

LARGE LOT IN BOSQUES DE CHICXULUB TRANQUIL LIVING WITH EXCELLENT CONNECTIVITY

Yucatán | Mérida | Chicxulub | Bosques de Chicxulub



for sale | 1,800,000 MXN

Description

Property Code | YPS-02-0211

This generously sized 2,132 m² (22,954 ft²) lot is located in the peaceful residential development Bosques de Chicxulub, just south of the charming town center of Chicxulub Pueblo. The lot has a regular, rectangular shape and is ideal for building a spacious family home or an outstanding countryside retreat. With lush greenery and a calm atmosphere, it offers the perfect balance between rural serenity and modern convenience.

Perfect For:

- Families seeking a peaceful environment with easy access to city life and beach outings
- Nature lovers looking for a spacious plot to build a home surrounded by trees and tranquility
- Investors aiming to capitalize on the growth corridor between Mérida and the coast

Lots of this size and location are increasingly rare. Whether you envision your dream home, a countryside retreat, or a smart investment project, this property in Bosques de Chicxulub is a unique opportunity you won't want to miss.

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts | René Jeremias

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Lot

- Size: 2,132 m² (22,954 ft²)
- Width x length: 30.5 m x 70.4 m
- Shape: Regular, ideal for construction
- Topography: Flat, easy to build on
- Location: Calle 35 No. 114, a low-traffic street within the gated community
- Orientation: North-South, Excellent light and air flow potential
- Ready to build: Clear title, private access road, and electricity underground available

Privada Bosques De Chicxulub

Bosques de Chicxulub is a gated residential development that prioritizes privacy, security, and green living. With only a limited number of lots, it is designed for those who seek a peaceful environment without sacrificing connectivity or convenience.

AMENITIES INCLUDE:

- Gated entrance with 24/7 security (to be implemented)
- Paved internal roads
- Green common areas
- Perimeter fencing
- Access to water and power infrastructure
- Low-density layout ensuring tranquility

The Privada is home to a mix of families, retirees, and investors who appreciate its natural setting, while still being connected to the urban and coastal lifestyle Yucatán is known for.

Location

BOSQUES DE CHICXULUB – PEACEFUL LIVING WITH EXCELLENT CONNECTIVITY

Bosques de Chicxulub offers the perfect blend of tranquility and accessibility, making it an outstanding choice for families, retirees, and investors alike. Situated just south of the charming town center of Chicxulub Pueblo, this private residential enclave is surrounded by nature while remaining strategically connected to both the Yucatán Riviera and the vibrant northern districts of Mérida.

Only a short drive away, Mérida's north offers top-tier amenities such as modern shopping malls, international schools, renowned hospitals, and cultural venues. Meanwhile, the laid-back town of Chicxulub Pueblo welcomes you with its traditional Yucatecan charm, including local markets, authentic eateries, and a friendly, close-knit community.

Bosques de Chicxulub is also just 20 minutes from the coast, providing quick access to the white sandy beaches and turquoise waters of Chicxulub Puerto and Progreso. The nearby highway ensures seamless travel to Mérida's Periférico ring road and further destinations across the Yucatán Peninsula.

Whether you're drawn to coastal escapes, cultural experiences, or urban conveniences, this location gives you the freedom to enjoy them all, without compromise.

DISTANCES FROM THE PROPERTY TO

- Chicxulub Pueblo | 1.3 km (0.8 mi)
- Archaeological Mayan site of Dzibilchaltún | 13 km (8 mi)
- Mérida North (Mall La Isla Cabo Norte) | 15 km (9 mi)
- Mérida North (Mall Altabrisa) | 16.5 km (10.3 mi)
- Chicxulub Puerto (beach) | 21 km (13 mi)
- Mérida International Airport | 42 km (26.1 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 ex-pats 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.



YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



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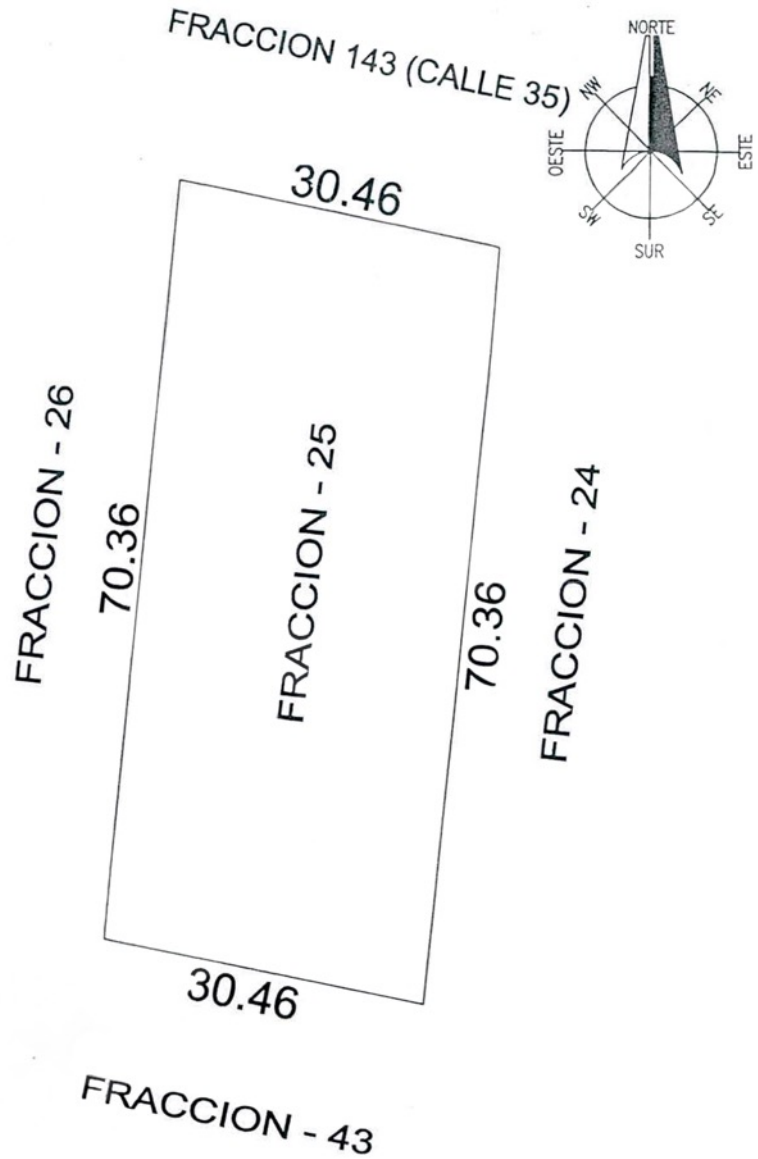
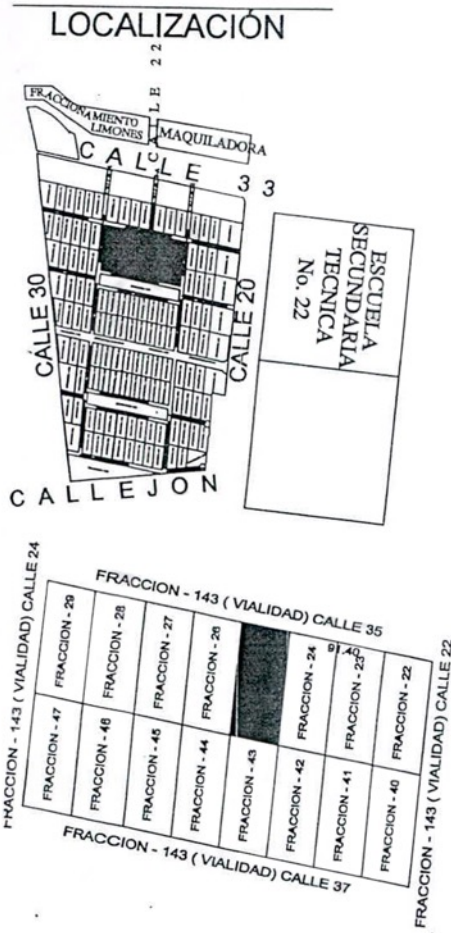
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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