

# YOUR SELF-SUFFICIENT TROPICAL RETREAT NEAR MÉRIDA

Yucatán | Seyé | Dzitiná



for sale | 7,350,000 MXN

Property Code | YPS-02-0223

## Highlights

- **BRAND-NEW CONSTRUCTION** – modern design, move-in ready
- **LARGE LOT** offering privacy and expansion potential
- **PRIVATE TROPICAL OASIS** with lush mature garden and full-size swimming pool
- **SELF-SUFFICIENT LIVING** – powerful solar system with backup batteries, solar water boiler, and private well
- **TRANQUIL COUNTRYSIDE LOCATION**, yet easily reachable via paved road
- **FLEXIBLE LAYOUT** with an independent upstairs apartment/studio
- **NO FIDEICOMISO REQUIRED** – direct ownership
- **EXCELLENT INVESTMENT POTENTIAL** in a fast-growing region

Yucatan Property Scouts | René Jeremias

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## At a Glance

- **Lot:** 2,009 m<sup>2</sup> (21,625 ft<sup>2</sup>)
- **Construction:** 230 m<sup>2</sup> (2,476 ft<sup>2</sup>)
- **Year of construction:** New
- **Bedrooms:** 4
- **Bathrooms:** 3.5
- **Parking:** On-site parking available
- **Condition:** Excellent

## Property Description

Imagine a place where time slows down—where mornings begin with soft tropical light and evenings end under a vast, star-filled sky. This exclusive, brand-new villa offers a rare combination of modern comfort, absolute privacy, and a deep connection to nature.

Set on an expansive 2,009 m<sup>2</sup> (21,625 ft<sup>2</sup>) plot bordering the inspiring De Lalaing Art Park, this property is designed for effortless living in harmony with its surroundings. Clean architectural lines, generous open spaces, and seamless indoor-outdoor transitions define the home's character. Large terraces, a lush tropical garden, and a true swimming pool create an atmosphere of relaxed luxury, ideal for both everyday living and entertaining.

From a practical perspective, the villa is equally impressive. Thanks to a powerful solar system with battery backup, a private well, and a solar water boiler, the property allows for fully self-sufficient living with no monthly utility costs. Air conditioning, ceiling fans, and thoughtful details throughout ensure comfort year-round.

What truly sets this property apart is its balance: complete serenity and space in the countryside, combined with easy access to Mérida, cultural landmarks, cenotes, and the Yucatán coast. Whether as a full-time residence, a private retreat, or a long-term investment, this villa offers a lifestyle of freedom, independence, and refined simplicity.

 **Schedule Your Private Viewing Today!**

## Location

The property is located in a quiet and safe countryside setting near Dzitiná, within the municipality of Seyé, and directly within the renowned cenote belt of Yucatán. Surrounded by unspoiled nature and fertile red soil, the area is ideal for gardening, outdoor living, and a healthy lifestyle.

Despite its tranquil setting, the villa is exceptionally well-connected. Unlike many rural properties, it is accessed via a paved and well-maintained asphalt road, allowing comfortable year-round access.

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Mérida—one of the safest cities in North America—is within easy reach and offers a vibrant historic center, international restaurants, shopping malls, medical facilities, and cultural attractions. World-famous cenotes and archaeological sites, including Chichén Itzá, are nearby, while the Gulf Coast beaches are just a short drive away.

#### DISTANCES FROM THE PROPERTY TO

- Dzitiná Centro | 700 m (0.42 mi)
- Acanceh Centro | 7 km (4.4 mi)
- Mérida – Tren Maya Station Teya | 28 km (17.4 mi)
- Mérida – Periférico | 30 km (18.6 mi)
- Mérida Centro – Plaza Grande | 37 km (23 mi)
- Mérida – International Airport | 51 km (31.7 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.

