

# COASTAL CHARM AWAITS IN STUNNING TELCHAC PUERTO BEACH HOME

Yucatán | Telchac Puerto



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0203

Just 80 meters (263 ft) from the pristine white sands of Telchac Puerto, this beautifully maintained second-row beach home offers the perfect blend of comfort, style, and coastal charm. Located in a quiet and safe neighborhood, the property is fully furnished and move-in ready—ideal as a permanent residence, vacation getaway, or lucrative rental investment.

The ground floor features an open-concept living and dining area, a fully equipped kitchen with backyard access, a dedicated home office, a full bathroom, and two bedrooms—one of them compact and perfect for guests. A stylish spiral staircase leads to the first floor, where a spacious master suite with en-suite bath and private terrace access awaits.

The second floor boasts a palapa-roofed rooftop bar and a covered terrace with breathtaking ocean views—perfect for entertaining or relaxing at sunset.

Outdoors, enjoy a landscaped front garden, a filtered pool with a waterfall, an outdoor shower, and a clean backyard with a tool shed and utility area. The property includes solar panels, air conditioning, a water filtration system, and high-speed internet. With a clear title and modern amenities throughout, this is a rare opportunity to own a turnkey home in one of Yucatán's most desirable beach towns.

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Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- **PRIME SECOND-ROW LOCATION** – Just 80 meters (263 ft) from the pristine white sand beach in the highly desirable coastal town of Telchac Puerto
- **IDYLIC WHITE SAND BEACH** – Perfect for sunbathing, swimming, or soaking in the spectacular Yucatecan sunsets
- **TRANQUIL NEIGHBORHOOD** – Quiet, safe, and easily accessible area with a laid-back, authentic coastal atmosphere
- **FULLY FURNISHED & MOVE-IN READY** – Comes complete with tasteful furnishings and essential appliances
- **EXCELLENT CONDITION** – Meticulously maintained and ready for immediate occupancy
- **IDEAL AS A PERMANENT RESIDENCE, VACATION HOME, OR INVESTMENT** – Great potential for vacation rental income
- **HASSLE-FREE OWNERSHIP** – A clear title ensures a smooth and secure transaction

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 250 m<sup>2</sup> (2,691 ft<sup>2</sup>)
- *Width x Length* | 10 m x 25 m
- *Construction* | 203 m<sup>2</sup> (2,187 ft<sup>2</sup>)

### PROPERTY LAYOUT

#### GROUND FLOOR

- Open concept living and dining area
- Dedicated home office
- Fully equipped kitchen with access to the backyard
- Comfortable bedroom
- Additional guest room (compact size)
- Full bathroom
- Elegant spiral staircase to upper floors

#### FIRST FLOOR

- Spacious master suite with en-suite bathroom, private rear entrance, and direct access to the front terrace
- Expansive terrace with partial ocean views

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## SECOND FLOOR

- Stunning rooftop bar with a traditional palapa roof
- Covered terrace offering spectacular panoramic ocean views

## OUTDOORS

- Beautifully landscaped front garden
- Clean and tidy backyard with a small tool shed
- Garage
- Dedicated utility room with washer and dryer
- Minimal-maintenance outdoor space with a filtered pool with a waterfall feature, an outdoor shower

## **GENERAL FEATURES**

- Solar panels doubling as shade for the rooftop terrace
- Easy-care ceramic tile floors, perfect for beachside living
- Air conditioning and ceiling fans throughout for year-round comfort
- Modern infrastructure: water heaters, city water, and high-speed internet available
- Water filtration system
- Fully walled and gated for enhanced privacy and security
- Pool filtration system and treatment equipment

## *Location*

Nestled along one of the most picturesque stretches of the Yucatán Gulf Coast—also known as the Yucatán Riviera—this second-row beach home enjoys an unbeatable setting in the tranquil fishing village of Telchac Puerto. Famous for its fine white sand beaches, swaying palm groves, and laid-back coastal lifestyle, the region from San Bruno to Dzilam de Bravo is a haven for those seeking natural beauty and serenity.

Telchac Puerto itself remains refreshingly untouched by mass tourism. With its charming pier, iconic white lighthouse, and authentic village atmosphere, the town of around 1,700 residents offers a peaceful contrast to the crowded resorts of the Riviera Maya. Located approximately 40 km (25 mi) east of Progreso, the area invites you to experience the Yucatán's coast as it once was.

The property is situated east of the town center, in a quiet, safe, and easily accessible neighborhood. Its prime second-row location guarantees short distances to the beach —ideal for sun-seekers and sea lovers alike—and spectacular panoramic ocean views from the property's roof terrace.

