

ESTANCIA MARLÉ WITH CASA RETICULAR

a Yucatan Property Scouts PREMIUM ESTATE



for sale | 43,900,000 MXN



Property Code | YPS-02-0208

A NATURE-LOVER'S SANCTUARY NEAR MÉRIDA

A Sanctuary of Peace Just Minutes from the City

Tucked away in the peaceful countryside of Mocochá, just minutes from Mérida, Estancia Marlé is a rare sanctuary where contemporary design meets the quiet rhythm of nature. Surrounded by mature trees and lush gardens, the estate offers a sense of privacy and freedom that is hard to find—yet it remains incredibly well connected to the city's hospitals, schools, universities, and commercial centers.

Architecture That Connects Nature and Modern Living

At the heart of the property lies Casa Reticular, a striking modern residence designed by an acclaimed architectural firm. With clean lines, generous glass facades, and a seamless integration of indoor and outdoor spaces, the house brings natural light and surrounding greenery into every corner. Carefully selected materials—like natural stone and traditional pasta tiles—add depth, texture, and a strong connection to the region's heritage.

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



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Endless Possibilities for Family Life or Hospitality

While the estate is perfectly suited as an exclusive private residence, its layout and amenities also make it ideal for transformation into a boutique retreat or elegant event venue. Scattered across the landscaped grounds are beautifully designed guest houses, each offering privacy and comfort, with their own gardens, terraces, and thoughtful architectural details. The overall atmosphere is one of calm, refinement, and timeless elegance.



A Vision of Sustainability and Independence

Estancia Marlé is not only beautiful but also forward-thinking. The property is nearly self-sufficient, thanks to a powerful solar energy system, private wells, and a variety of sustainable features such as organic gardens, composting facilities, and livestock enclosures. These elements support a lifestyle that is both conscious and independent.

Designed for Wellbeing, Family, and Celebration

A chapel, spa village, two pools, and numerous recreational areas round out the estate's lifestyle offerings—creating a setting where wellness, family life, and hospitality can all thrive in harmony. From intimate family moments to unforgettable celebrations, Estancia Marlé offers space, serenity, and inspiration.

A Rare Opportunity in Yucatán

Whether envisioned as a luxurious countryside home for nature lovers, a destination for guests and events, or a place to live and work sustainably, Estancia Marlé is a truly exceptional property—crafted with vision, style, and enduring respect for its environment.



 **Schedule Your Private Viewing Today!**

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LOCATION

Prime Location with Excellent Connectivity

Despite its serene and private setting, Estancia Marlé with Casa Reticular enjoys exceptional connectivity to the vibrant heart of Yucatán. Located just 18 minutes from Mérida's Periférico, the estate offers swift access to all of the capital's modern amenities—top-rated hospitals, international schools, prestigious universities, gourmet restaurants, and major shopping centers are all within easy reach.

Travel is equally convenient. The Mérida International Airport is less than 30 minutes away, offering direct flights to major cities in Mexico, the U.S., and beyond. Even closer lies the Teya Tren Maya Station, a key hub in Mexico's ambitious new railway network, connecting Yucatán efficiently to destinations across the peninsula and the broader southeast region.

For nature lovers and beachgoers, the white sandy beaches of the Gulf of Mexico—including popular spots like Telchac, San Crisanto, and Chicxulub Puerto—are less than a 40-minute drive away. The charming regional center of Motul, known for its traditional markets and iconic huevos motuleños, is just around the corner, offering a taste of authentic Yucatecan culture.

The estate itself is nestled near Mocochoá, a quiet and historic town known for its 18th-century church and laid-back village charm. Mocochoá offers essential services and a sense of community while preserving the authentic rural character of the region. This rare combination of seclusion and accessibility makes Estancia Marlé an ideal place to live, invest, or create something truly special.

DISTANCES FROM THE PROPERTY TO

- Mérida Periférico | 18.4 km (11.4 mi)
- Motul Centro | 19.8 km (12.3 mi)
- Tren Maya Station Tixkokob | 24 km (14.9 mi)
- Tren Maya Station Teya (Mérida) | 32.7 km (20.3 mi)
- Mérida Centro (Parque Remate) | 26.8 km (16.7 mi)
- Archaeological site of Xcambó | 34.3 km (21.3 mi)
- San Bruno (Gulf of Mexico) | 36.4 km (22.6 mi)
- Mérida International Airport | 45.7 km (28.4 mi)
- Cancún International Airport | 329 km (204 mi)

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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 exudes 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 leisurely 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. And 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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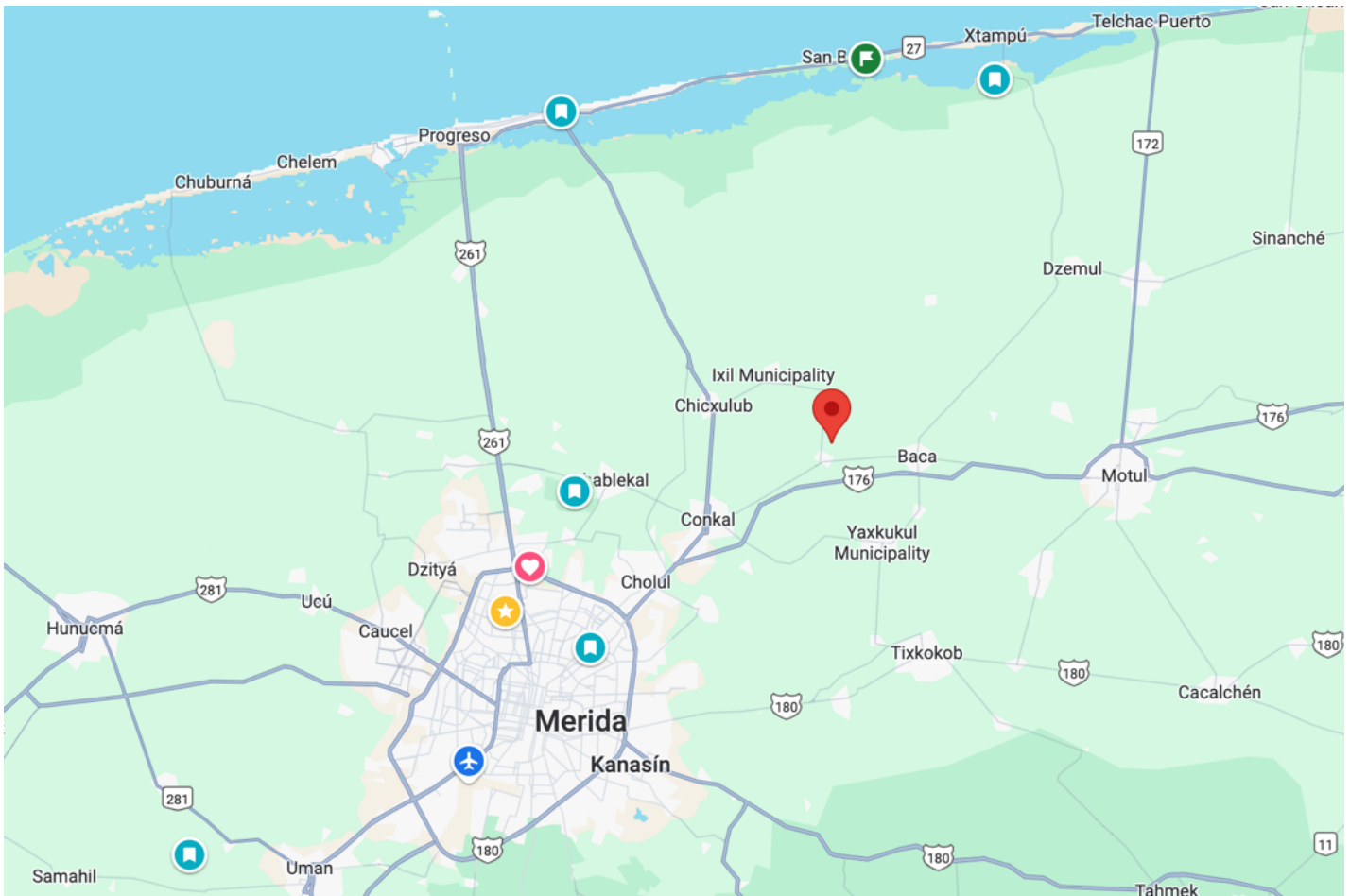
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PROPERTY LOCATION



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PROPERTY HIGHLIGHTS

- **PRIME LOCATION** – Peaceful, natural surroundings just 18 minutes from Mérida's Periférico with easy access to hospitals, schools, universities, shopping malls, and more.
- **EXPANSIVE LOT WITH EXCEPTIONAL DEVELOPMENT POTENTIAL** – 3.43 ha (8.48 acres) of beautifully landscaped and usable land.
- **BEAUTIFUL CONTEMPORARY ARCHITECTURE** – Designed by a renowned architectural firm, combining elegance, sustainability, and innovation.
- **SUPERB EVENT AND LEISURE AMENITIES** – From pools to a private chapel and spa village.
- **MULTIPLE LUXURIOUS GUEST RESIDENCES** – Designed for comfort, privacy, and style.
- **ENERGY-INDEPENDENT INFRASTRUCTURE** – 76 solar panels combined with a high-capacity diesel generator ensure an uninterrupted power supply.

FACTS

- | | |
|----------------------------------|---|
| ▪ Year of construction 2021 | ▪ Lot 3.43 ha (8.48 acres) |
| ▪ Year of latest renovation -- | ▪ Width x Length 154 m x 208 m |
| ▪ Alignment -- | ▪ Construction 1,630 m ² (17,541 ft ²) |

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MAIN RESIDENCE - CASA RETICULAR

A striking, L-shaped modern home offering:

- Welcoming entrance hall
- Open-concept living and dining area with expansive floor-to-ceiling glass walls for natural light and garden views
- Fully equipped contemporary kitchen with cooking island, breakfast bar, and a dedicated breakfast nook
- Light-filled hallway with an indoor garden connecting the bedroom wing
- Two spacious bedrooms with built-in closets, en-suite bathrooms, and direct garden access
- Master suite with walk-in closet, private bathroom, and garden access
- Optional fourth bedroom, office, or studio
- Half bathroom with linen closet
- Private, fenced tropical garden with a large, covered terrace, filtered pool, full outdoor bathroom, and equipment/storage room
- Laundry area with washer and dryer
- Herb garden

Design and Technical Features:

- Colorful pasta tile floors inspired by Yucatán tradition
- Elegant natural stone walls
- Solar power system, water filtration and pressurization systems, air conditioning, and ceiling fans

GUEST RESIDENCES

Casa Perita & Casa Angelita:

- Covered front terrace
- Spacious open-concept living and dining area
- Modern kitchen, fully equipped
- Half bathroom
- Two large bedrooms, each with a closet, an en-suite bathroom, and garden access
- Laundry area with washer-dryer
- Surrounded by landscaped garden

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Casa Nadia & Casa Anabeli:

- Front terrace
- Open-plan living area with modern kitchen and breakfast bar
- Social lounge with bar
- One large bedroom with a closet, an en-suite bathroom, and garden access
- Laundry area
- Lush surrounding gardens

Casa Sarita:

- Front terrace
- Open living space with modern kitchen and breakfast bar
- Social bar area
- Two large bedrooms with closets, en-suite bathrooms, and garden access
- Laundry area
- Surrounded by tropical landscaping

Two-Bedroom Guest Houses (x2):

- Front terrace
- Two spacious bedrooms with closets, en-suite bathrooms, and garden access

All guest houses feature:

- Polished concrete and vibrant pasta tile floors
- Decorative natural stone wall accents
- Air conditioning and ceiling fans
- Solar or gas-powered water heaters
- Water pressurization systems

