

MODERN SINGLE-STORY CONTEMPORARY HOME WITH POOL IN PRIME DZITYÁ LOCATION

Yucatán | Mérida | Dzityá



Property Code | YPS-02-0228

Highlights

- **SINGLE-STORY CONTEMPORARY DESIGN** – Ideal for families and easily accessible for elderly residents
- **PRIME NORTH MÉRIDA LOCATION** – Peacefully situated in sought-after Dzityá with fast access to shopping malls, hospitals, universities, and the Gulf Coast
- **HASSLE-FREE OWNERSHIP** – Clear title ensures a smooth and secure transfer
- **GENEROUS PARKING OPTIONS** – Covered garage plus additional open parking spaces
- **BRIGHT, AIRY LIVING SPACES** – Double-height ceilings and seamless indoor-outdoor flow
- **MOVE-IN READY** – Built in 2021 with modern systems and finishes

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 Size:** 525 m² (5,656 ft²)
- **Construction:** 284 m² (3,059 ft²)
- **Bedrooms:** 4
- **Bathrooms:** 4 full + 1 half
- **Floors:** 1
- **Year Built:** 2021
- **Parking:** Garage for 2 vehicles + 2 open parking spaces
- **Location:** Dzityá, North Mérida

Property Description

This elegant single-story contemporary home combines modern comfort, functional design, and a premium north Mérida location. Built in 2021, the home is thoughtfully laid out to maximize natural light, ventilation, and seamless connection to the outdoors.

The heart of the home is a spacious open-plan living and dining area featuring impressive double-height ceilings and direct access to a covered, screened-in terrace—perfect for entertaining or relaxed everyday living. