

SPACIOUS LOT IN THE PEACEFUL PRIVADA LA REJOYADA – IDEAL FOR FAMILY LIVING

Yucatán | Mérida | Komchén | La Rejoyada



YUCATAN PROPERTY SCOUTS



for sale | 1,800,000 MXN

Description

Property Code | YPS-02-0210

Escape the city's bustle without giving up comfort and connectivity. This regular-shaped 900 m² (9,688 ft²) lot, located on quiet Calle Olmos within the exclusive Privada La Rejoyada, offers the perfect canvas to build your dream family home. Surrounded by nature and set in one of the most thoughtfully planned gated communities near Mérida, the property blends tranquility, security, and easy access to the city's best amenities.

Ideal For:

- Families seeking space, safety, and lifestyle amenities
- Buyers wanting to build a custom home in a well-established gated community (Privada)
- Investors looking for high-demand residential lots near Mérida's growth zones

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts | René Jeremias

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Lot

- Size: **Fehler! Verweisquelle konnte nicht gefunden werden.**
- Width x length: **Fehler! Verweisquelle konnte nicht gefunden werden.**
- Shape: Regular, flat terrain – ideal for efficient design and construction
- Location: Quiet, peripheral street within the development (Calle Olmos)
- Orientation: North/East-South/West, Excellent light and air flow potential
- Ready to build: Clear title, private access road, and all underground utilities available (electricity, water, fiber optic internet)

Whether you envision a modern one-story villa or a two-level family estate with garden and pool, this lot gives you the freedom and space to make it happen.

Privada La Rejoyada

Privada La Rejoyada is one of the most sought-after residential communities in the northern corridor of Mérida – a region known for its rapid development, upscale housing, and high quality of life. Designed with a strong focus on space, security, and connection to nature, La Rejoyada attracts families, professionals, and retirees alike who are looking to live in a peaceful and secure environment, just outside the city's hustle and bustle.

What sets La Rejoyada apart is its harmonious blend of natural surroundings and modern amenities. The gated community features wide, tree-lined roads, underground utilities, and generous lot sizes, creating a feeling of openness that's increasingly rare in urban settings. The master plan includes five large, landscaped parks, each fully equipped to support an active, outdoor lifestyle for the whole family.

COMMUNITY FEATURES & AMENITIES:

- 24/7 gated security and controlled access, ensuring peace of mind for all residents.
- Five recreational parks spread throughout the development, offering:
 - Large swimming pools
 - Tennis and paddle courts
 - A multi-use soccer field
 - Dedicated children's play areas
- Walking and jogging trails
- Covered palapas and picnic areas for social gatherings
- Modern infrastructure with underground electricity, water supply, and fiber-optic internet.
- A well-organized homeowners association that actively maintains and enhances communal areas.

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With a strong sense of community and a family-friendly atmosphere, La Rejoyada offers a safe, relaxed, and high-quality residential experience just minutes from the conveniences of Mérida.

Prime Location – Nature & City in Perfect Balance

Privada La Rejoyada is situated just off the Mérida–Progreso highway, near the village of Komchén, offering a strategically quiet yet well-connected location. This location offers the rare advantage of tranquil suburban living with excellent proximity to:

- Top schools and universities (Madison, Cumbres, Anáhuac Mayab, Marista)
- Shopping and entertainment (La Isla Cabo Norte, Galerías Mérida, Costco)
- Hospitals and services (Star Médica, El Faro)
- Progreso beach – only 25 minutes away

Thanks to the nearby Mérida–Progreso highway, La Rejoyada residents enjoy smooth, direct connections to both the urban core and the Gulf Coast, making this an ideal base for both everyday life and weekend escapes.

The area around Komchén is increasingly attractive for residential development, with modern gated communities, schools, and commercial services emerging steadily. Yet it still retains a peaceful, green environment that feels far removed from the congestion of the inner city.

