

CHARMING COLONIAL RENTAL IN MÉRIDA'S FIRST BARRIO MÁGICO

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



for rent | from 1,595 USD monthly

Description

Property Code | YPS-02-0212

Where Colonial Elegance Meets Modern Comfort

Step into the charm of old Mérida without sacrificing the conveniences of today. This beautifully restored colonial home is ideally located in the city's first Barrio Mágico, right where the picturesque neighborhoods of La Ermita, San Sebastián, and San Juan come together. Stroll to cafés, colorful markets, cultural landmarks, and lively plazas—all just minutes from your doorstep.

A Home Designed for Comfortable Living

From the street, the home's elegant colonial façade sets the tone. Inside, a welcoming living room impresses with soaring wooden beamed ceilings, colorful original pasta tile floors, and thick Mampostaría stone walls that keep interiors naturally cool. The open-plan living area integrates a fully equipped modern kitchen, dining space, and indoor garden, creating a bright and airy atmosphere perfect for daily living or entertaining.

The comfortable main bedroom offers a private bathroom, laundry niche, and direct access to the garden. Step out to the shaded, columned terrace that overlooks the central courtyard, where a sleek filtered pool with ambient rainbow lighting glimmers at night, surrounded by decorative planters and tropical greenery.

Private Casita & Relaxing Retreats

Ideal for guests, the independent casita features a bedroom, bathroom, and a cozy liaison room with hanging chairs that opens to the backyard. The lush, enclosed garden is a tranquil oasis for unwinding, while the rooftop terrace provides great views over the neighborhood.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

Move-In Ready with Every Modern Convenience

This home comes fully furnished and turnkey—complete with quality furniture, a brand-new 55" Smart TV, and modern kitchen appliances, including a refrigerator with ice maker, new stove, microwave, blender, toaster, and coffee maker. Stay connected with high-speed fiber optic internet and enjoy year-round comfort with air conditioning and ceiling fans in every principal room. A washer-dryer unit and an upgraded plumbing system with a water softener provide everyday comfort and convenience.

Facts

HIGHLIGHTS

- **FULLY FURNISHED & EQUIPPED** – Stylishly appointed and move-in ready, complete with quality furnishings and all essential appliances.
- **PRIME LOCATION IN MÉRIDA'S FIRST BARRIO MÁGICO** – Ideally situated in the charming neighborhood between La Ermita, San Sebastian, and San Juan, within walking distance of cultural landmarks, restaurants, and vibrant city life.
- **SERENE OUTDOOR SPACES** – Tranquil courtyard with a cozy filtered pool with beautiful ambient lighting, lush greenery, and a dreamy backyard oasis ideal for relaxing or entertaining.
- **YEAR-ROUND COMFORT** – Air conditioning and ceiling fans throughout ensure a pleasant indoor climate.
- **AUTHENTIC COLONIAL CHARM** – Elegant façade, soaring beamed ceilings, colorful pasta tile floors, and original Mampostaría walls.

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 243 m² (2,619 ft²)
- *Width x Length* | 6.8 m x 41.3 m
- *Construction* | 193 m² (2,082 ft²)

PROPERTY LAYOUT

- Inviting colonial-style living room with high wooden beams and original pasta tile floors.
- Open-plan living area with a fully equipped kitchen, dining space, and indoor garden.
- Comfortable main bedroom with private bath, laundry niche, and direct garden access.
- Covered columned terrace overlooking the central courtyard.
- Easy-Care Courtyard, featuring a filtered pool, decorative planters, and a discreet storage/machinery room.
- Charming Casita – Independent guest house with bedroom, private bath, and a cozy liaison room with hanging chairs opening to the backyard.
- Idyllic Backyard Oasis – Lush and private, designed as the perfect sanctuary to unwind.
- Rooftop Terrace – Expansive views over the neighborhood's green treetops.

GENERAL FEATURES

- Fully furnished and turnkey, including a brand-new 55" Smart TV in the living room.
- Air conditioning & ceiling fans in all principal spaces.
- Modern kitchen appliances: large refrigerator with ice maker, new stove, microwave, blender, toaster, coffee maker, and more.
- Ambience-enhancing pool lighting – pool illuminates in a full spectrum of rainbow colors.
- Convenient washer-dryer unit for in-home laundry care.
- High-speed fiber optic internet for reliable work and streaming.
- Superb plumbing system with a water softener for enhanced comfort.
- Front security window grill for added peace of mind.

