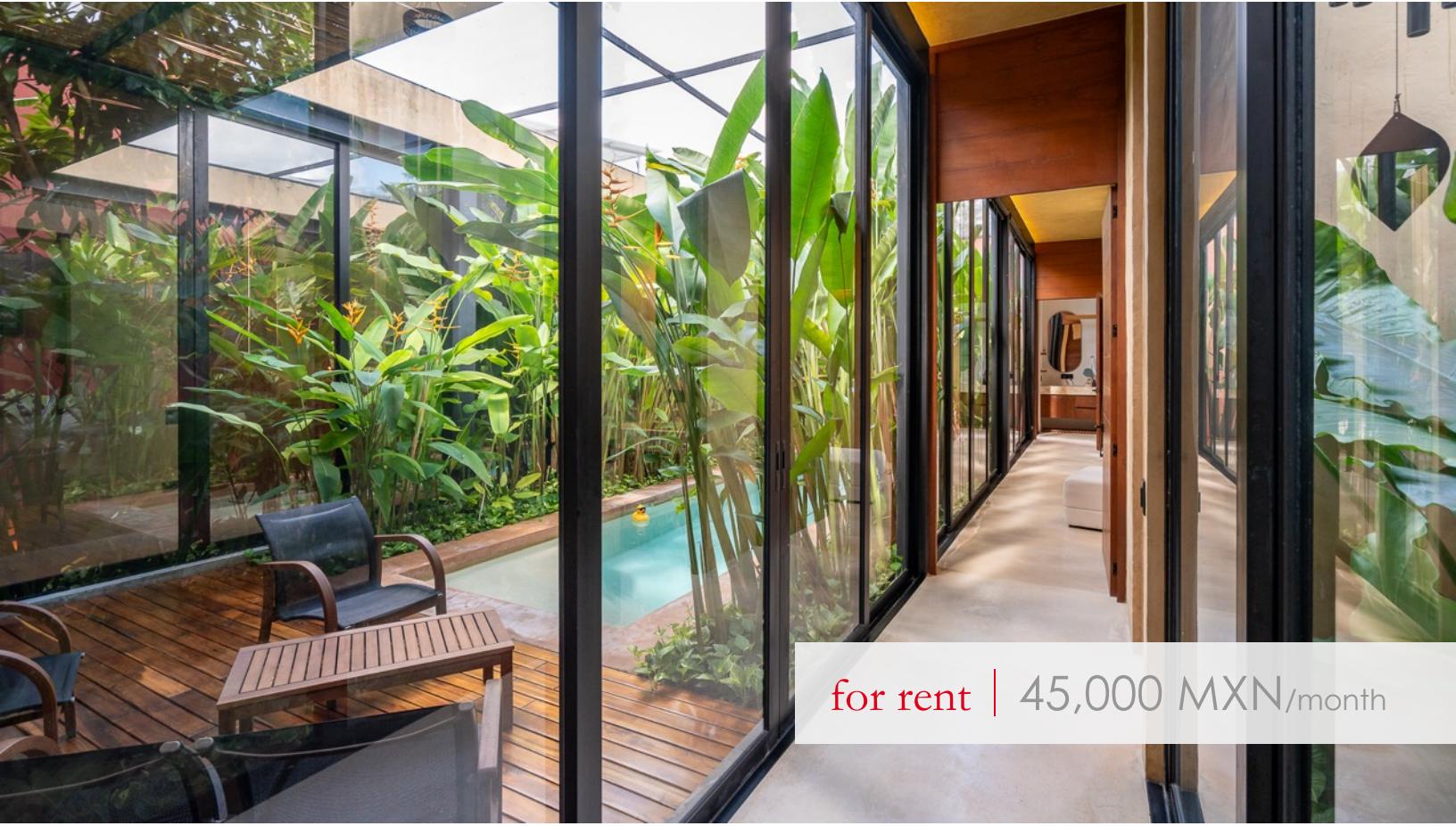


# YOUR PRIVATE SANCTUARY IN MÉRIDA'S VIBRANT NORTH – A DESIGN GEM FOR LONG-TERM RENT

Yucatán | Mérida | Altabrisa



for rent | 45,000 MXN/month

Property Code | YPS-02-0221

## Highlights

- **FANTASTIC, COZY MODERN ARCHITECTURE** with an artisanal color and design concept
- **BRIGHT, OPEN SPACES** with large, UV-protected glass windows and sliding doors
- **LUSH, COMPLETELY SCREENED-IN CENTRAL GARDEN** with lap pool – no mosquitoes, no bugs
- **ELEGANT, HANDCRAFTED FURNITURE** – each piece made by local artisans
- **INGENIOUS HEAT AND ENERGY CONCEPT** – 3.5 m ceiling height, A/C units, ceiling fans, and solar panels for reduced energy costs
- **PRIME LOCATION** in a secure, well-maintained Privada in Altabrisa, close to malls, hospitals, restaurants, and more

*Yucatan Property Scouts | René Jeremias*

Phone: +52 (999) 381 6286 | E-Mail: [rene.jeremias@yps.mx](mailto:rene.jeremias@yps.mx)  
Facebook: [@YPSCentral](https://www.facebook.com/YPSCentral) | Internet: [www.yps.mx](http://www.yps.mx)

## At a Glance

- **Lot:** 387 m<sup>2</sup> (4,163 ft<sup>2</sup>)
- **Construction:** 205 m<sup>2</sup> (2,210 ft<sup>2</sup>)
- **Year of Construction:** 2022
- **Bedrooms:** 1 Bedroom, 1 Study room (feasible as an occasional extra guest room)
- **Bathrooms:** 2.5
- **Pool:** Filtered lap pool
- **Energy:** 10 solar panels, connected to the public power grid
- **Parking:** Garage for one vehicle, additional space for shaded street parking right in front
- **Internet:** Fiber optic available
- **Air Conditioning:** Yes – in all main rooms
- **Ceiling Height:** 3.5 meters
- **Security:** Privada with controlled access
- **Condition:** Excellent

## Rental Terms

- **Rental Price:** 45,000 MXN/month
- **Availability:** Starting April 2026
- **Minimum Stay:** 12 months
