

EXCLUSIVE TURNKEY RESIDENCE TWO BLOCKS FROM PASEO DE MONTEJO

Yucatán | Mérida | Centro | Santa Ana



for sale | 14,500,000 MXN

Property Code | YPS-02-0216

Highlights

- **BRAND NEW HOME** – first occupancy (2025)
- **TURNKEY** – fully furnished, decorated, and equipped
- **FANTASTIC LOCATION IN SANTA ANA** – quiet street, just two blocks from Paseo de Montejo
- **TRANQUIL GARDEN** with mature trees, a large Chukum pool (partly with glass front), Mayan-house style half bathroom, and professional BBQ station
- **ELEGANT, FULLY EQUIPPED KITCHEN** with high-quality appliances, incl. dishwasher, wine cooler, ...
- **SPACIOUS GARAGE WITH ELECTRIC GATE** – a rare advantage in Mérida Centro
- **ENERGY EFFICIENT** thanks to solar panels
- **ONE-YEAR WRITTEN WARRANTY** after purchase

Yucatan Property Scouts | René Jeremias

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At a Glance

- **Lot size:** 407 m² (4,381 ft²)
- **Construction size:** 236.5 m² (2,546 ft²)
- **Year of Construction:** 2025
- **Bedrooms:** 3
- **Bathrooms:** 3.5
- **Parking:** 1 (garage)
- **Condition:** Brand-new, fully furnished, and equipped

Property Description

This brand-new residence offers a rare combination of modern comfort, tasteful design, and authentic Yucatecan character. With a total construction area of 230 m² on a 408 m² lot, the property provides bright, spacious interiors and seamless indoor-outdoor living.

At the heart of the home lies a modern, fully equipped kitchen with a center island, breakfast bar, and premium appliances. Decorative indoor gardens and skylights bring in natural light, creating a fresh and inviting atmosphere.

The master suite is a highlight, featuring a wooden-beam ceiling, a four-poster bed, a walk-in closet, and a luxurious master bathroom. A private indoor garden with a hot tub connects directly to both the bedroom and the garden, creating an oasis of tranquility. Two additional bedrooms—each with private or semi-private bathrooms—offer ideal accommodations for family or guests.

The outdoor area is designed for relaxation and entertaining: a large Chukum-finished pool, partly with a glass wall, a professionally equipped BBQ area, shaded seating, and a half bathroom built like a traditional Mayan house, adding both functionality and charm.

Practical features such as a large garage with an electric gate, a fully equipped laundry room, storage space, and energy-efficient solar panels ensure comfort and convenience. Combined with tasteful furnishings, stylish lighting, and fine finishes, this property is truly move-in ready.

 **Schedule Your Private Viewing Today!**

Location

The property enjoys a prime location in Santa Ana, one of the most desirable neighborhoods in Mérida's historic center. Tucked away on a quiet street just two blocks from Paseo de Montejo, it offers both tranquility and immediate access to cultural and social life.

Santa Ana is known for its picturesque park, historic church, and vibrant local market. It is also home to the city's newest gastronomy pedestrian zone, offering a curated selection of Mérida's finest restaurants. Just steps away, Paseo de Montejo—the city's grand boulevard—boasts French-inspired mansions, wide promenades, art exhibitions, and cultural events year-round.

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Together, Santa Ana's neighborhood charm and Paseo de Montejo's cosmopolitan elegance create a lifestyle that blends history, culture, and modern convenience—making this location one of Mérida's most sought-after addresses. destinations in eastern Yucatán.

DISTANCES FROM THE PROPERTY TO

- Paseo de Montejo | 290 m (950 ft)
- Parque de Santa Ana | 550 m (0.34 mi)
- Paseo 60 (ADO bus terminal, restaurant zone) | 600 m (0.37 mi)
- Parque La Plancha | 850 m (0.53 mi)
- Remate, New Gastronomy Zone | 850 m (0.53 mi)
- Walmart Montejo (Supermarket) | 1 km (0.62 mi)
- Parque Santa Lucia | 1.1 km (0.68 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 8.5 km (5.3 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.

