

CASAS CARACOL – BOUTIQUE TOWNHOUSE COLLECTION IN SANTA ANA

Yucatán | Mérida | Centro | Santa Ana



YUCATAN PROPERTY SCOUTS



for sale (from) | 8,650,000 MXN

Description

Property Code | YPS-02-0209

Casas Caracol is an exclusive townhouse project featuring just four uniquely designed homes in the heart of Mérida's charming Santa Ana neighborhood. Ideally located only three blocks from Parque Santa Ana, residents enjoy walkable access to the city's finest restaurants, art galleries, and cultural attractions.

Designed with both private living and rental potential in mind, each residence blends timeless architectural elegance with contemporary comfort. The homes are inspired by the character of San Miguel de Allende, showcasing soaring barrel-vaulted ceilings and refined indirect lighting that creates a dramatic yet inviting ambiance.

Two distinct floor plans are available, both offering a thoughtful layout: a spacious primary suite with walk-in closet and private bath, an open-concept living and dining area connected to a tranquil garden with dip pool, and a detached casita serving as a second bedroom or flexible office space. A covered rooftop terrace offers views over Mérida Centro and can be upgraded into a third bedroom.

High-end finishes abound, including noble Chukum plaster, cedar wood carpentry, authentic Yucatecan doors, terrazzo floors, and premium local stonework. Comfort is enhanced by air conditioning and ceiling fans throughout, as well as climate-conscious features like thermal insulation and pre-installed solar panel connections.

With a clear title and optional furniture packages, Casas Caracol offers a turnkey solution for buyers seeking a low-maintenance home or a stylish rental property in one of Mérida's most coveted areas. This is boutique living at its finest—where timeless design meets modern lifestyle.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

Facts

HIGHLIGHTS

- **PRIME LOCATION** - Located in the highly desirable Santa Ana neighborhood, just three blocks from the popular Parque Santa Ana and within easy walking distance to restaurants, galleries, and Mérida's vibrant historic center.
- **IDEAL FOR PRIVATE LIVING OR RENTAL INCOME** - Stylish, functional design perfectly suited for private residence or as a high-performing Airbnb or vacation rental.
- **LIMITED AVAILABILITY** - Boutique development with only four homes in total, offering two distinct architectural layouts to choose from.
- **STRIKING ARCHITECTURE** - Inspired by the charm of San Miguel de Allende, each home features soaring barrel-vaulted ceilings complemented by expertly integrated lighting for a dramatic and elegant ambiance.
- **HIGH-END FINISHES** - Finished in noble Chukum plaster, known for its smooth, breathable texture, durability, and minimal maintenance.
- **TURNKEY READY WITH CLEAR TITLE** - Hassle-free purchase process with all legal documentation in perfect order.
- **OPTIONAL FURNITURE PACKAGE** - Furniture and accessories available as shown in the showroom, offered at an additional cost.

HARD FACTS

- *Year of construction* | 2025
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 140 m² (1,507 ft²)
- *Width x Length* | 7 m x 20 m
- *Construction* | 143 m² (1,539 ft²)

PROPERTY LAYOUT

- Entrance Hallway
- Primary Bedroom Suite - Spacious bedroom with integrated desk, walk-in closet/dressing room, and private en-suite bathroom.
- Guest Half-Bathroom
- Open-Concept Living Space - Bright and airy layout with a modern, fully equipped kitchen, dining, and living area, seamlessly connected to the garden through large glass doors.
- Private Garden & Dip Pool - Low-maintenance garden with a cozy plunge pool, perfect for relaxing or entertaining.
- Detached Casita - A second bedroom suite with desk, closet, and full private bathroom - ideal for guests or home office use.
- Rooftop Terrace - Covered rooftop lounge with built-in seating and beautiful views over
- Mérida Centro. Optionally convertible into a third bedroom (at additional cost).
- Laundry Room - Dedicated utility space for washer/dryer and storage.

GENERAL FEATURES

- Architectural Highlights - Double-height barrel-vaulted ceilings with expertly integrated lighting.
- Climate Comfort - Air conditioning and ceiling fans throughout, including the rooftop terrace.
- Premium Materials
 - Noble Chukum plaster for a natural, low-maintenance finish
 - Cedar wood carpentry
 - Locally sourced high-quality stonework
 - Authentic bajareque roof accents (traditional log framework)
 - Custom Yucatecan doors
 - Elegant terrazzo flooring
- Modern Conveniences
 - Energy-efficient lighting and appliances
 - Dimmer switches for customizable lighting ambiance
 - Pre-installation for solar panels
 - Thermal and acoustic insulation
 - Environmentally conscious bio-architecture solutions