- **Contract:** Notarized lease agreement; notary fees paid by the tenant
- **Included in Rent:** Garbage disposal, Gardener
- **Excluded from Rent:** Electricity (CFE) and Water (JAPAY) consumption, Internet, Pool cleaning, Residential Community Charge (1,350 MXN/month), and all other daily living costs
- **Security Deposit:** Refundable damage deposit, returned after satisfactory check-out inspection
- **Smoking Policy:** Smoking is strictly prohibited anywhere on the property
- **Pet Policy:** Small, well-trained pets are welcome upon prior approval by the owner.
- **Occupancy:** Ideally designed for one couple, with the option to host an additional couple in the study room.

## Property Description

This elegant modern home in Residencial Marsella, Altabrisa, embodies a seamless blend of contemporary architecture and artisanal Yucatecan design. Its warm, earthy tones, handcrafted finishes, and natural materials create a soothing, tropical atmosphere that feels both luxurious and grounded.

The architect, inspired by the Japanese Wabi-Sabi philosophy, celebrates the beauty of imperfection and authenticity. The white cement floors, accented with subtle splashes of color, give the home a natural, lived-in feel. Large UV-protected windows and sliding glass doors connect every space to the lush, fully screened central garden—an oasis with a serene lap pool, a terrace, and a hammock lounge/yoga deck that forms the heart of the house.

The property's thoughtful design ensures maximum comfort and efficiency. With 3.5-meter-high ceilings, air conditioning, ceiling fans, and solar panels, the home maintains a pleasant indoor climate while minimizing energy costs. Every detail, from the handcrafted furniture to the soft natural lighting, reflects high aesthetic standards and functionality.

### 📍 Schedule Your Private Viewing Today!

## Property Layout

### indoors

- Spacious, open concept living and dining area
- Fully equipped kitchen with built-in wooden cabinets, granite countertops, and a kitchen island with a breakfast bar
- Spacious, fully screened central garden featuring a lap pool and a hammock lounge/yoga deck, seamlessly connected to all main areas via wide UV-protected glass sliding doors
- Guest half bathroom
- Master Suite with a large walk-in closet and an en-suite bathroom with a bathtub
- Study room/guest bedroom with a private en-suite bathroom
- Several small indoor garden areas for natural light and ventilation
- Laundry room with a modern Samsung washer and dryer
- Machinery/storage room

## OUTDOORS

- Beautifully landscaped front yard with mature, shade-providing tree
- Garage for one car, additional space for shaded street parking right in front

- Service corridors on both sides of the property

## GENERAL FEATURES

- Fully equipped kitchen: dishwasher, large modern fridge with drinking water dispenser, oven tower (oven + microwave), ceramic hob
- Air conditioners and ceiling fans throughout
- Powerful solar system with 10 panels for reduced energy costs
- Exterior video surveillance system
- Water filter and softener system for the entire house – including drinking water at the refrigerator

- Water pressure system and pool filtration system
- Fully automated irrigation system covering the entire garden, sourced from a private underground well that also supplies the pool, resulting in no recurring water costs.
- Electric water heater
- High-speed fiber-optic internet is available

## Location

Altabrisa is one of Mérida's most desirable modern neighborhoods, known for its safety, contemporary architecture, and excellent infrastructure. Located in the vibrant north of Mérida, Residencial Marsella offers a tranquil environment with easy access to all urban conveniences.

The area's centerpiece, Plaza Altabrisa, is a major shopping destination with a wide range of stores, cafes, restaurants, and entertainment options, including a large cinema. In addition, top-class medical facilities such as Star Médica and Hospital Faro del Mayab — Mérida's most modern hospital — as well as renowned schools and universities are located in close proximity.

Excellent connectivity via the city's Periférico ring road ensures quick access to Mérida's historic center, the international airport, and the beaches of Progreso—making it an ideal residential choice for professionals, expats, and families alike.

## DISTANCES FROM THE PROPERTY TO

- Plaza Altabrisa (mall) | 1.1 km (0.68 mi)
- Hospital Star Médica | 1.4 km (0.87 mi)
- Hospital Faro del Mayab | 4.5 km (2.8 mi)
- La Isla Cabo Norte (mall) | 6.0 km (3.73 mi)
- Mérida Centro (Remate, Calle 47) | 7.6 km (4.7 mi)
- Progreso (Gulf of Mexico) | 35 km (21.7 mi)
- Mérida International Airport | 27 km (16.8 mi)

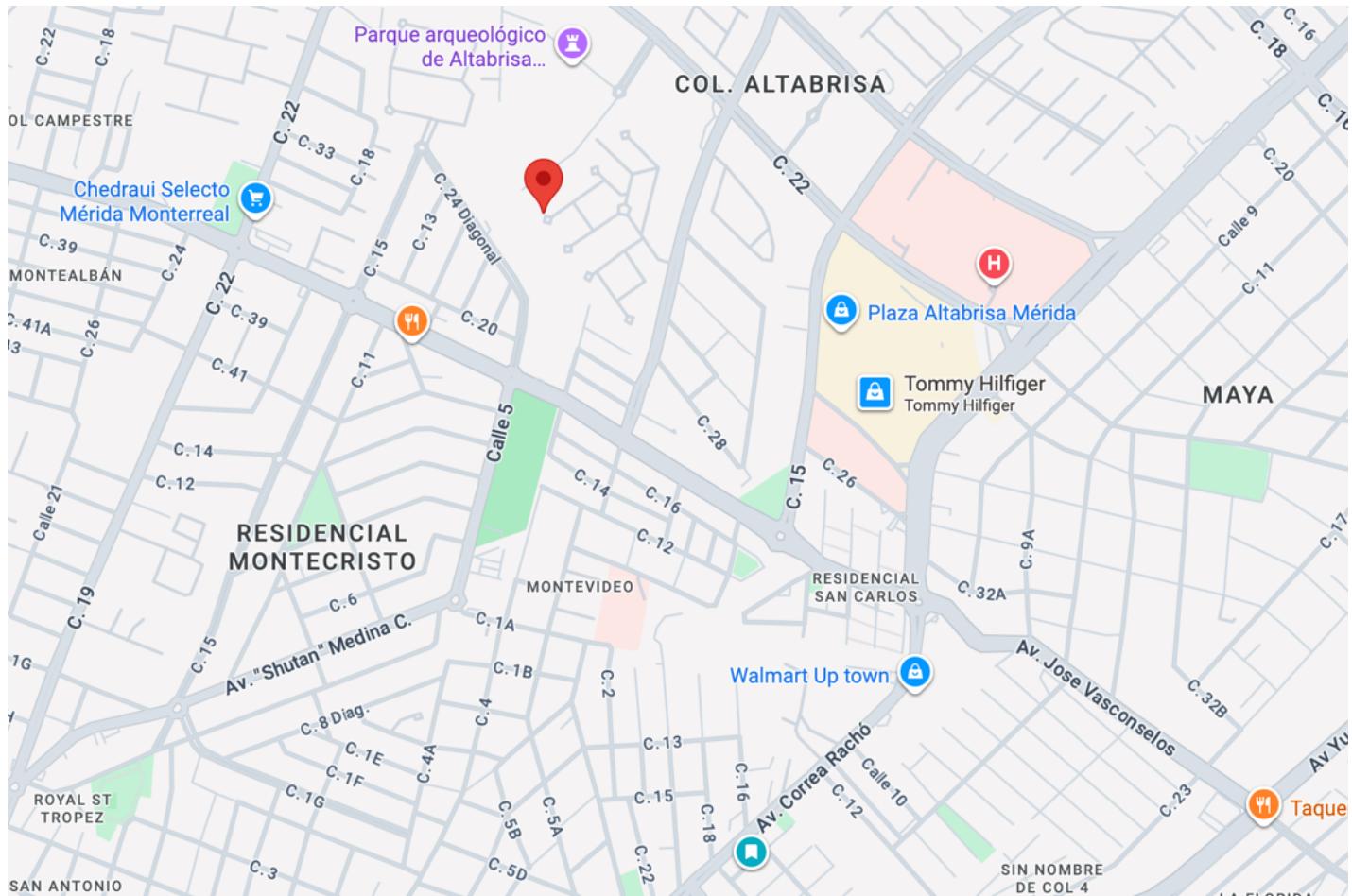
## MÉRIDA

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.

