

ELEGANT 3-BEDROOM HOMES WITH GARDEN & POOL – 2025 CONSTRUCTION IN MÉRIDA’S NORTH

Yucatán | Mérida | Cholul | Granjas de Cholul



for sale | 5,450,000 MXN

Property Code | YPS-02-0213

Highlights

- **BRAND-NEW MODERN HOMES** (2025) in Granjas Cholul
- **BRIGHT, OPEN-CONCEPT ARCHITECTURE** with 3.20 m ceilings
- **3 BEDROOMS**, each with private bath & garden access
- **LARGE POOL**, covered terrace & tropical landscaping
- **PREMIUM FINISHES**: marble countertops, dzalám wood doors, regional stone & bamboo details
- **FIVE IDENTICAL PROPERTIES AVAILABLE** – perfect for living or investment

Yucatan Property Scouts | René Jeremias

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

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

At a Glance

- **Lot size:** 408 m² (4,392 ft²)
- **Construction size:** 230 m² (2,476 ft²)
- **Year of Construction:** 2025
- **Bedrooms:** 3
- **Bathrooms:** 3.5
- **Parking:** 2
- **Condition:** New, unfurnished (furniture, A/C & staging available at extra cost)

Property Description

These modern, newly built residences in Granjas Cholul offer a sophisticated blend of contemporary design, natural light, and functional living.

The open-plan living area, with ceilings reaching 3.20 meters (10.5 ft), creates a generous sense of space. Large windows allow abundant daylight, connecting the indoors to the garden. The modern kitchen features a cooking island, fitted MDF and mahogany cabinetry, and a walk-in pantry, perfectly combining design and practicality.

Each of the three bedrooms has a private bathroom and direct access to the garden. The master suite additionally offers a spacious walk-in closet. Bathrooms are appointed with marble countertops and Helvex cabinetry, underlining the property's quality finishes.

Outdoors, a large pool, tropical landscaping, and a bamboo-covered terrace provide a serene retreat. The garden design incorporates regional stone, decorative bamboo, and low-maintenance gravel floors.

These homes are fully walled and gated, with robust electric entrance gates for privacy and security. Additional preparations for A/C, satellite TV, sound systems, and ceiling fans ensure that each property can be customized to your needs at extra cost.

📍 **Schedule Your Private Viewing Today!**

Location Description

Nestled in Mérida's northeast, Cholul offers the charm of a traditional Yucatecan village combined with modern comforts. Known for its tranquil, green surroundings, it's a preferred residential destination for families and professionals.

Just minutes away are Altabrisa Mall, hospitals, schools, and services. Thanks to excellent road connections, the beaches of Chicxulub Puerto can be reached in just 25 minutes. Major routes also connect Cholul with Motul, Tizimín, Valladolid, and other destinations in eastern Yucatán.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

DISTANCES FROM THE PROPERTY TO

- Cholul Centro | 900 m (0.56 mi)
- Mall Altabrisa & Hospital Star Medica | 4.9 km (3.0 mi)
- City Center (mall) | 7.2 km (4.5 mi)
- Mérida Centro (Remate) | 12 km (7.5 mi)
- Mérida International Airport | 31 km (19.3 mi)
- Chicxulub Puerto (Gulf of Mexico) | 32 km (19.9 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.

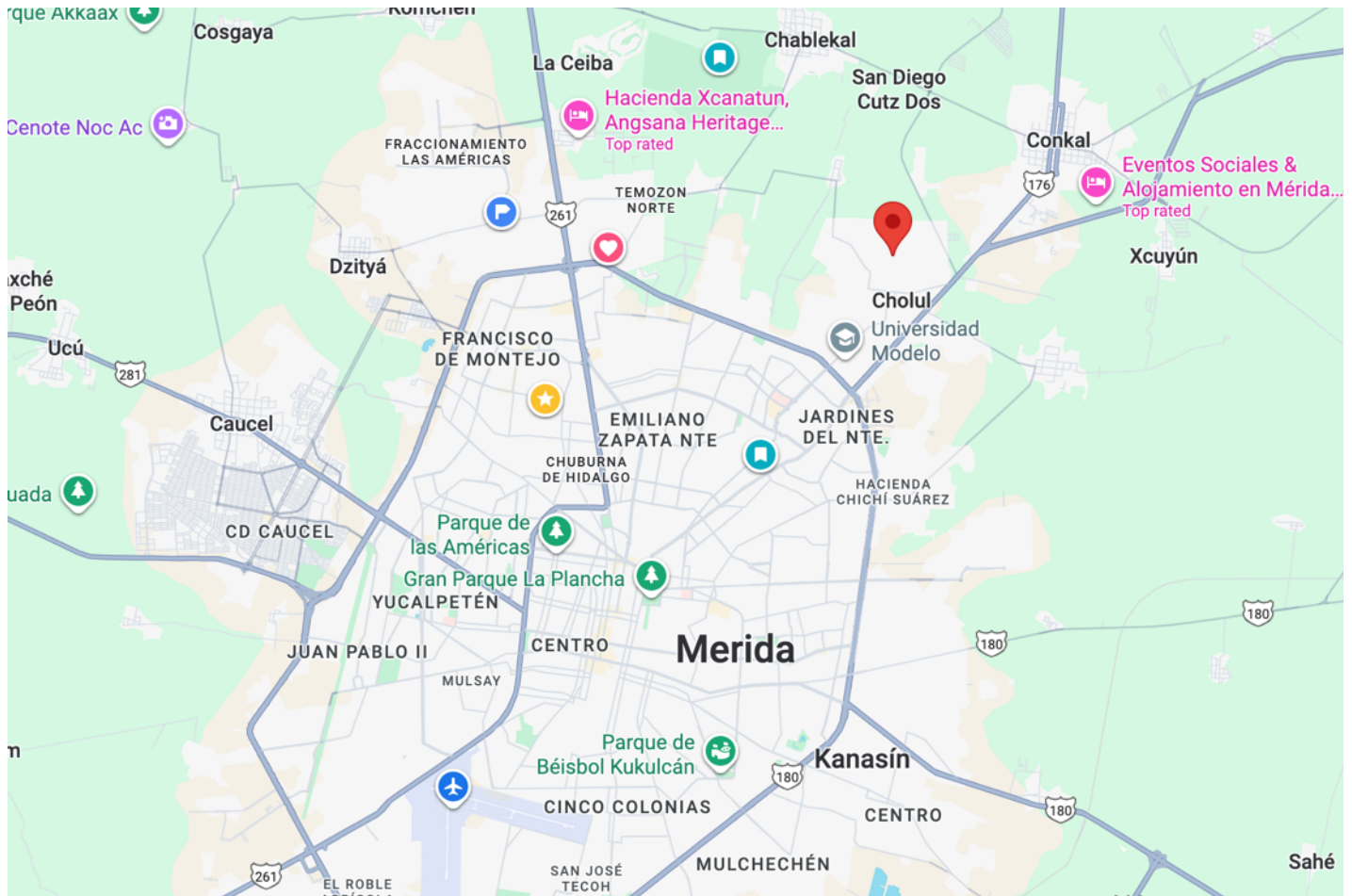
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its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



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

Property Layout

INDOORS

- Expansive, open concept living & dining area (3.20 m / 10.5 ft ceiling height)
- Modern fitted kitchen with cooking island, pantry & mahogany details
- Master suite with walk-in closet, private bath & garden access
- Two additional bedrooms with private baths & garden access

OUTDOORS

- Landscaped front yard with 2-car parking
- Decorative wooden entrance door & privacy wall
- Large swimming pool with tropical garden
- Covered terrace with a bamboo roof
- Half bath for pool area
- Service hallway & covered laundry area

FINISHES & FITTINGS

- Interceramic/Lamosa flooring
- Wood-like windows with 6 mm glass
- Dzalám wood doors (semi-matte finish)
- MDF & mahogany fitted kitchen
- Bathrooms with marble countertops & Helvex cabinetry
- Interior & exterior LED lighting
- Chukum-style wall finishes, regional stone & bamboo details

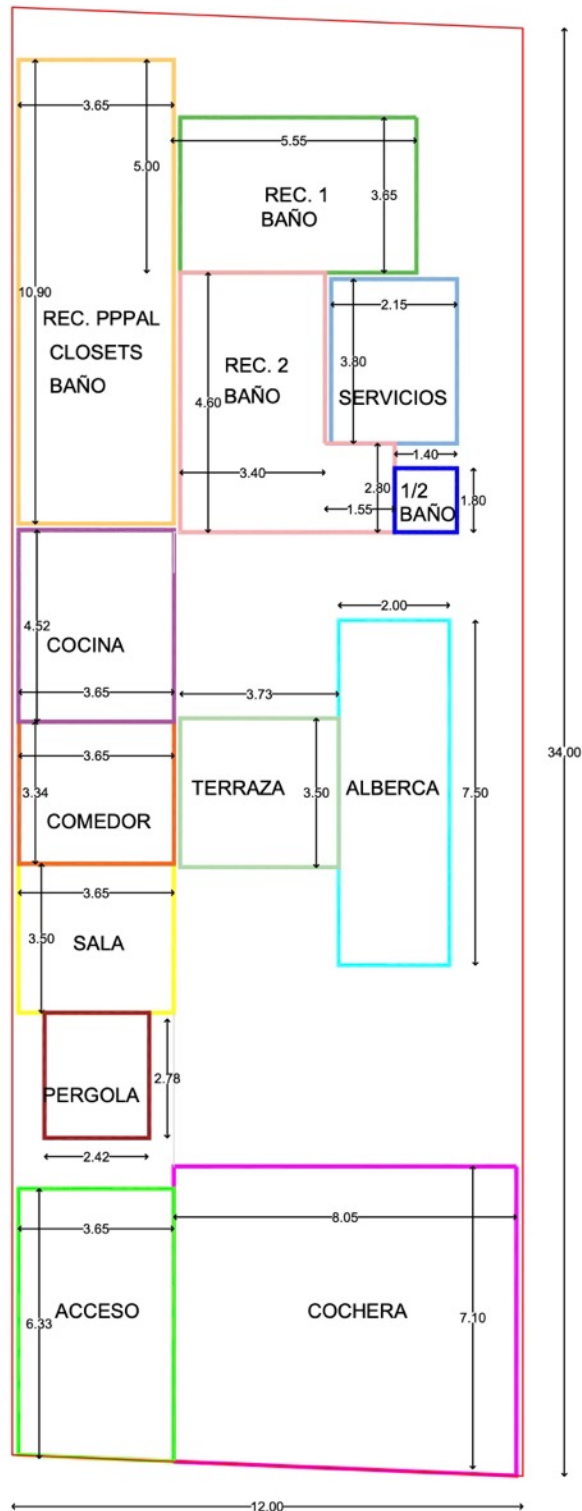
FACILITIES

- Pressurized water with a pressure pump
- 800 L water tank + submersible pump
- Manual sprinkler irrigation system
- Preparation for A/C, satellite TV, indoor/outdoor sound systems & fans (installation at extra cost)

Floor Plan



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

Picture Selection