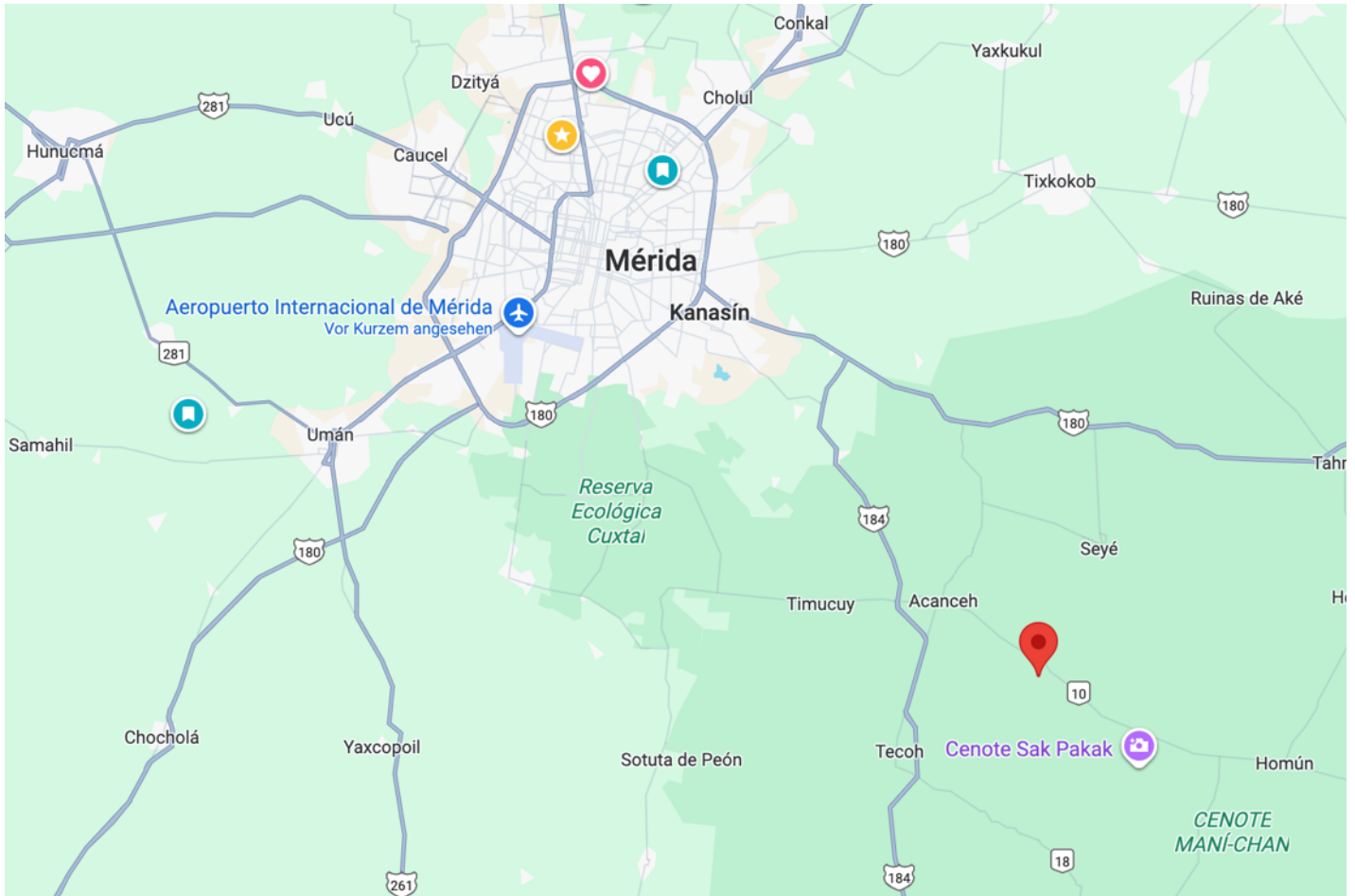
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its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

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## PROPERTY LOCATION



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## Property Layout

### GROUND FLOOR

- Large, central open concept living area with a living room, a dining area, and a kitchen
- Two bedrooms sharing a full bathroom
- Spacious master suite with a walk-in closet and an en-suite bathroom
- Large terrace overlooking the garden and pool

### UPSTAIRS – INDEPENDENT APARTMENT / STUDIO

- Large, combined living and sleeping area
- Kitchen with dining space
- Full bathroom
- Independent access via an exterior monumental staircase
- Ideal as a guest apartment, rental unit, or private retreat

