

CASA K'IIN – A CONTEMPORARY SUNLIT RETREAT IN DZITYÁ, MÉRIDA

Yucatán | Mérida | Dzityá



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0205

Named after the Mayan word for “sun,” Casa K’iin truly lives up to its name with its luminous interiors, solar-powered efficiency, and warm, inviting design. Located in the peaceful and desirable community of Dzityá, this stunning single-story residence blends elegant architecture with sustainable living, just minutes from Mérida’s top shopping malls, hospitals, private schools, and the vibrant coastline of the Yucatán Gulf.

Thoughtfully designed for comfort and style, the home features an open-concept layout with soaring ceilings, solar-tinted sliding glass doors, and Chukum-finished walls that offer a refined natural aesthetic. All three spacious bedrooms have garden access and en-suite bathrooms, including a luxurious master suite with a walk-in closet. The modern kitchen boasts granite countertops, premium appliances, a walk-in pantry, and a central island with a breakfast bar.

Equipped with 15 solar panels with a premium Fronius inverter, and five inverter A/C units, plus ceiling fans, Casa K’iin offers exceptional year-round climate control and eco-efficiency. The minimal-maintenance outdoor area is ideal for entertaining, with a covered terrace, BBQ area, and a large, filtered pool complemented by palms and tropical plants.

With a clear title and turnkey condition (*see pricing options*), Casa K’iin offers an unbeatable opportunity for homeowners and investors alike.

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts | René Jeremias

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Facts

- Sales Price (unfurnished): 6,900,000 MXN
- Sales Price (furnished, excluding personal items): 7,200,000 MXN

HIGHLIGHTS

- **MOVE-IN READY, FULLY FURNISHED** – Immaculately maintained and fully furnished with quality pieces (*see pricing options*), this home is in pristine, turnkey condition—ready for immediate occupancy.
- **PREMIUM LOCATION** – Located in tranquil, sought-after Dzityá with quick access to northern Mérida's premier amenities, including shopping centers, hospitals, schools, and the Gulf Coast beaches.
- **ELEGANT CONTEMPORARY DESIGN** – Sophisticated single-story architecture with an open-concept layout, refined modern finishes, and distinctive design elements that create a bright, spacious, and welcoming atmosphere.
- **ENERGY-EFFICIENT & ECO-FRIENDLY** – Fifteen high-performance solar panels with a premium Fronius inverter ensure a stable, cost-effective, and environmentally conscious power supply.
- **SUPERIOR CLIMATE COMFORT** – Enjoy year-round comfort with extra-high ceilings in key areas, solar-tinted glass for reduced heat gain, five inverter air conditioning units, and ceiling fans throughout.
- **HASSLE-FREE OWNERSHIP** – A clear title ensures a smooth and secure property transfer.

HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 429 m² (4,618 ft²)
- *Width x Length* | 13.3 m x 32 m
- *Construction* | 310 m² (3,341 ft²)

PROPERTY LAYOUT

- Spacious two-car garage with heavy-duty electric gate and separate storage room
- Expansive, sunlit open concept living/dining/kitchen area with large sliding glass doors opening to the terrace and pool
- Gourmet kitchen with granite countertops, island with breakfast bar, full cabinetry, and top-of-the-line appliances
- Walk-in pantry with built-in shelving
- Half guest bathroom off the main living area
- Bright interior corridor with natural light connecting the living space to the bedrooms
- Two guest bedrooms with walk-in closets, en-suite bathrooms, and direct garden access
- Large master suite with garden access, a massive walk-in closet, and a luxurious en-suite bathroom
- Laundry room equipped with a modern Samsung washer and dryer
- Covered terrace with BBQ area, ideal for entertaining
- Minimal-maintenance outdoor space with sun deck, palm trees, and tasteful accent lighting
- Large, filtered pool with easy-access steps
- Wide service corridor with built-in ladder to the roof for easy maintenance

EQUIPMENT & FEATURES

WATER TREATMENT

- Hydropneumatic pressurization
- Water softener
- Pool filtration system
- Electric water heater

ENERGY EFFICIENCY & CLIMATE COMFORT

- 15 solar panels with a high-quality Fronius inverter
- 5 inverter A/C units
- 5 ceiling fans
- Extra-high ceilings in the main living area
- Solar-tinted glass sliding doors and windows

KITCHEN

- Fully equipped with premium appliances
- Granite countertops and backsplash
- Island with breakfast bar seating
- Full cabinetry
- Walk-in pantry

GENERAL FEATURES

- All rooms open to the terrace or pool via sliding glass doors
- Warm Chukum wall finishes for a natural, elegant touch
- Accent stone walls and ambient lighting
- Recently resealed roof (no leaks)
- Large-format ceramic floor tiles throughout
- Modern Samsung washer and dryer
- Gas-powered BBQ grill

Location

Casa K'iin – Prime Location in Mérida's Thriving North

Casa K'iin 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.

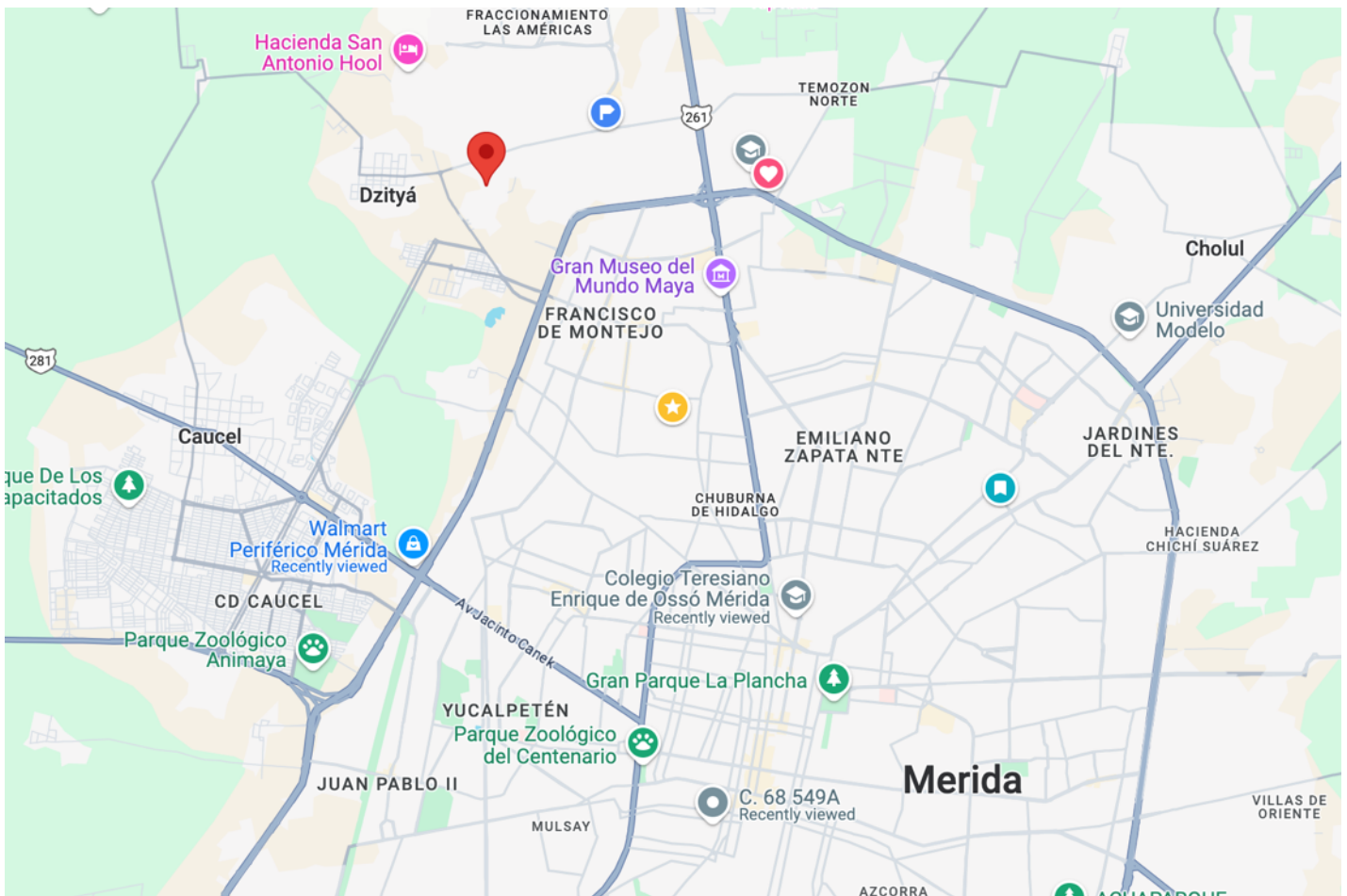
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its outstanding healthcare system, which boasts the best hospital network in the country. Through 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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