in pantry, caters to both everyday living and special occasions.

Enjoy peace of mind with a comprehensive water purification system, hurricane shutters, top-tier appliances, and a clear title for hassle-free ownership. Whether you're looking to invest or settle in Mérida, Casa Serena offers the rare combination of modern luxury, sustainability, and strategic location—just 25 minutes from the Gulf Coast and close to top schools, hospitals, and shopping centers.

 **Schedule Your Private Viewing Today!**

 **Calling all buyers from the USA and Canada!** Unlock your dream property in Mexico with exclusive **INTERCAM financing options**. Contact us today to learn more!

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- **SINGLE-STORY CONTEMPORARY RESIDENCE** – Elegant, open-concept architecture with refined modern finishes and distinctive design elements.
- **EXCEPTIONAL CLIMATE CONTROL** – Enjoy year-round comfort with extra-high ceilings, solar-tinted glass throughout, ceiling fans, and six high-efficiency inverter A/C units.
- **RELIABLE, SUSTAINABLE ENERGY** – 31 premium solar panels with a 10 kW Fronius inverter and a dual-fuel whole-house generator ensure a stable, eco-friendly power supply.
- **ADVANCED WATER PURIFICATION SYSTEM** – Comprehensive system with pressurized well, UV light, reverse osmosis filtration, water softener, and gas water heater.
- **PRISTINE, TURNKEY CONDITION** – Impeccably maintained, move-in ready home with high-end features and finishes throughout.
- **PREMIUM LOCATION** – Peacefully situated in desirable Dzityá, offering fast access to Mérida's top-tier northern amenities (shopping malls, hospitals, universities) and the Yucatán Gulf Coast.
- **HASSLE-FREE OWNERSHIP:** – A clear title ensures a smooth and secure property transfer.

### HARD FACTS

- *Year of construction* | 2019
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 528.6 m<sup>2</sup> (5,690 ft<sup>2</sup>)
- *Width x Length* | 12.9 m x 40.5 m
- *Construction* | 342.6 m<sup>2</sup> (3,688 ft<sup>2</sup>)

## PROPERTY LAYOUT

- Covered garage for up to three vehicles
- Low-maintenance front garden with decorative lighting
- Welcoming entrance hallway
- Guest powder room (half bathroom at the entrance of the house)
- Expansive, sunlit open concept living area (living room, dining room, kitchen) with sliding doors to terrace and pool
- Modern, fully equipped kitchen with island, breakfast bar, granite counters, and backsplash
- Walk-in pantry with built-in shelving
- Versatile den/TV room or second living area
- Bright connecting corridor with natural lighting and an interior garden corner
- Spacious master suite with garden access, huge walk-in closet, and luxurious private bathroom
- Two additional bedrooms, each with built-in wardrobes, private bathrooms, and garden access
- Large multifunctional utility room with full bathroom, washer-dryer, granite counters, and cabinetry
- Covered terrace adjacent to pool and BBQ area – ideal for entertaining
- Minimal-maintenance outdoor space with expansive sun deck, green area, and elegant accent lighting
- Wide service corridor for easy access and maintenance

## EQUIPMENT & FEATURES

### WATER TREATMENT

- Pressurized well with UV filtration and dual Big Blue filters
- Reverse osmosis system
- Water softener
- Gas water heater

### ENERGY EFFICIENCY & CLIMATE COMFORT

- 31 solar panels with top-tier 10 kW Fronius inverter
- Whole-house generator (gas & propane)
- 6 inverter A/C units (36,000 + 24,000 BTU in living/dining area, 18,000 BTU in TV room and bedrooms)
- 9 ceiling fans
- Tall ceilings throughout (up to 6 meters / 20 ft)
- Solar-tinted glass sliding doors and windows
- Premium sheer elegance roll-up blinds
- Washer-dryer combo

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## KITCHEN

- Fully equipped with top-of-the-line appliances
- Full cabinets
- Granite countertops and backsplash throughout
- Kitchen island
- Breakfast bar with seating
- Stove with exhaust fan vented outdoors

## POOL & GARDEN

- 10 x 3 m (10 x 33 ft) filtered pool with steps, lighting, and handrail
- Inverter pool heater (85,000 BTU)
- Large equipment room with Hayward filtration system and pump
- Built-in BBQ with granite countertop, gas hookup, and aluminum cabinetry
- Cool Crema Maya natural stone decking – heat-resistant
- Stone walls and accent lighting
- Five deck drains and two expansion wells for superior drainage
- Additional expansion well near the pool pump for drainage or pool maintenance

## **GENERAL FEATURES**

- Every room opens to the terrace or pool area via sliding glass doors
- Accordion hurricane shutters on all windows and doors
- Large glassed-in atrium with skylight and transom windows for natural light
- Built-in ladder in the equipment room for rooftop access
- Recently resealed roof (no leaks)
- Frameless heavy glass shower doors in all bathrooms
- Large-format, modern square ceramic floor tiles throughout

## Location

### Casa Serena – Prime Location in Mérida's Thriving North

Casa Serena enjoys a privileged location in Dzityá, one of Mérida's most dynamic and fast-growing residential districts. Nestled in a peaceful and secure area on the city's desirable north side, Dzityá offers the perfect blend of tranquility and connectivity. Its strategic proximity to the Periférico, Mérida's modern ring road, ensures quick access to top-tier amenities, including shopping malls like La Isla and Plaza Galerías, Costco, Walmart, renowned hospitals, prestigious schools, and leading universities.

Dzityá stands out for its contemporary architecture, well-planned residential developments, and a growing sense of community, creating the perfect environment for upscale living. Best of all, the beautiful beaches of the Gulf Coast near Progreso are only 25 to 30 minutes away.

Whether you're seeking a primary residence or a smart investment, Dzityá's continued growth, infrastructure, and quality of life make it one of Mérida's most promising neighborhoods.

#### DISTANCES FROM THE PROPERTY TO

- Galerías Mérida (mall) & Costco | 6 km (3.7 mi)
- Hospital Faro del Mayab | 9 km (5.6 mi)
- Mérida Centro (Reforma) | 13.6 km (8.5 mi)
- Mayan archaeological site of Dzibilchaltún | 13.6 km (8.5 mi)
- Mérida International Airport | 22 km (13.7 mi)
- Progreso (Gulf of Mexico) | 29 km (18 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 expats 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

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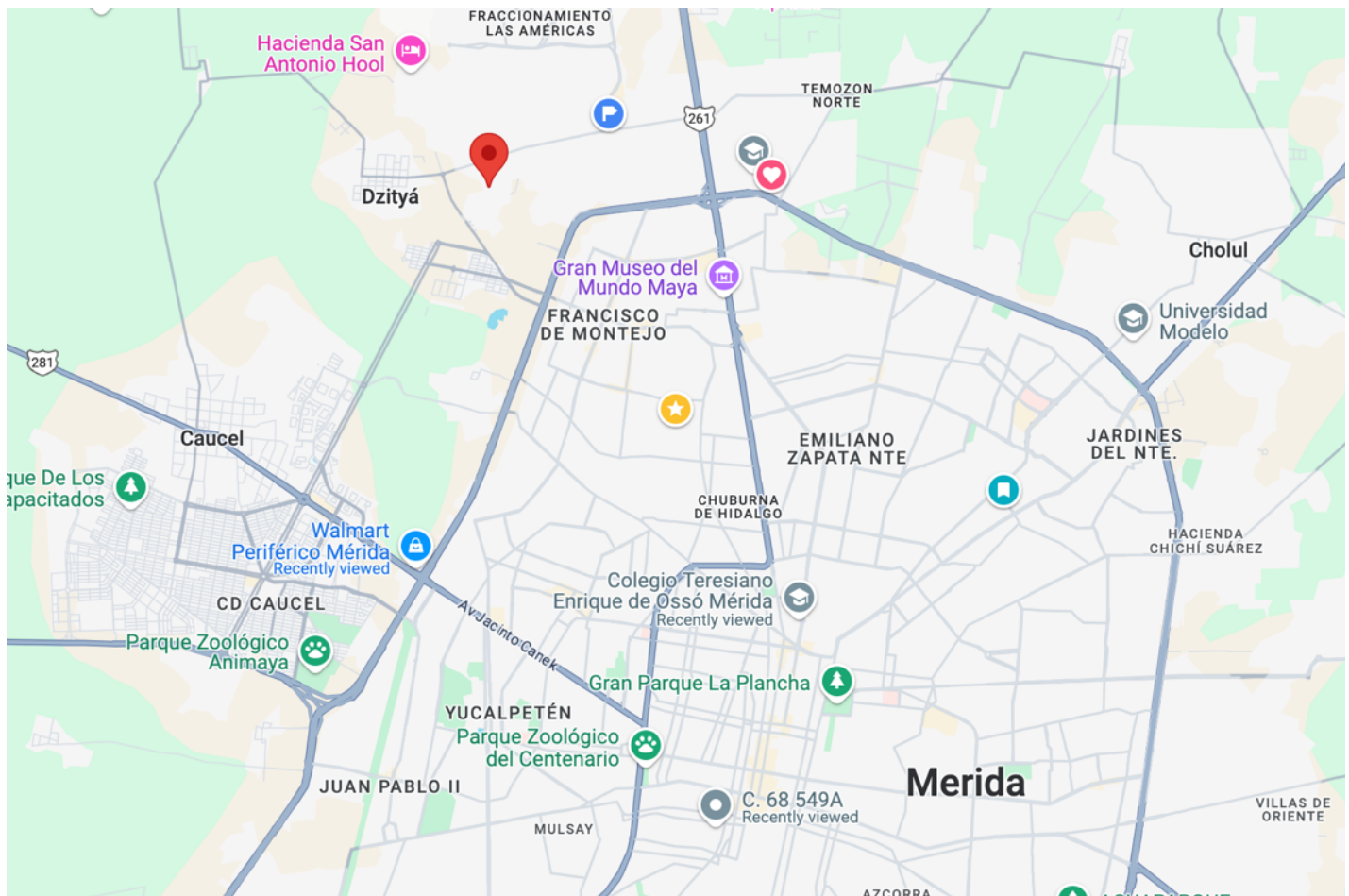


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collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also 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.

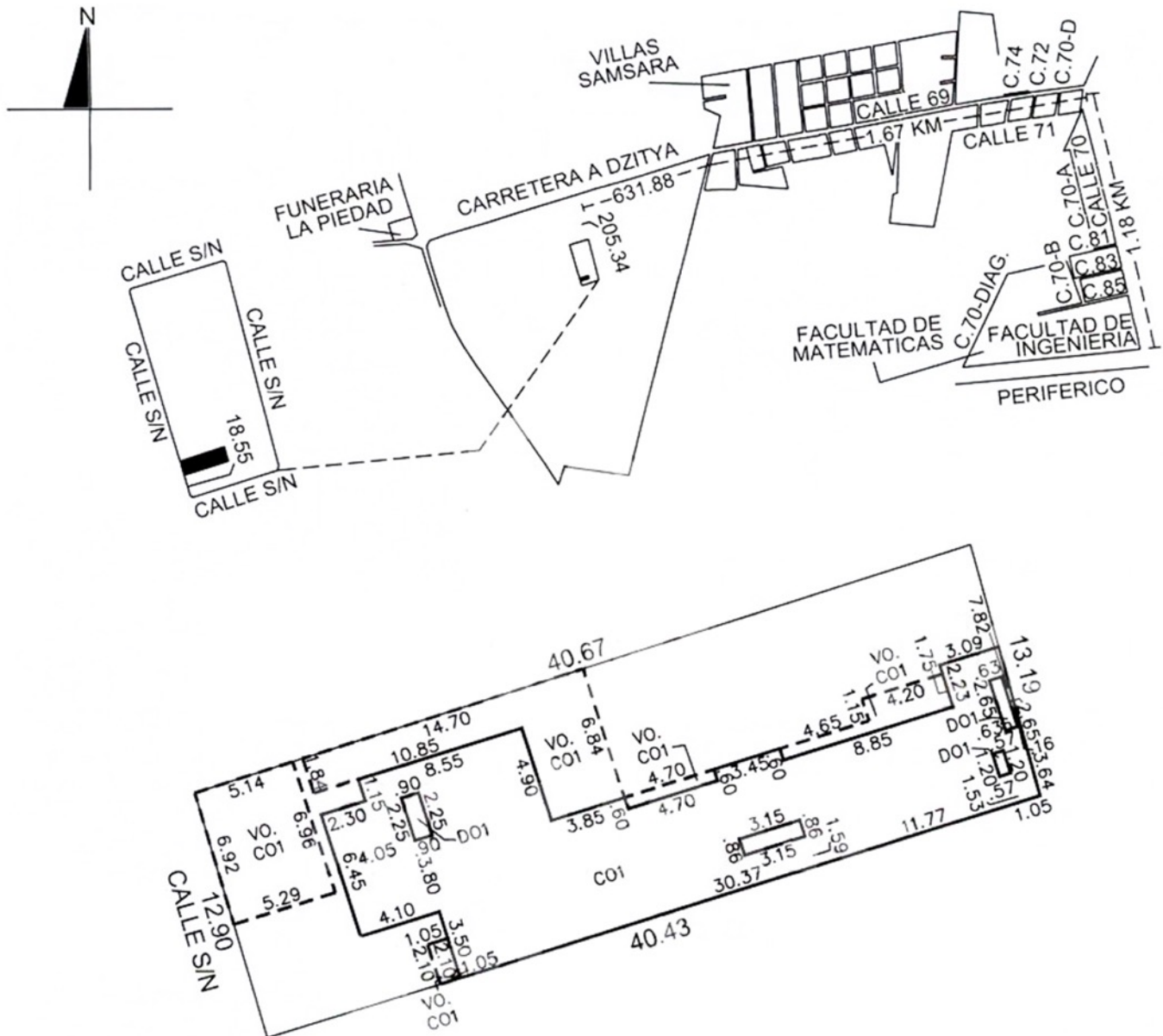
#### PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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