Nature enthusiasts will appreciate the nearby lagoons and mangrove forests, home to flamingos, pelicans, and even alligators. Culture lovers can explore the ancient Mayan ruins of Xcambó, just 14 km (8.7 mi) away—a peaceful site often visited for both its history and spiritual ambiance.

For a change of pace, the thriving capital Mérida is just a 50-minute drive away. With its colonial charm, lively cultural scene, gourmet restaurants, modern shopping centers, and international stores like Costco and Home Depot, Mérida offers all the conveniences of urban living while keeping you close to your beachfront retreat.

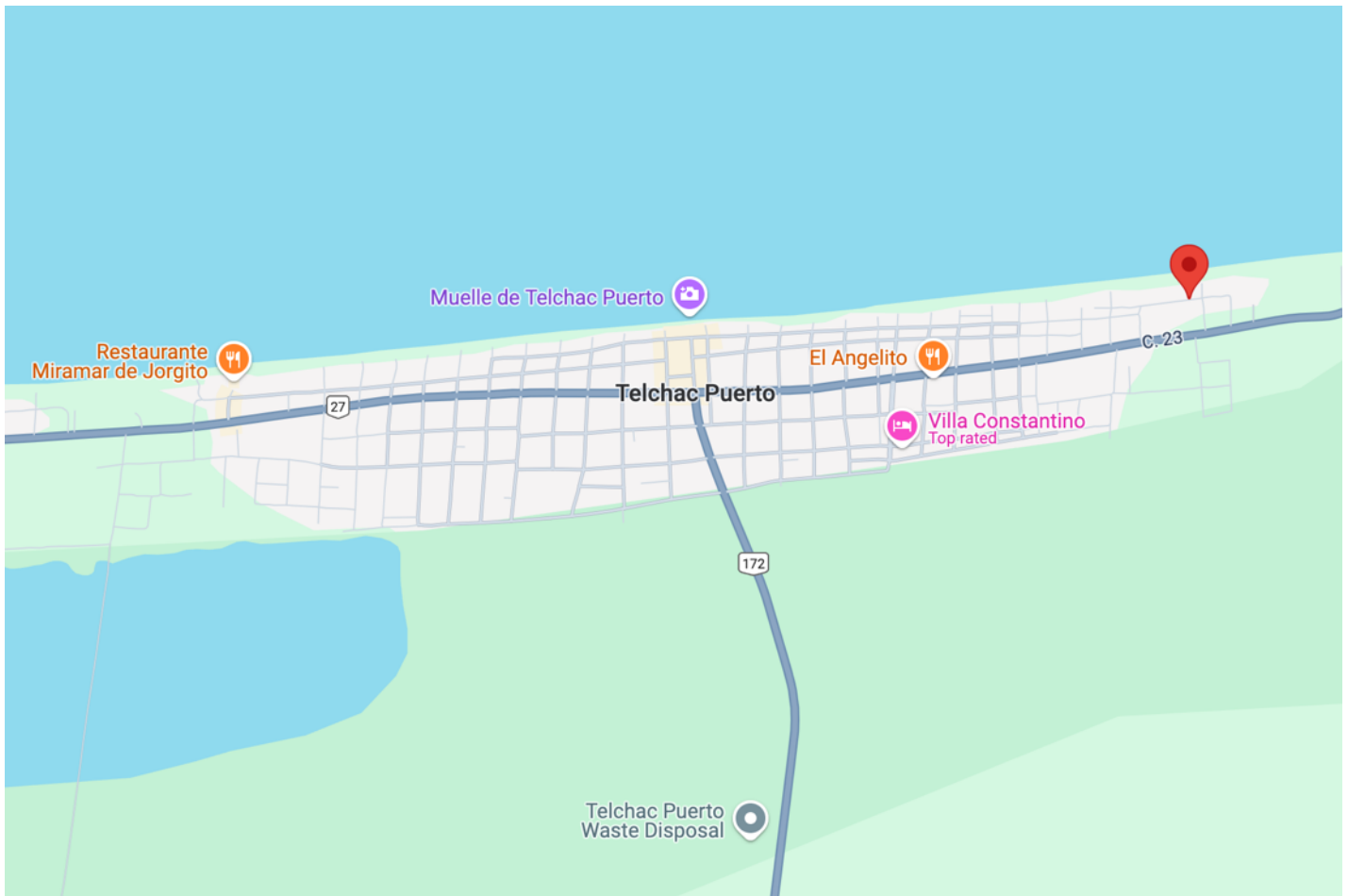
#### DISTANCES FROM THE PROPERTY TO

- Ancient Mayan Ruins of Xcambó | 14 km (8.7 mi)
- Progreso | 45 km (28 mi)
- Mérida Altabrisa | 65 km (40 mi)
- Mérida Centro – Paseo de Montejo / Remate | 70 km (43.5 mi)
- Mérida International Airport | 90 km (56 mi)
- Ancient Mayan Ruins of Chichen Itza | 144 km (89.5 mi)
- Cancún International Airport | 330 km (205 mi)



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## PROPERTY LOCATION



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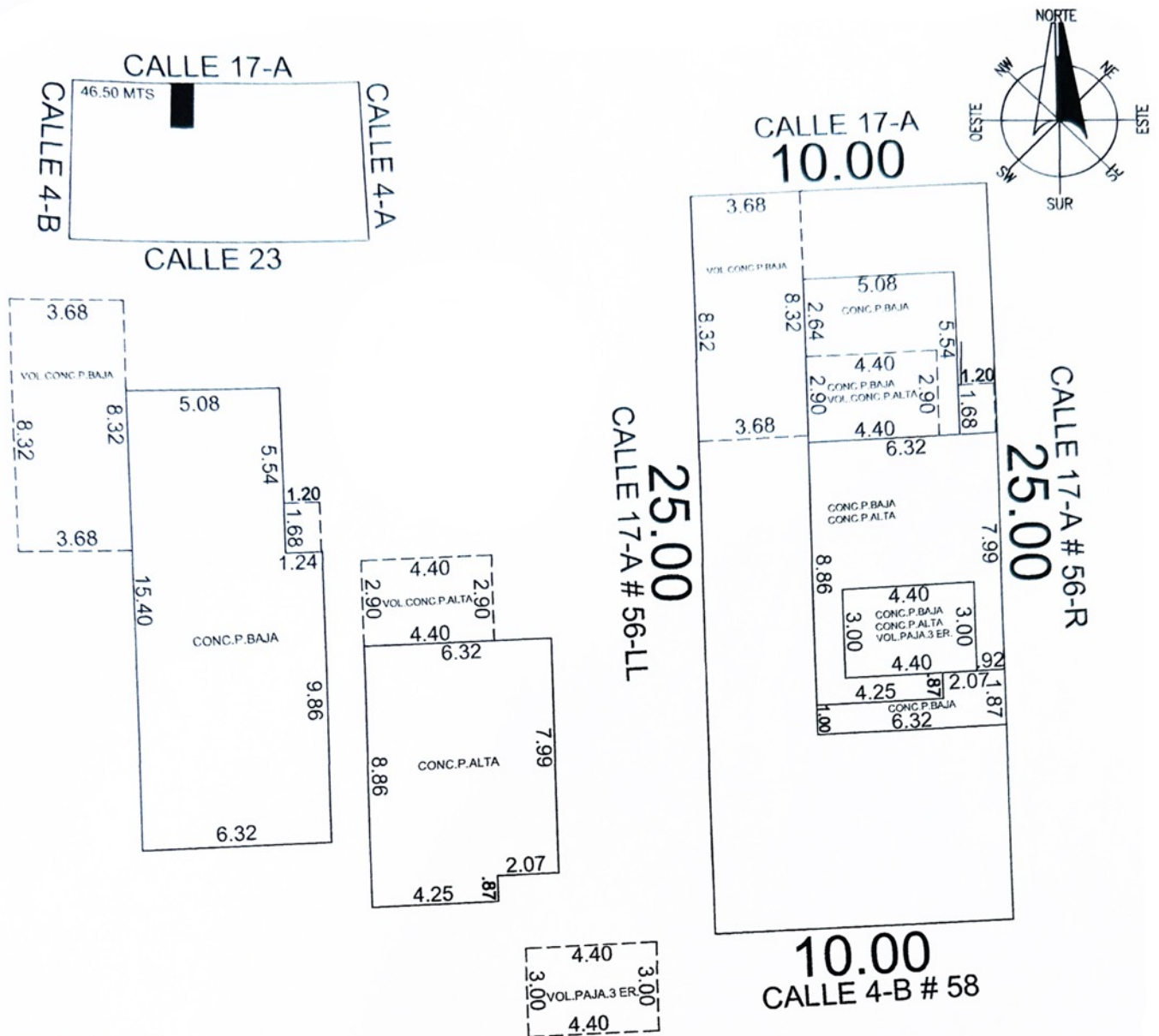
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# Floor Plan



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ESCALA 1: 200

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## Picture Selection

Further pictures are available on demand.



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