

# BRAND-NEW HOME WITH POOL, GARAGE & GROUND-FLOOR MASTER

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0189

This brand-new 2025 home in Mérida Centro offers the perfect blend of modern comfort and traditional charm, ideal for families, expats, or retirees seeking quality living in a peaceful yet central location. Situated on a quiet, non-through street just outside the INAH-restricted zone, the property ensures design flexibility and everyday serenity.

Thoughtfully designed with livability in mind, the home features a smart layout with a spacious ground-floor master suite, plus two upstairs bedrooms—each with a private bath. A cozy TV room adds flexibility for guests, remote work, or family entertainment.

The open-plan living and dining area impresses with double-height ceilings and connects seamlessly to a fully equipped kitchen and a covered terrace with bar, perfect for indoor-outdoor living. A garden with a filtered Chukum pool offers a private oasis for relaxation.

Additional highlights include a two-car garage with electric gate, service hallway, laundry room, storage space, and modern finishes throughout. The home comes with appliances, air conditioning, ceiling fans, and an automated irrigation system.

With clear title and high-speed internet availability, this property offers hassle-free ownership in a calm Mérida Centro location.

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- **BRAND-NEW CONSTRUCTION**, First Occupancy! – Enjoy the benefits of a completely new home with modern features and quality finishes.
- **PEACEFUL LOCATION IN MÉRIDA CENTRO** – Situated on a quiet, non-through street just outside the INAH-restricted zone, offering both tranquility and design freedom.
- **SMART LAYOUT WITH GROUND-FLOOR MASTER BEDROOM** – Ideal for comfortable living at any age, featuring three spacious bedrooms, including the master bedroom on the main floor.
- **TWO-CAR GARAGE** – A highly sought-after feature, providing secure off-street parking with an electric gate.
- **HASSLE-FREE OWNERSHIP** – Clear title and all documents in order, ensuring a smooth and secure transaction.

### HARD FACTS

- *Year of construction* | 2025
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 256 m<sup>2</sup> (2,756 ft<sup>2</sup>)
- *Width x Length* | 8 m x 27.5 m
- *Construction* | 289.7 m<sup>2</sup> (3,119 ft<sup>2</sup>)

### PROPERTY LAYOUT

#### DOWNSTAIRS

- Landscaped front yard
- Service hallway for discreet access
- Two-car garage with electric gate and storage room
- Welcoming entrance hall
- Fully equipped kitchen with double-height ceilings, accessible from both the garage and living area
- Spacious open-plan living and dining area with double-height ceilings and direct access to the terrace and garden
- Covered terrace with bar – perfect for entertaining
- Full guest bathroom
- Private garden with filtered pool (2 × 5 m), finished in Chukum
- Master suite with walk-in closet and ensuite bathroom featuring a decorative indoor garden
- Laundry room plus additional storage space

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## UPSTAIRS

- Two comfortable bedrooms, each with a private bathroom; one with a walk-in closet
- Cozy TV room or den

## **GENERAL FEATURES**

- Five air-conditioning units
- Modern ceiling fans throughout
- Electric garage gate with remote control
- Kitchen appliances included: stove, microwave, convection oven, and dishwasher
- Automatic irrigation system in the garden
- Stylish modern tile flooring throughout
- Attractive colonial-style facade
- High-speed internet available in the area

## *Location*

This charming property is located in the heart of Mérida's historic center, just east of Parque La Mejorada and close to the vibrant Chen Bech Market. Nestled on a quiet, non-through street in an up-and-coming neighborhood, the area is known for its colorful, single-story homes and friendly, community-oriented vibe that appeals to both locals and expats.

A short stroll takes you to many of Mérida Centro's most beloved attractions, including picturesque plazas, historic churches, lively markets, and the city's newest gem, Parque La Plancha, a sprawling urban park with gardens, walking paths, cultural spaces, and recreational areas. Whether you're drawn to local street food or fine dining, museums or art galleries, everything is within easy reach.

Unlike many properties in the historic core, this home is located outside the INAH-restricted zone, giving you greater design flexibility and fewer renovation limitations while still enjoying all the charm and character of Centro living.

Thanks to Mérida's excellent ride-hailing services like Uber, Didi, and inDrive, you're also just minutes from the modern conveniences of the city's northern districts, including shopping malls, hospitals, and international schools. This is truly a location that combines cultural richness, daily convenience, and long-term investment potential.

#### DISTANCES FROM THE PROPERTY TO

- Church of San José | 750 m (0.47 mi)
- Mercado del Chen Bech | 850 m (0.53 mi)
- Parque La Mejorada | 1.3 km (0.8 mi)
- Parque La Plancha | 1.3 km (0.8 mi)
- Parque de Santa Lucía | 2.2 km (1.4 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2 km (1.2 mi)
- Mérida International Airport | 9.6 km (6 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.

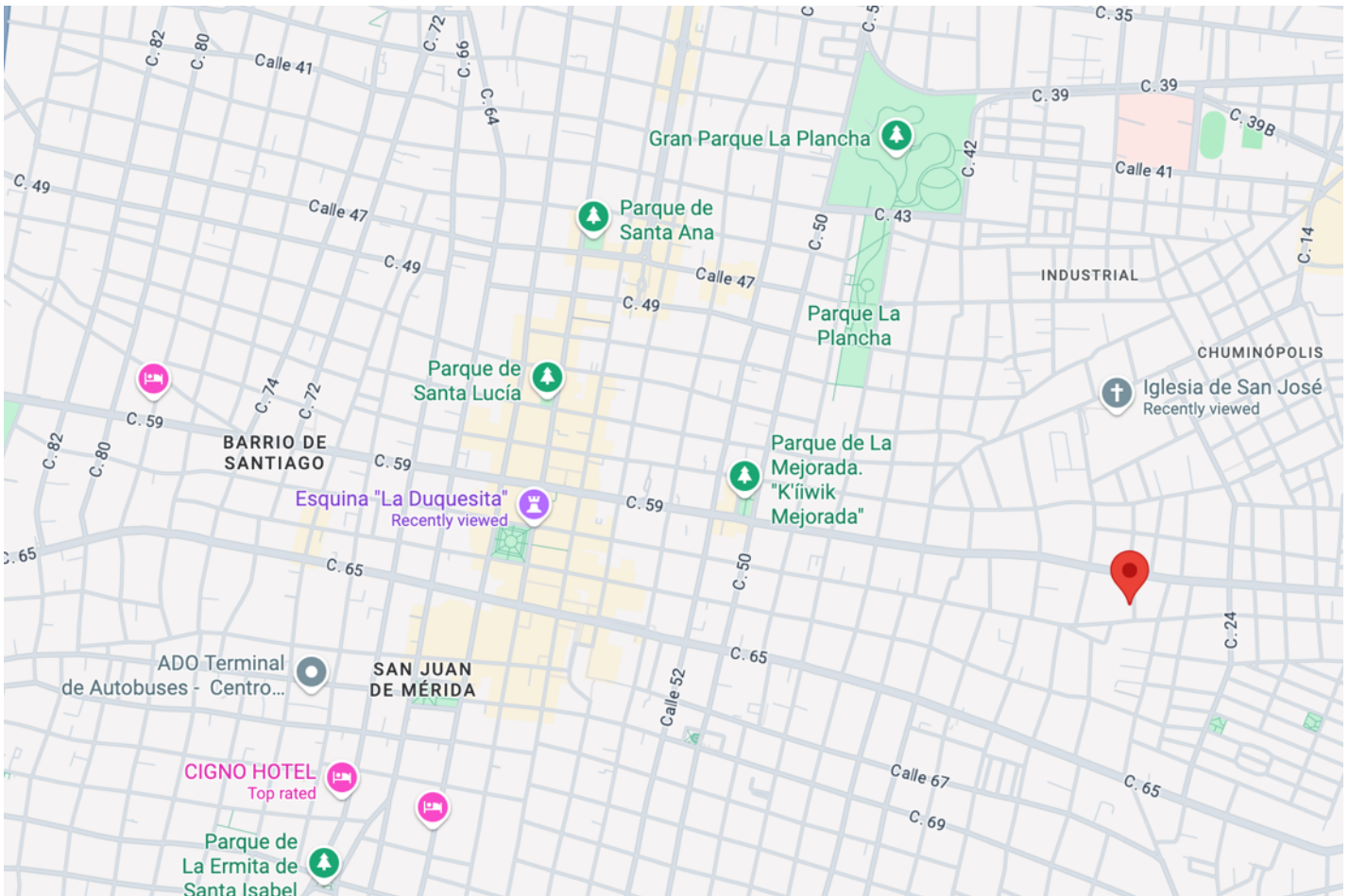
Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the 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.





