

# CASA DOS LIRIOS – COLONIAL BOUTIQUE HOTEL IN THE HEART OF MÉRIDA

Yucatán | Mérida | Centro



for sale | 18,500,000 MXN

Property Code | YPS-02-0186

## Highlights

- **ESTABLISHED BED & BREAKFAST** with excellent reputation
- **PRIME LOCATION** in the heart of Mérida's historic center
- **FULLY FURNISHED AND EQUIPPED** – Turn-key property!
- **SOLAR PANELS** for energy efficiency and reduced operating costs
- **ALL PAPERS UP TO DATE** and ready for immediate transfer
- **VERY WELL-KEPT** and regularly maintained property

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:** 585 m<sup>2</sup> (6,297 ft<sup>2</sup>)
- **Construction:** 528 m<sup>2</sup> (5,688 ft<sup>2</sup>)
- **Bedrooms:** 7
- **Bathrooms:** 7
- **Use:** Bed & Breakfast / Boutique Hotel / Private Residence
- **Condition:** Excellent, very well maintained

## Property Description

Behind a charming colonial façade on a quiet street in Mérida's historic center lies Casa Dos Lirios, an enchanting boutique-style bed and breakfast that captures the timeless beauty of colonial Yucatán while offering all modern comforts.

This historic property, originally built over 80 years ago, was carefully restored and redesigned to create a unique lodging experience. Today, Casa Dos Lirios features seven individually designed rooms, each blending traditional architecture, local art, and modern amenities to provide guests with a serene and memorable stay.

Throughout the property, guests are surrounded by artworks by renowned Mexican artists, colorful Talavera tiles, lush greenery, and a welcoming ambiance that instantly conveys the charm and warmth of Mérida.

The main colonial building and two separate guest houses are arranged around a beautiful tropical garden and a centrally located pool, creating an inviting retreat ideal for relaxation and social gatherings. Spacious covered terraces, high-beamed ceilings, and traditional Mamposteria walls preserve the original character of the house, while modern upgrades—such as air conditioning, high-speed internet, solar panels, and a hydropneumatic water system—ensure comfort and efficiency.

Whether as a turn-key hospitality business or as a private residence with guest accommodations, Casa Dos Lirios represents an outstanding investment opportunity in one of Mérida's most desirable neighborhoods.

 **Schedule Your Private Viewing Today!**

## Location

Mérida's historic center is the cultural heart of the city and one of its most captivating attractions. The area surrounding Casa Dos Lirios is distinguished by its peaceful streets, welcoming community, and close proximity to some of Mérida's most charming parks and landmarks, including Santa Ana, Santa Lucía, and Santiago.

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Just a short walk away, visitors can stroll along the iconic Paseo de Montejo, Mérida's grand boulevard, indulge in fine dining at Santa Lucía's vibrant restaurant scene, or explore Calle 47, the city's new gastronomic corridor. For those seeking culture and creativity, the Mérida English Library, as well as nearby art galleries and cultural venues, are only minutes away, offering an inspiring glimpse into the city's artistic spirit.

The property's strategic location on a quiet, low-traffic street offers the perfect combination of peace and accessibility—making it ideal for operating a B&B, Airbnb, or boutique hotel catering to international travelers.

#### DISTANCES FROM THE PROPERTY TO

- Parque de Santa Ana | 850 m (0.53 mi)
- Parque de Santiago | 850 m (0.53 mi)
- Mérida English Library (MEL) | 900 m (0.56 mi)
- Paseo de Montejo | 1.1 km (0.68 mi)
- Parque de Santa Lucía | 1.4 km (0.87 mi)
- ADO Bus Terminal Alterna Paseo 60 | 1.6 km (1.0 mi)
- Plaza Principal (Plaza Grande) | 1.7 km (1.06 mi)
- Mérida International Airport | 7.3 km (4.5 mi)

#### MÉRIDA

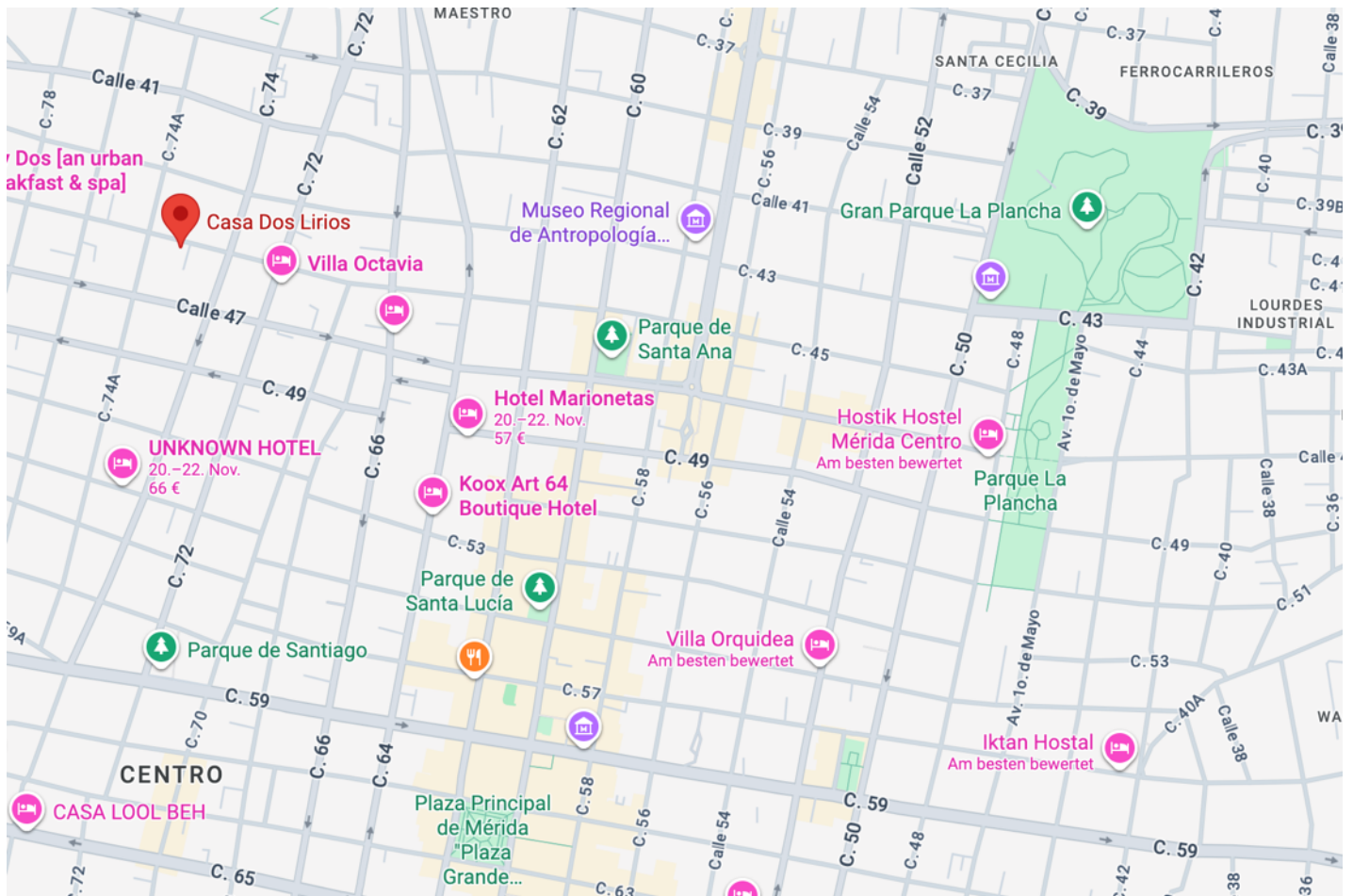
Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to 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



## Property Layout

### COLONIAL MAIN BUILDING

- Entrance / Receiver area
- Living room
- Fully equipped kitchen with breakfast bar
- Two guest bedrooms with private bathrooms
- Covered terrace
- Utility area

### GUEST HOUSE I

- Two bedrooms with private bathrooms
- Covered terrace overlooking the garden and pool

### GUEST HOUSE II

- Spacious master suite with kitchenette, large private bathroom, and interior garden/light well
- Two additional bedrooms with private bathrooms

### OUTDOOR AREA

- Elegant front yard with palm trees, plants, and an ornate iron fence
- Lush tropical garden with palm trees and greenery
- Large, covered terrace for guest entertainment
- Central pool framed by tropical vegetation
- Laundry area

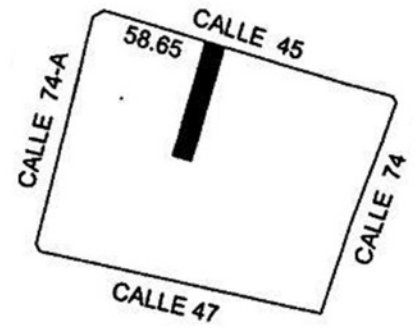
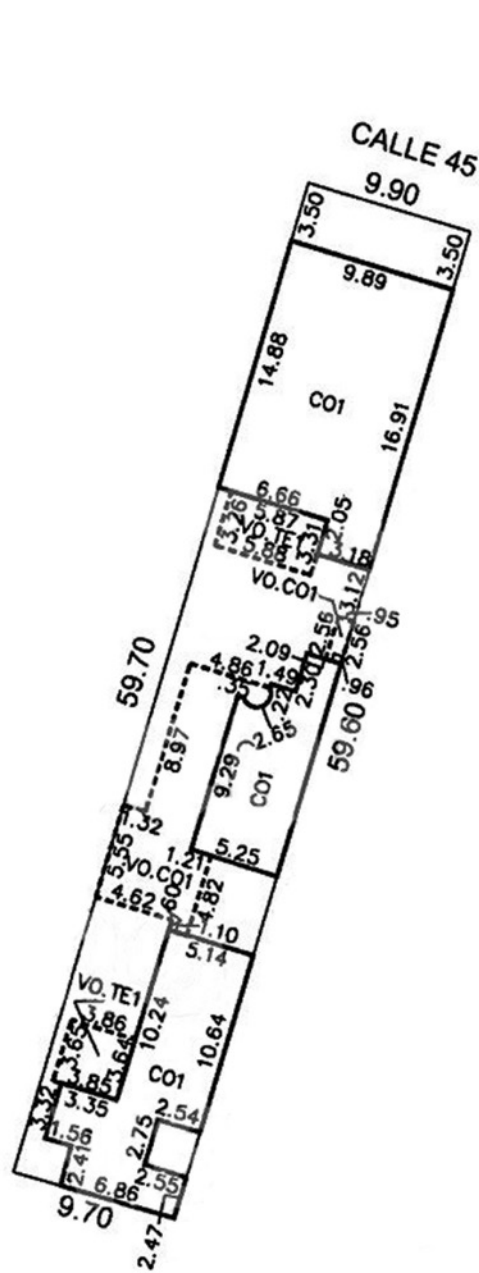
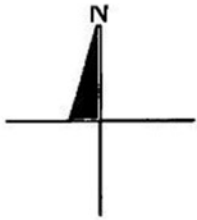
### GENERAL FEATURES

- Fully furnished and equipped – ready to operate immediately
- Beautiful colonial façade with historical character
- Partly high-beamed ceilings
- Talavera tile finishes and original Mampostaría walls
- Air conditioning and ceiling fans throughout the living and sleeping areas
- Window grills in the front area
- High-speed internet (fiber optic)
- Solar panels
- Stationary gas tank
- Water softener system
- Hydropneumatic water pressure system
- City water, plus a well and a large cistern

# Floor Plan



YUCATAN PROPERTY SCOUTS



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# Picture Selection



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