ADDITIONAL OPTIONS & SERVICES

PROPERTY UPGRADES

- Convert the rooftop terrace into a third bedroom (available at extra cost)
- Fully furnished and accessorized packages (as shown in the showroom)
- Solar panel installation and CFE contract via a certified third-party provider
- Optional maintenance services are available through the builder

BUSINESS & RENTAL OPPORTUNITIES

- Generate income via short-, medium-, or long-term rentals
- Partner with trusted platforms like Airbnb, VRBO, and Booking.com
- Flexible booking calendar with customized availability
- Benefit from advanced scheduling and predictable income potential

Location

HISTORICAL CENTER | SANTA ANA NEIGHBORHOOD

Mérida's historic center stands as the city's premier attraction, offering a captivating blend of beautifully restored colonial-era buildings. Strolling along the renowned Paseo de Montejo or exploring the enchanting parks of Santa Ana, Santa Lucia, and Santiago, visitors are treated to a vibrant tapestry of theaters, museums, lively galleries, exquisite restaurants, and cozy cafés. This captivating old town exerts a magnetic pull on culturally inclined travelers from around the globe, as well as numerous North American expatriates who have wholeheartedly embraced the allure of the Centro neighborhoods. Many of them have acquired and painstakingly refurbished colonial-style houses, adding to the area's charm and character.

The property holds a prime location in the coveted Centro neighborhood of Santa Ana, just a short stroll away from Santa Ana Park, Paseo de Montejo, and the brand-new gastronomy pedestrian zone featuring Mérida's finest and most exquisite restaurants. Santa Ana and Paseo Montejo epitomize Merida Centro's vibrant charm. Santa Ana offers a quaint ambiance, boasting the famed church and lively park, a hub for cultural events. Adjacent, Paseo Montejo stands as the city's grand boulevard, adorned with stately mansions and wide promenades, showcasing French-inspired architecture. This iconic avenue hosts art exhibitions, markets, and festive gatherings, exuding historical richness. Both areas intertwine history and modernity, offering gastronomic delights, boutiques, and a glimpse into Merida's colonial past. Santa Ana's intimate allure and Paseo Montejo's grandeur create an unmissable fusion of heritage and contemporary vibrancy, drawing locals and visitors alike into Merida's heart.

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DISTANCES FROM THE PROPERTY TO

- Parque de Santa Ana | 400 m (1,312 ft)
- Mérida English Library (MEL) | 550 m (1,804 ft)
- Paseo de Montejo | 600 m (1,969 ft)
- Remate, New Gastronomy Zone | 750 m (2,460 ft)
- Parque Santa Lucia | 1.0 km (0.62 mi)
- Parque La Plancha | 1.25 km (0.78 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.3 km (0.81 mi)
- Walmart Montejo (Supermarket) | 1.7 km (1.01 mi)
- Mérida International Airport | 7.6 km (4.7 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 city's cultural tapestry 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.

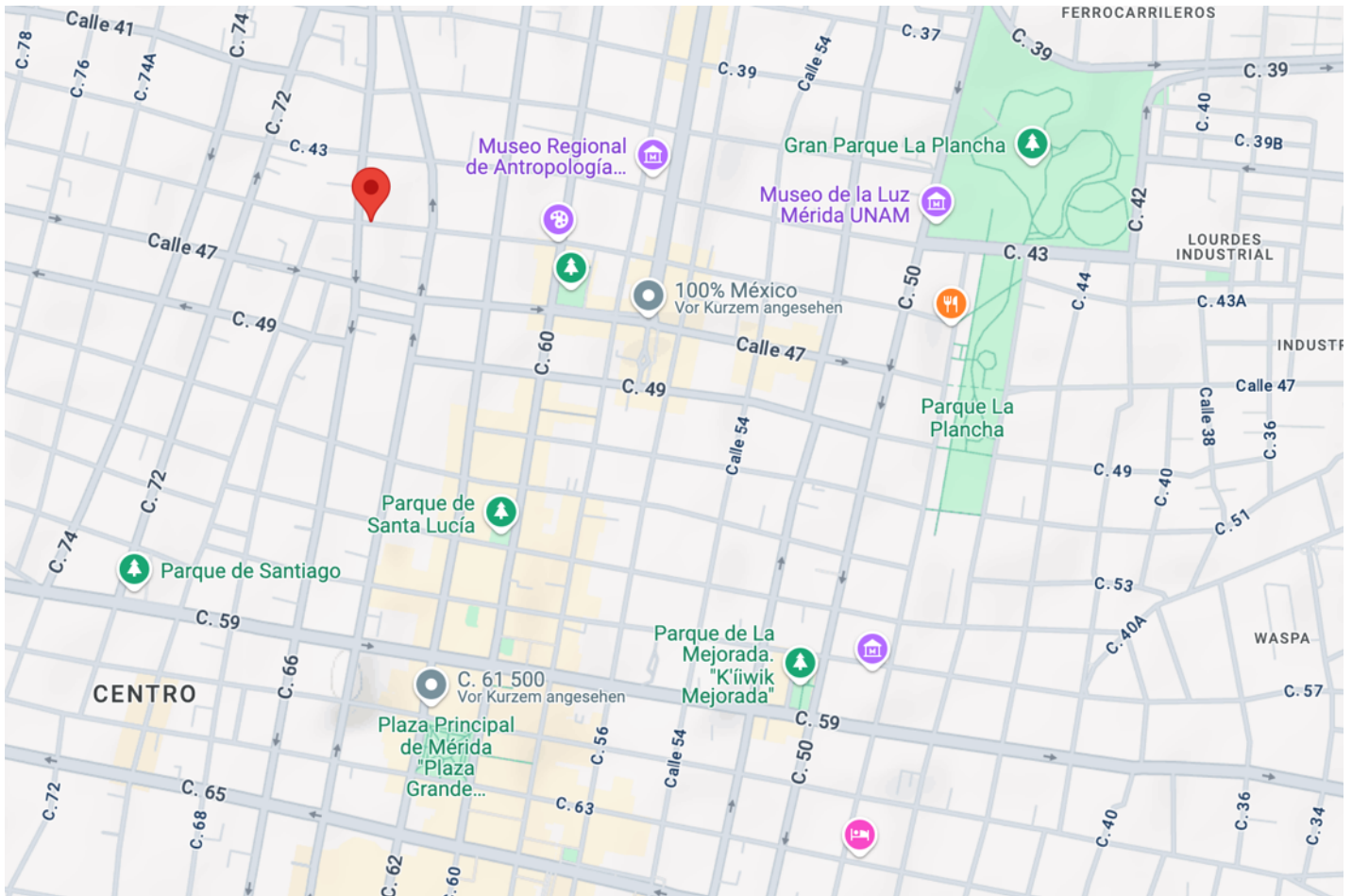
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PROPERTY LOCATION



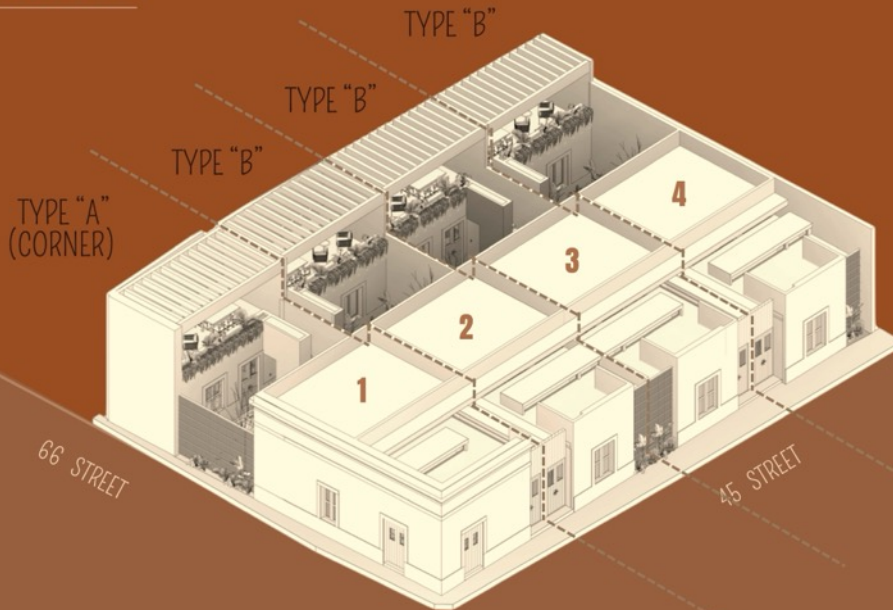
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THE PROJECT

4
EXCLUSIVE
HOUSES



1. MAIN ENTRANCE
2. HALL
3. MAIN BEDROOM
4. DRESSING ROOM
5. FULL BATHROOM
6. GUEST BATHROOM
7. KITCHEN
8. DINING
9. LIVING SPACE
10. TERRACE + POOL
11. LAUNDRY
12. SECONDARY BEDROOM
13. FULL BATHROOM
14. ROOF GARDEN / 3RD BEDROOM (OPT.)

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Picture Selection

Further pictures are available on demand.



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