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## PROPERTY LOCATION



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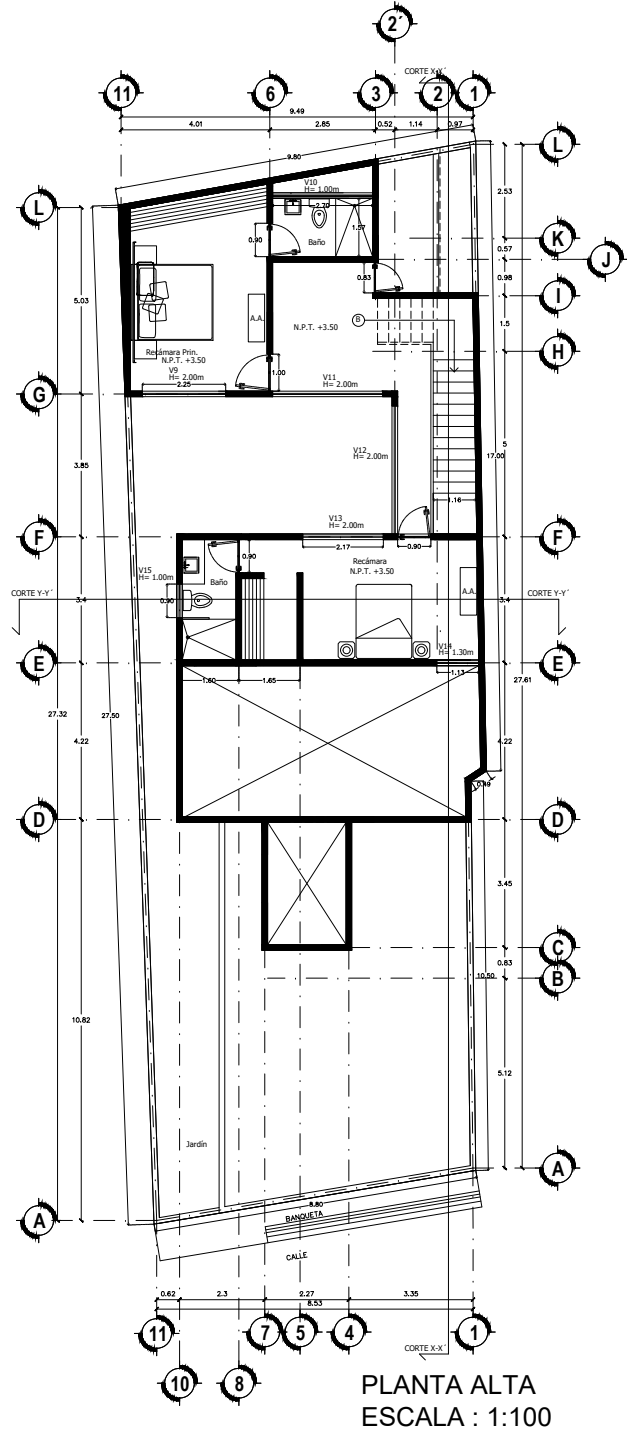
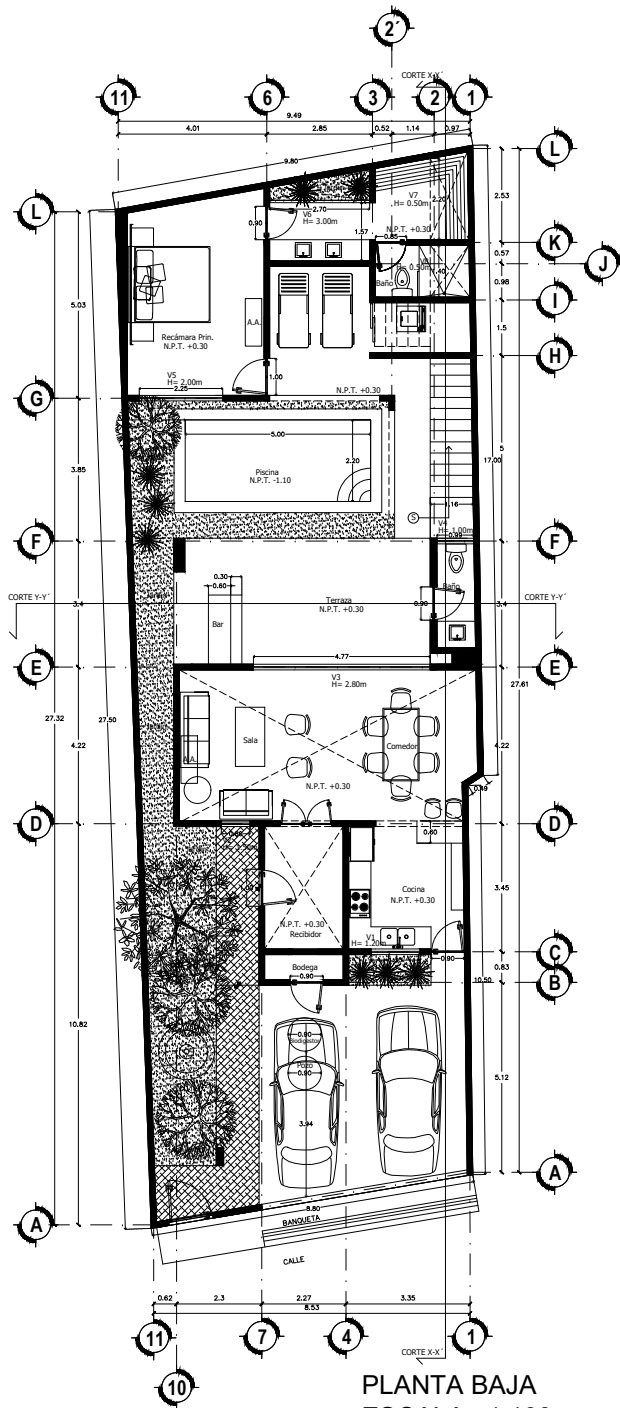
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# Floor Plan



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## Picture Selection

Further pictures are available on demand.



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