

# TURNKEY COLONIAL BEAUTY WITH FANTASTIC GARDEN, POOL, AND SOLAR POWER IN SANTIAGO



Yucatán | Mérida | Centro | Barrio de Santiago



for sale | 8,990,000 MXN

Property Code | YPS-02-0116

## Highlights

- **FULLY FURNISHED** (excluding private items)
- **FANTASTIC GARDEN** with a large Chukum pool
- **EXCELLENT LOCATION** in the sought-after Santiago neighborhood
- **BRAND NEW SOLAR PANELS** for energy efficiency
- **AIR CONDITIONING** throughout the bedrooms and the living room
- **IDEAL FOR OWNER OCCUPANCY AND VACATION RENTAL**

Yucatan Property Scouts | René Jeremias

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## At a Glance

- **Lot:** 375 m<sup>2</sup> (4,043 ft<sup>2</sup>)
- **Construction:** 262 m<sup>2</sup> (2,820 ft<sup>2</sup>)
- **Year of Construction:** --
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Parking:** street parking in front
- **Condition:** Fully furnished, move-in ready

## Property Description

This beautiful colonial-style home is located in the highly desirable Barrio de Santiago, one of Mérida's most charming and vibrant neighborhoods. The property seamlessly combines traditional architectural elements with modern comfort and efficiency.

The highlight of the home is undoubtedly its lush, harmoniously landscaped garden, featuring a large Chukum pool with stainless steel entry ladder and an inviting covered terrace—perfect for relaxing or entertaining guests. The main house includes a welcoming foyer, equipped with a pool table, a spacious living and dining area, and a fully equipped kitchen.

All three bedrooms come with en-suite bathrooms and are designed in the style of independent casitas, providing privacy for residents and guests alike. This clever layout makes the property ideal for both owner occupancy and vacation rentals (e.g., Airbnb).

Recent upgrades include brand new solar panels and a new air conditioning system in the living room, ensuring sustainability and comfort throughout the year. High-beamed ceilings, colorful Talavera tiles, and the colonial-style façade with soundproof glazing add to the property's authentic charm.

📍 **Schedule Your Private Viewing Today!**

## Location

Located in the heart of Barrio de Santiago, this property offers an authentic Merida living experience in one of the city's most popular and dynamic neighborhoods. With its colorful facades, beautifully restored colonial homes, and vibrant local culture, Santiago is both historic and full of life.

At the center of the neighborhood lies Santiago Park, a lively meeting point surrounded by traditional market stalls, local eateries, and the Santiago Apóstol Church. The park regularly hosts cultural events and music performances that give the area its distinctive charm.

Beyond its own attractions, Santiago's central location ensures easy access to all major sights in Mérida's historic center — including Plaza Grande, Santa Lucía, museums, art galleries, theaters, and some of the city's best restaurants.

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Thanks to its walkable layout, strong community feel, and proximity to essential services, Barrio de Santiago remains one of Mérida's most sought-after addresses for both residents and visitors alike.

#### DISTANCES FROM THE PROPERTY TO

- Súper Akí (supermarket) | 0.3 km (0.2 mi)
- Mérida Zoo | 0.5 km (0.3 mi)
- Parque de Santiago | 0.9 km (0.6 mi)
- Plaza Grande | 1.4 km (0.9 mi)
- ADO Bus Terminal Centro Histórico | 1.5 km (0.9 mi)
- Parque de Santa Lucía | 1.8 km (1.1 mi)
- Mérida International Airport | 6 km (3.7 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.



## PROPERTY LOCATION



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## Property Layout

### HOUSE AND LOT

- Foyer
- Living room
- Dining room
- Fully equipped kitchen
- 3 bedrooms with en-suite bathrooms
- 2 storage rooms
- Large, covered column terrace
- Additional covered terrace
- Fantastic, landscaped garden with mature trees and coordinated plantings
- Large Chukum pool with stainless steel entry ladder
- Outdoor shower

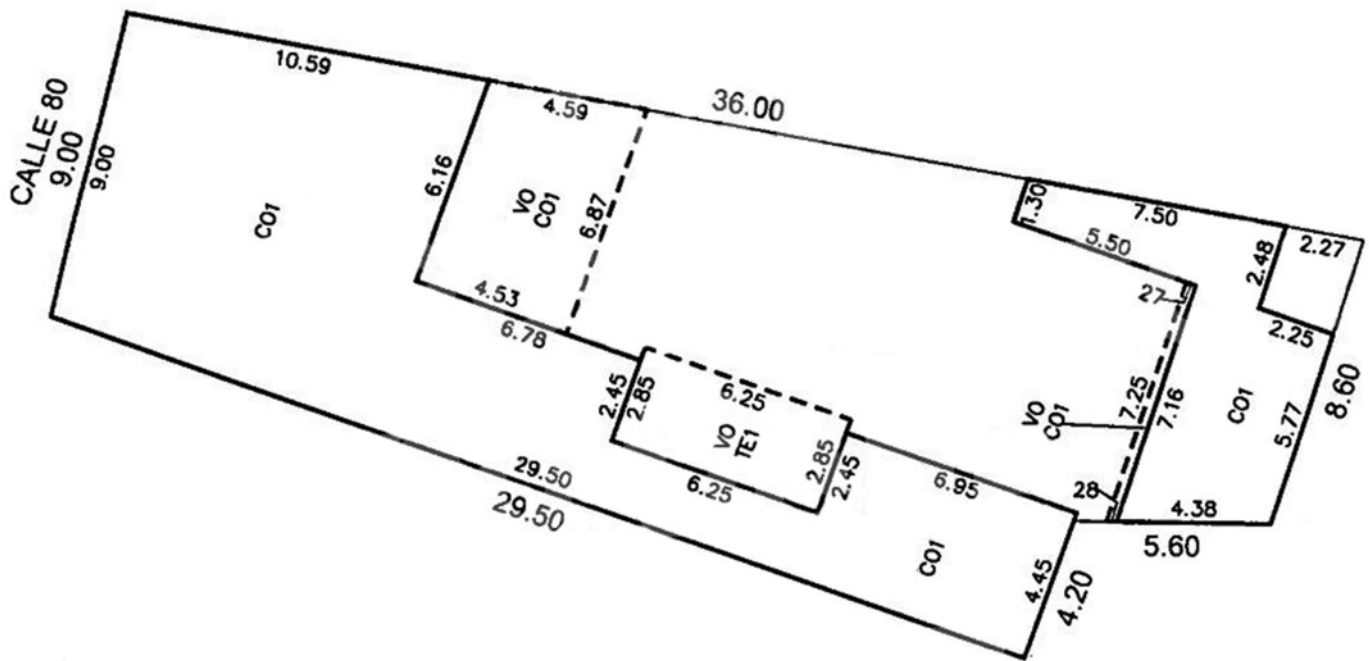
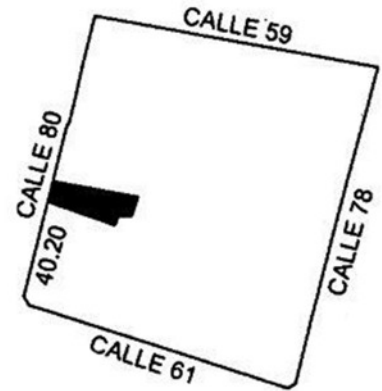
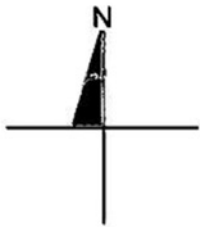
### GENERAL FEATURES

- Fully furnished (excluding private items)
- Brand new solar panels
- Air conditioners throughout the sleeping areas and the living room
- Ceiling fans
- Colonial-style façade with soundproof glazing
- High-beamed ceilings
- Colorful Talavera tiles in two bathrooms
- Stone applications in the garden
- High-speed Internet (fiber optic)
- Stationary gas tank
- Gas water heater
- Cistern and well
- City water connection
- Bio septic tank

# Floor Plan



YUCATAN PROPERTY SCOUTS



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## Picture Selection