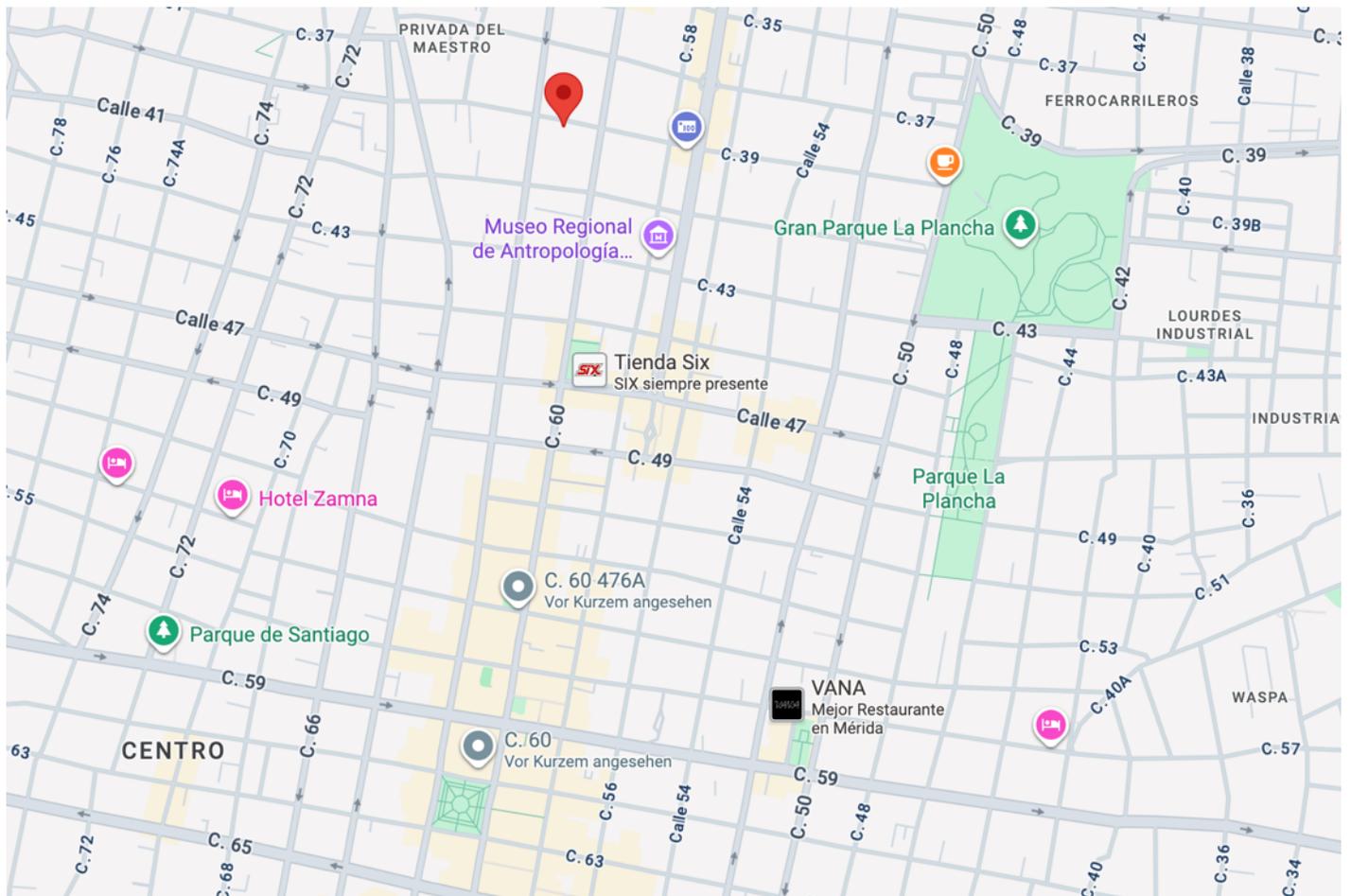
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its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



YUCATAN PROPERTY SCOUTS

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.

PROPERTY LOCATION



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Property Layout

INDOORS

- Receiver/living room with direct garage access
- Dining room
- Fully equipped kitchen with island, breakfast bar, dishwasher, wine cooler, water dispenser, stove, oven, and fridge
- Bedroom 1 with private bathroom
- Large, shared bathroom with skylights and an indoor garden (for Bedroom 2 and the common area)
- Bedroom 2
- Bright hallway with two indoor gardens connecting the front and rear of the house
- Master suite with beamed ceiling, four-poster bed, a large bathroom with a walk-in closet, an indoor garden with a hot tub, and direct garden access
- Laundry room with washer and dryer
- Storage room

OUTDOORS

- Inviting front yard with a seating area
- Open terrace with chairs
- Spacious garden with mature trees and low-maintenance landscaping
- Large Chukum pool with a partial glass wall
- BBQ area with professional equipment
- Half bathroom in traditional Mayan-house style

GENERAL FEATURES

- Fully furnished and equipped – turnkey
- Solar panels
- Air conditioning and ceiling fans throughout
- High-speed fiber optic internet
- Fully equipped kitchen with dishwasher, oven, stove, water dispenser, wine cooler, fridge, etc.
- High-quality electrical and hydraulic installations
- Indirect and ambient lighting indoors and outdoors
- Chukum and natural stone wall finishes
- Skylights for natural light
- Fully walled and gated property

Picture Selection



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