

HACIENDA BUENA ESPERANZA A 19TH-CENTURY GEM IN MAXCANÚ

Yucatán | Maxcanú | Hacienda Buena Esperanza



YUCATAN PROPERTY SCOUTS



for sale | 45,000,000 MXN

Description

Property Code | YPS-02-0207

Nestled in the serene countryside of Maxcanú, Hacienda Buena Esperanza is a captivating 19th-century estate that presents a rare chance to own and reimagine a piece of Yucatán's rich colonial legacy. Set amidst an idyllic natural landscape, the property is not only a visual delight with its beautifully preserved aesthetic ruins but also a paradise for nature lovers and birdwatchers. Towering mature ceiba trees, a flourishing fruit orchard, and lush, vibrant gardens create a serene and biodiverse environment. The peaceful atmosphere, surrounded by untouched flora and fauna, makes every stay a rejuvenating escape from modern life.

The prime location of the hacienda is one of its strongest assets. Just 1.9 km from the newly opened Tren Maya station in Maxcanú, the estate is perfectly connected to major cities such as Mérida, Campeche, and even Cancún, as well as to iconic archaeological sites like Palenque in Chiapas.

This versatile property is ideally suited for a wide range of high-value uses. It is ready to become a boutique hotel, an exclusive private residence, a nature-focused eco-retreat with glamping facilities, or a first-class venue for weddings, corporate events, and private celebrations.

Architectural highlights include the aesthetic main hacienda ruin, the historic Casa de Máquinas, two fully equipped guest houses, a new event and pool area with Chukum-finished pools, and a glamping zone with five tent platforms. The property also features two staff houses, a deep well with a historic weathervane, a secure perimeter wall, and is connected to electricity and internet.

With full private ownership and a conceptual restoration project by the renowned architectural firm Reyes Ríos + Larraín, Hacienda Buena Esperanza is not only a retreat into nature and history but also an exceptional investment opportunity with endless potential.

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- **PRIME LOCATION IN MAXCANÚ** – Idyllic and strategically positioned with direct access to the Tren Maya network, just 1.9 km away.
- **OUTSTANDING INVESTMENT OPPORTUNITY** – Includes a conceptual architectural project by the world-renowned firm Reyes Ríos + Larraín, celebrated for their award-winning hacienda restorations.
- **AUTHENTIC ARCHITECTURAL CHARM** – Beautiful aesthetic ruins preserved in their original state, offering an ideal canvas for restoration and transformation.
- **VERSATILE DEVELOPMENT POTENTIAL** – Suitable for a boutique hotel, private estate, retreat center, or mixed-use hospitality project.
- **FULL PRIVATE OWNERSHIP** – Entire property is privately titled and connected to a main public access road.
- **HASSLE-FREE ACQUISITION** – A clean title ensures a smooth and secure property transfer process.

HARD FACTS

- *Year of construction* | 19th Century
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 51 ha (126 acres)
- *Width x Length* | -- m x -- m
- *Construction* | 1,080 m² (11,625 ft²)

PROPERTY LAYOUT

- Main Hacienda Ruin – Striking colonial architecture with original pasta tile floors, high beamed ceilings, and solid Mampostaría walls, ideal for restoration.
- Casa de Máquinas Ruin – Historic former machine house, adding depth and character to the estate.
- Event & Pool Area – New pool house with:
 - A filtered central pool and a second large pool at the rear, both finished with Chukum for a natural, Caribbean-like turquoise water tone.
 - Sun deck, terrace with Palapa roof, event bathrooms, and an additional half bath.
- Guest House I – Furnished with an open plan living and dining area, an equipped kitchen, two bedrooms, and one full bathroom.
- Guest House II – Includes a covered terrace, open living area, one bedroom, and one bathroom.
- Two Worker Houses – For on-site staff or additional guest accommodations.
- Glamping Area – Equipped with five concrete tent foundations, ready for a luxury camping setup.
- Lush Garden Area – Well-maintained grounds with majestic shade trees, including impressive ceiba trees.
- Fruit Orchard – Productive orchard with a variety of fruit trees, including lemon.
- La Noria (Historic Well) – A charming 30-meter-deep traditional well, featuring a historic weathervane.

GENERAL FEATURES

- Scenic Entrance Road – A picturesque approach leading to the main hacienda grounds.
- Perimeter Wall – Ensures privacy, with an iron entry gate for secure access.
- Connected to the public power grid
- High-speed internet available
- Private water source via deep well

Location

HACIENDA BUENA ESPERANZA, MAXCANÚ

Hacienda Buena Esperanza is ideally located in Maxcanú, a traditional Yucatecan town with deep cultural roots and a welcoming community. Nestled between three of the region's most iconic destinations—the vibrant colonial capital Mérida, the UNESCO World Heritage city of Campeche, and the pristine beaches of the Gulf of Mexico—the hacienda sits at a true crossroads of history, nature, and modern connectivity. Its strategic position makes it an outstanding opportunity for investors seeking to develop a private residence, boutique hotel, or cultural retreat.

One of the hacienda's greatest advantages is its proximity to the newly built Tren Maya station in Maxcanú, located just 1.9 km (1.2 miles) away—less than a 10-minute drive. This revolutionary transportation network connects the hacienda directly to the international airport of Cancún, the historic cities of Campeche and Mérida, and even distant archaeological wonders such as Palenque. With the Tren Maya nearly at its doorstep, Hacienda Buena Esperanza offers seamless access to the entire Yucatán Peninsula.