### OUTDOORS

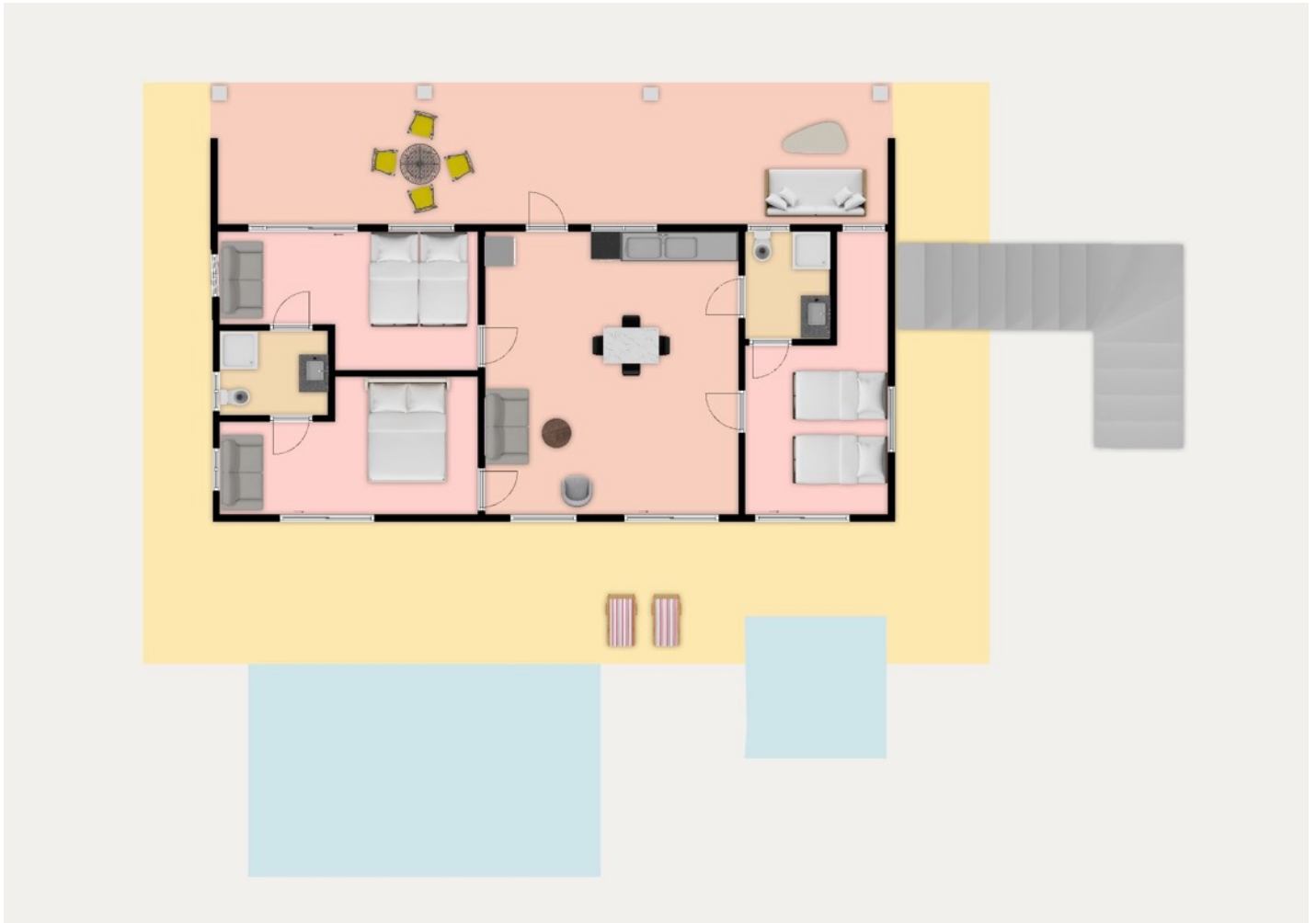
- Expansive, lush tropical garden with mature greenery
- Full-size swimming pool
- Detached multipurpose building including a storage room, a laundry area with washer and dryer hookups, and a toilet for outdoor and pool area use

### GENERAL FEATURES

- Brand-new construction
- Powerful solar system with backup batteries
- Solar water boiler
- Private well
- Air conditioning and ceiling fans
- On-site parking
- Option to expand with a large front loggia and/or a turnkey furniture package

# Floor Plan I

## GROUND FLOOR



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## Floor Plan II

### UPSTAIRS – INDEPENDENT APARTMENT / STUDIO



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## Picture Selection



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