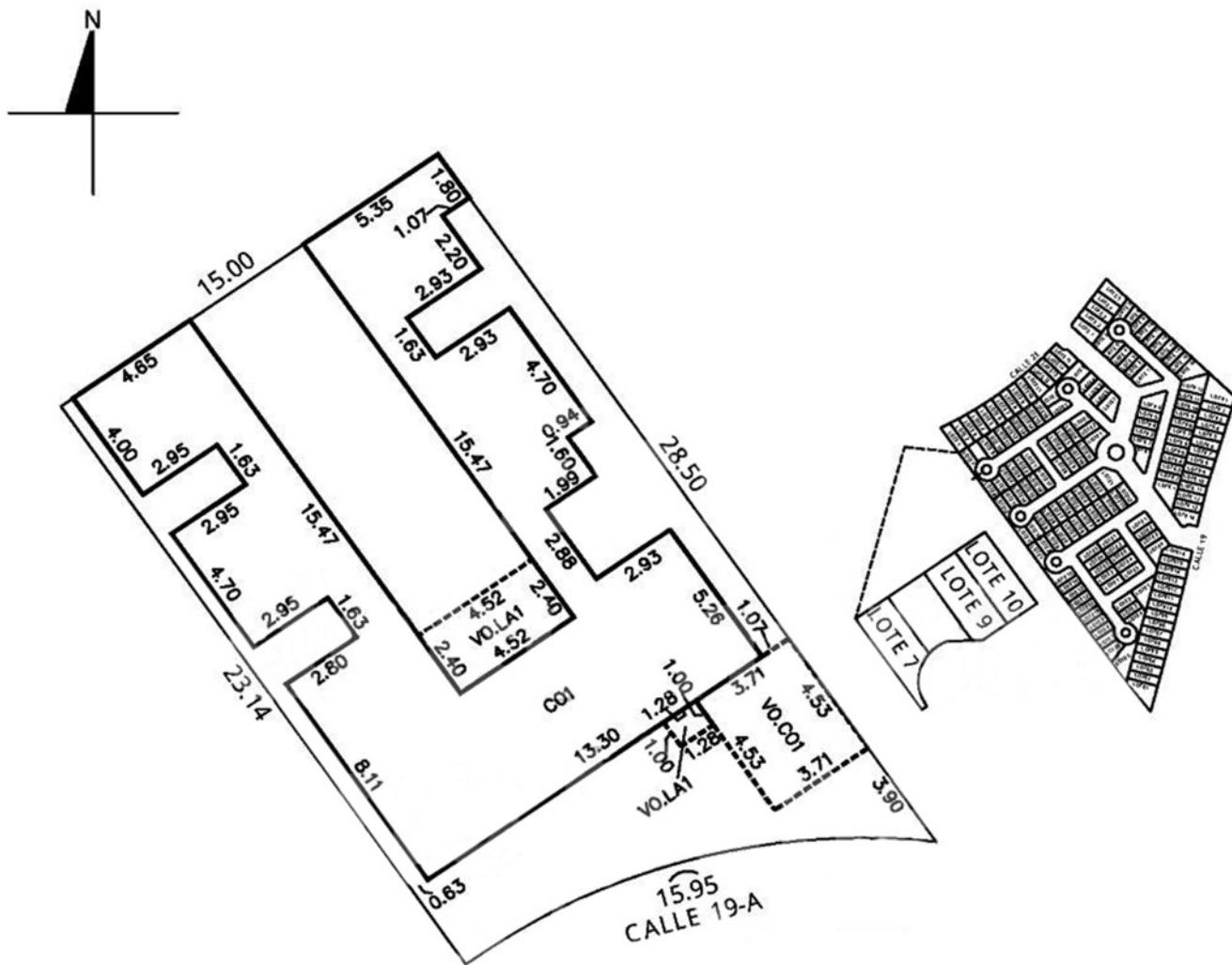
## PROPERTY LOCATION



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Phone: +52 (999) 381 6286 | E-Mail: [rene.jeremias@yps.mx](mailto:rene.jeremias@yps.mx)  
 Facebook: [@YPSCarlos](https://www.facebook.com/YPSCarlos) | Internet: [www.yps.mx](http://www.yps.mx)

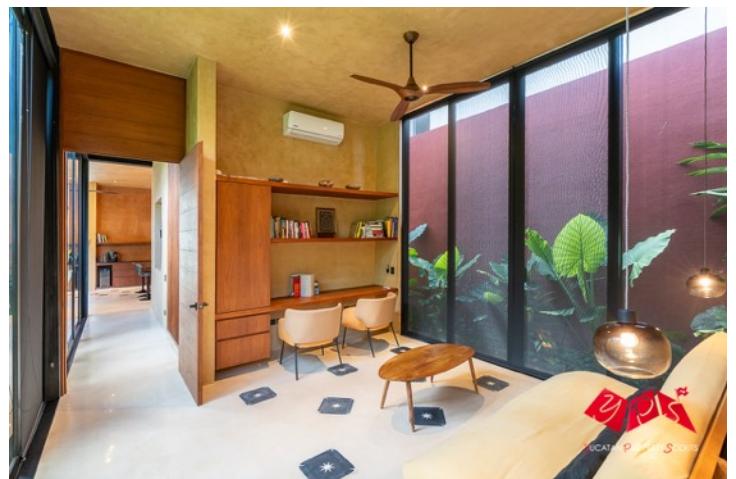
# Floor Plan



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Facebook: [@YPSCaribbean](https://www.facebook.com/YPSCaribbean) | Internet: [www.yps.mx](http://www.yps.mx)

## Picture Selection



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Facebook: [@YPS.Realtor](https://www.facebook.com/yps.realtor) | Internet: [www.yps.mx](http://www.yps.mx)