Maxcanú itself is a vibrant and self-sufficient town, where daily shopping is easy and enjoyable. From local restaurants and traditional food markets to hardware stores and medical services, everything needed for daily life is within reach.

The area is also rich in history and nature, with world-renowned archaeological sites like Uxmal and the Puuc route just a short drive away. Whether as a private retreat, boutique hotel, or investment property, Hacienda Buena Esperanza offers the perfect blend of rural charm, cultural heritage, and excellent regional connectivity.

DISTANCES FROM THE PROPERTY TO

- Maxcanú Centro – Parque Principal | 1.9 km (1.2 mi)
- Tren Maya Station Maxcanú | 5.5 km (3.4 mi)
- Mayan archaeological site of Uxmal | 53 km (33 mi)
- Mérida Periférico | 53 km (33 mi)
- Mérida International Airport | 59.5 km (37 mi)
- Celestun (Gulf of México) | 73 km (45.4 mi)
- Campeche City | 115 km (71.5 mi)
- Cancún International Airport | 370 km (230 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 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.

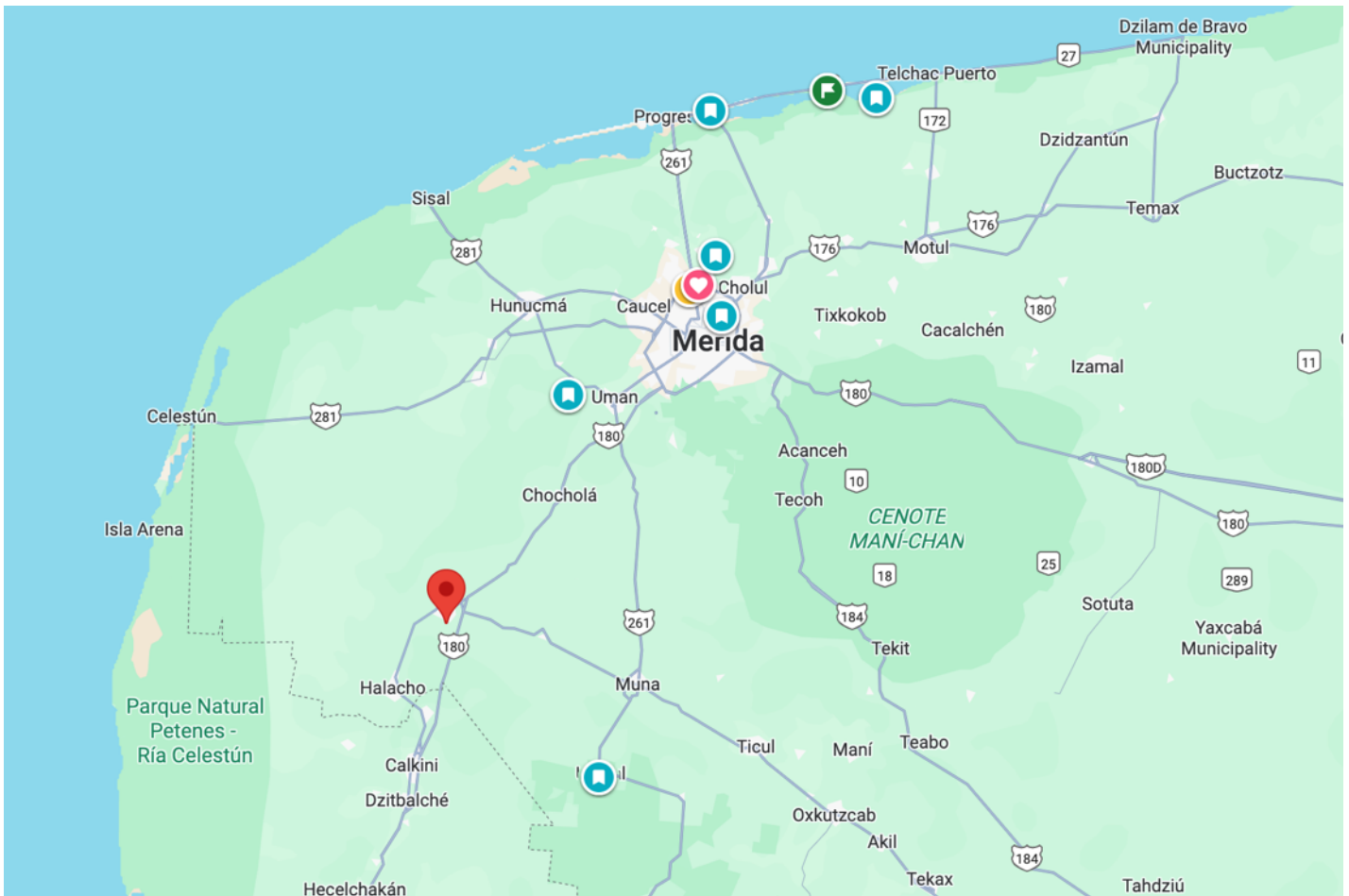
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its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

Further pictures are available on demand.



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