DISTANCES FROM THE PROPERTY TO

- Mayan archaeological site of Dzibilchaltún | 10.5 km (6.5 mi)
- Galerías Mérida (mall) & Costco | 15 km (9.3 mi)
- Hospital Faro del Mayab | 19 km (11.8 mi)
- Mérida Centro (Remate) | 23 km (14.3 mi)
- Progreso (Gulf of Mexico) | 23 km (14.3 mi)
- Mérida International Airport | 35 km (21.7 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.

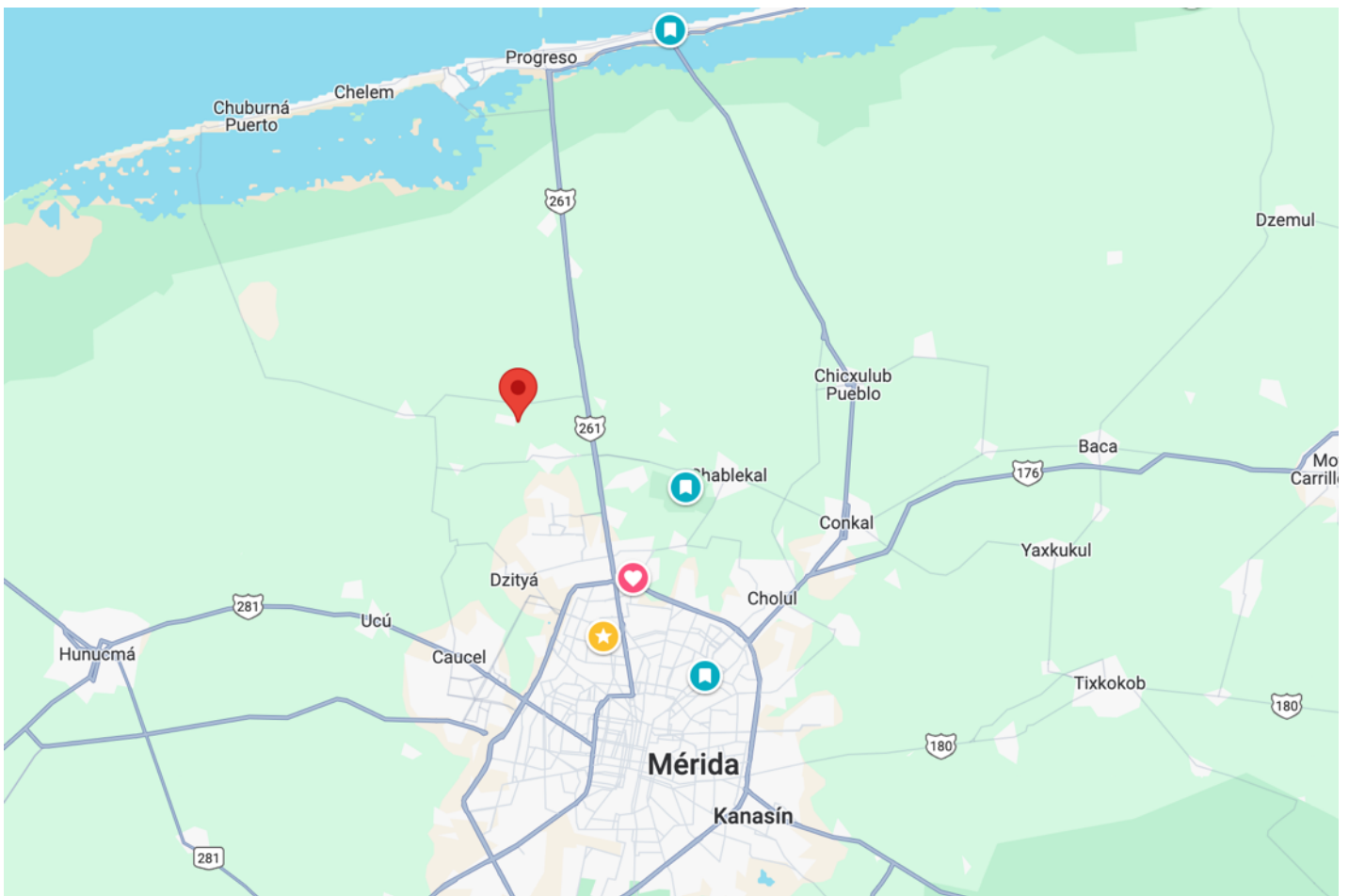
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its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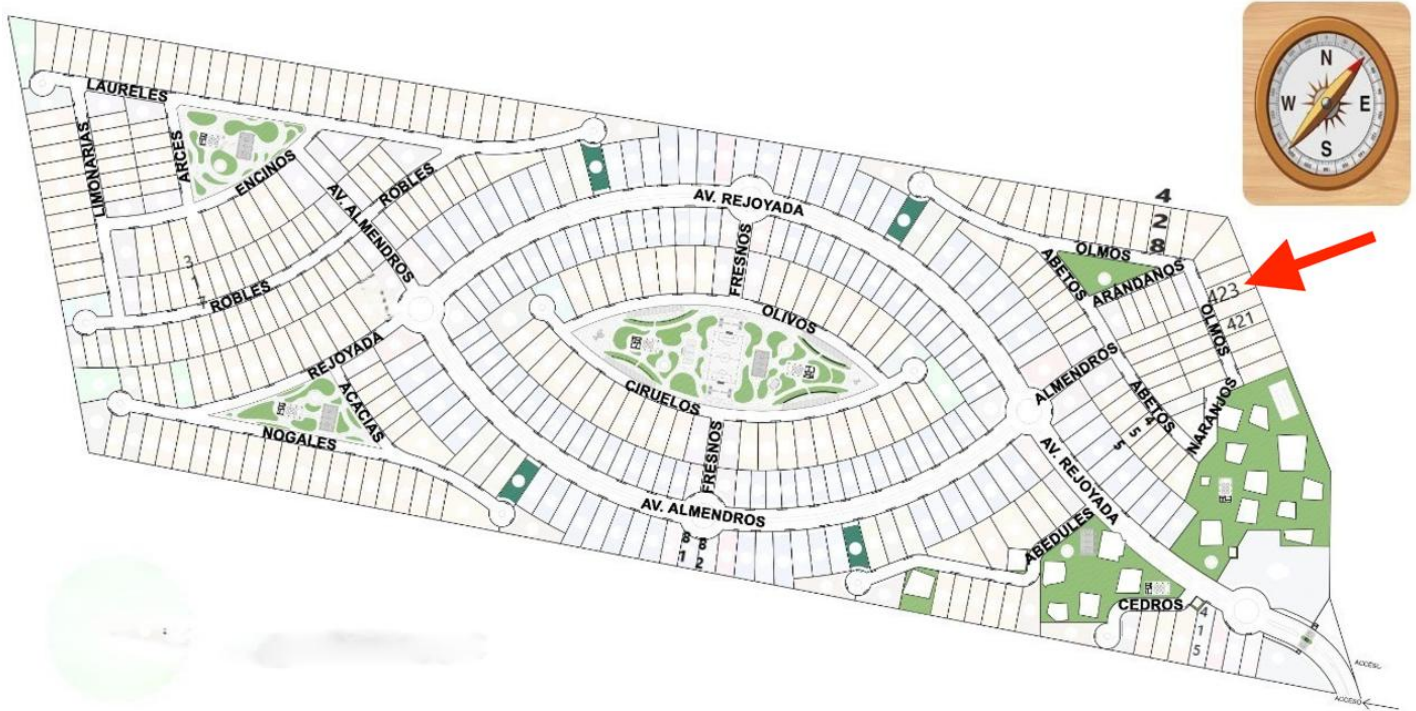
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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