ADDITIONAL ACCOMMODATION

- Casa Primera – Front terrace, two bedrooms with closets, a full bathroom, and a kitchen
- Cuarto Huicho – Covered terrace, bedroom with private bathroom
- Service Building – Two staff bedrooms, each with a private bathroom

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GROUNDS, EVENT & RECREATIONAL FACILITIES

- Over 600 mature trees and lush landscaping across the estate
- Main swimming pool (21.8 m x 10.2 m) with sun deck, loungers, gym equipment, and storage
- Outdoor bar and entertainment area
- Large palapa-style event pavilion
- Event bathrooms
- Nine-hole mini golf course
- Full-size basketball court (22 m x 12 m)
- Table tennis area
- Second deep pool in the guest house area
- Private chapel with seating for 24
- Tranquil Mayen Spa Village for massages and meditation
- Extensive open areas suitable for additional construction

SUSTAINABILITY & SELF-SUFFICIENCY

- On-site workshop
- Chicken coop, pig enclosure, sheepfold
- Tilapia breeding tank
- Composting facility
- Dedicated tool and equipment storage

UTILITIES & INFRASTRUCTURE

- Connection to the public electricity grid with a private 75 kVA transformer
- 75 kVA GENERAC diesel generator (four-cylinder) for full energy autonomy
- 76 solar panels
- Five supply wells and six discharge wells (rainwater)
- Underground infrastructure for power, water, and sewage
- Solid perimeter wall with heavy-duty metal entry gates
- Ample parking for events and visitors
- Excellent internal road network and accessibility

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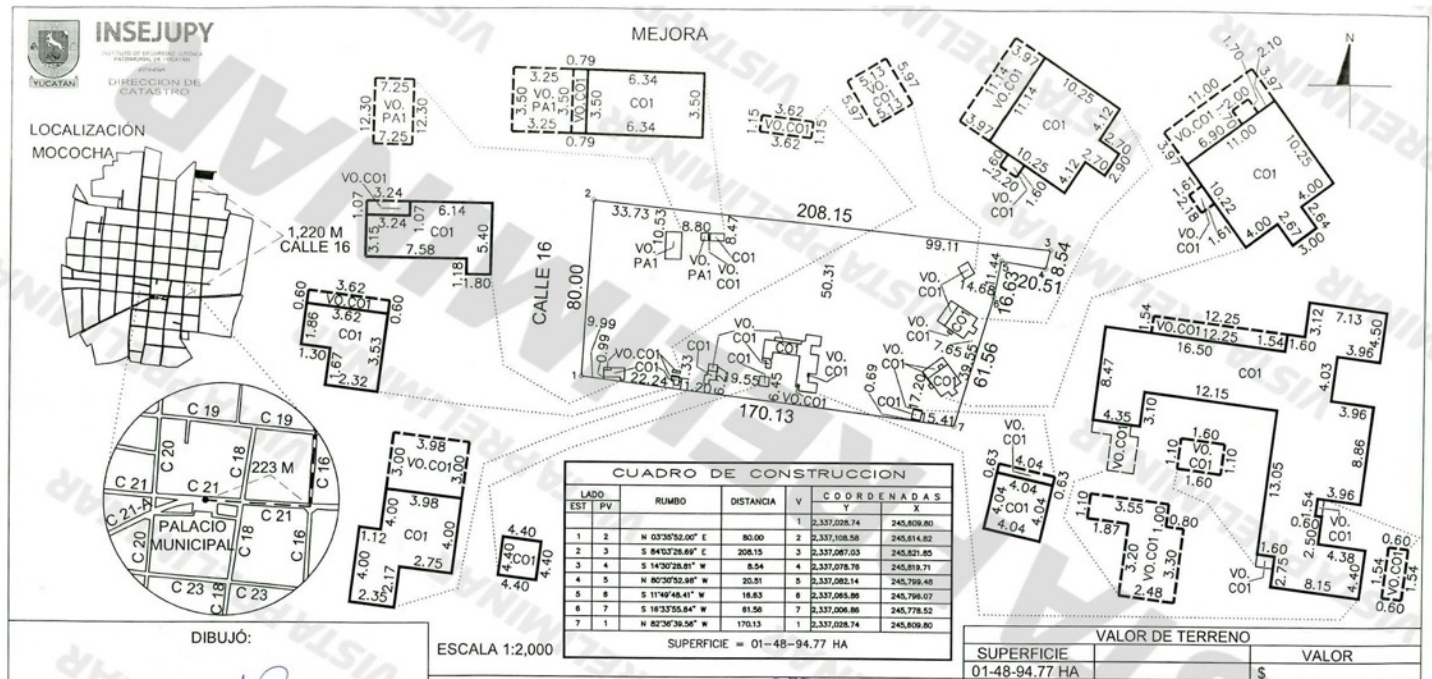
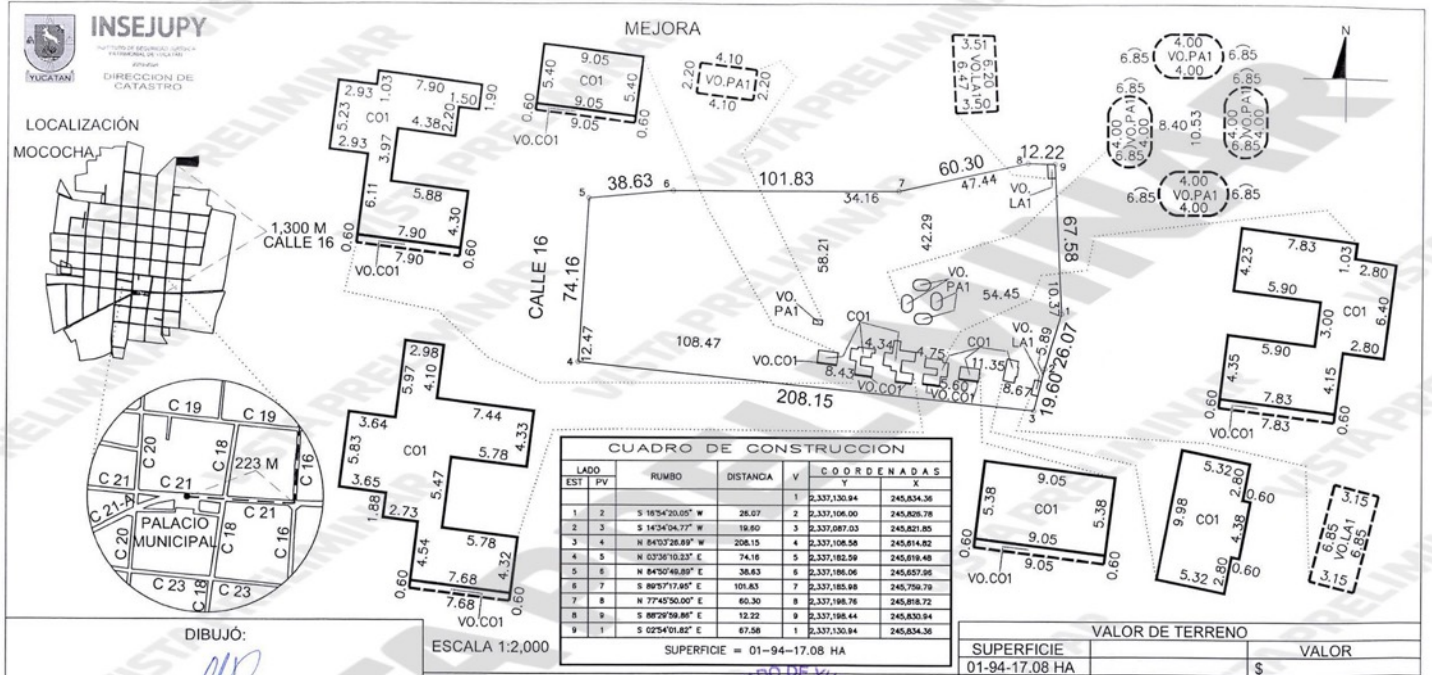
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FLOOR PLAN



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PICTURE SELECTION

Further pictures are available on demand.



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