Rental Terms

- **Rental Price:**
 - **Long-Term (6+ months):** \$1,595 USD/month
 - **Medium-Term (3–6 months):** \$1,695 USD/month
 - **Short-Term (1–3 months):** \$1,795 USD/month
- **Availability:** Starting September 2025.
- **Minimum Stay:** 1 month
- **Included in Rent:**
 - Bi-weekly maid service – 5 hours with English-speaking staff
 - Standard high-speed fiber optic internet
 - Potable water supply
 - Gas
 - Garbage disposal
 - Pool maintenance
- **Excluded from Rent:**
 - Electricity – usage to be covered by the tenant
- **Security Deposit:** A refundable damage deposit is required and will be returned after a satisfactory check-out inspection
- **Smoking Policy:** Smoking is strictly prohibited anywhere on the property.
- **Pet Policy:** Pets are allowed only with prior approval from the landlord.
- **Occupancy Limit:** Maximum of 4 overnight guests.

Location

Mérida's historic center is also the city's greatest overall attraction. Its magnificently restored buildings from the colonial era, for example, along the famous Paseo de Montejo or around the popular parks Santa Ana, Santa Lucia, or Santiago, today house theaters, museums, colorful galleries, fine restaurants, dreamy cafés, and much more. The old town is a real magnet for culturally interested travelers from all over the world, as well as for many North American ex-pats who regularly succumb to the charm of the various Centro neighborhoods and have already bought and lovingly restored many colonial-style houses here.

Prime Location in Mérida's First Barrio Mágico

This charming property enjoys an enviable position on Calle 68, between Calle 71 and 73, in the heart of Mérida's first Barrio Mágico—a unique historic zone that seamlessly bridges the beloved neighborhoods of La Ermita, San Sebastián, and San Juan.

The area is defined by its colorful, mostly single-story colonial homes, leafy streets, and a welcoming atmosphere that blends local Yucatecan tradition with a vibrant international community. Residents enjoy a short stroll to three of the city's most iconic plazas:

- La Ermita de Santa Isabel – famous for its romantic, flower-lined square and tranquil ambiance.
- San Sebastián – home to a lively market, traditional food stalls, and one of Mérida's oldest churches.
- San Juan – known for its elegant fountain, bustling morning life, and proximity to the main bus terminal.

From this location, most of Mérida Centro's cultural and culinary highlights are within easy walking distance, including art galleries, museums, theaters, gourmet restaurants, and charming cafés. The neighborhood's cultural calendar is alive year-round with festivals, food fairs, and traditional celebrations.

For trips further afield—whether to the modern north of the city, the beaches of Progreso, or nearby haciendas—you'll find an abundance of safe and affordable transport options via Uber, inDrive, and Didi.

DISTANCES FROM THE PROPERTY TO

- ADO Terminal Centro Histórico | 150 m (492 ft)
- Parque San Sebastián | 350 m (1,148 ft)
- Parque San Juan | 450 m (1,476 ft)
- Parque de La Ermita | 450 m (1,476 ft)
- Plaza Principal de Mérida (Plaza Grande) | 1.1 km (0.68 mi)
- Chedraui Supermarket | 1.3 km (0.81 mi)
- Mérida International Airport | 5.5 km (3.4 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.

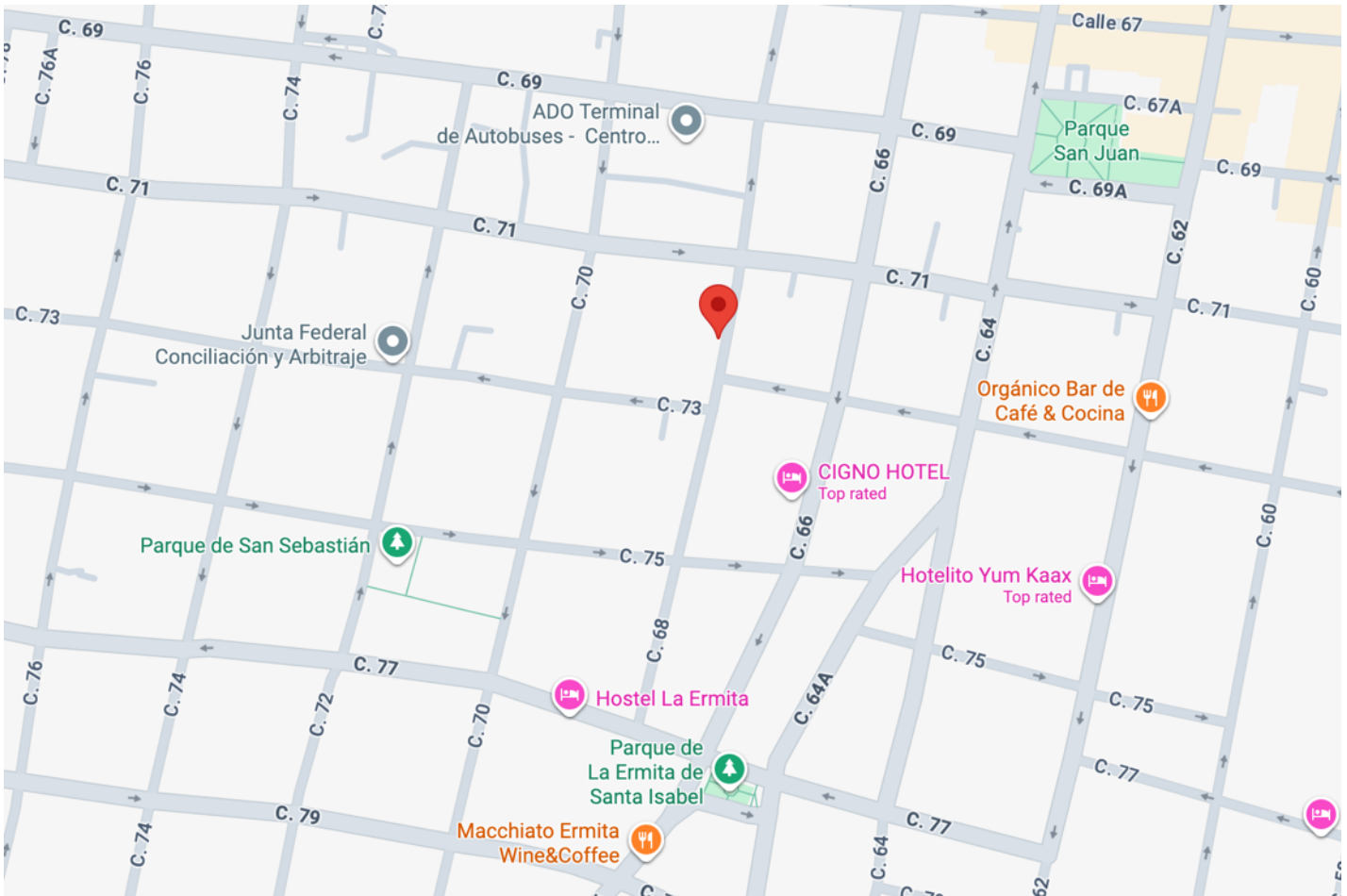
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

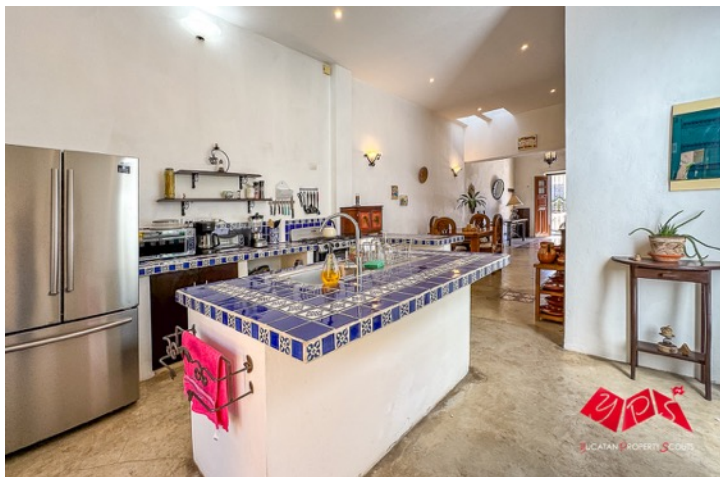
Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection

Further pictures are available on demand.



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx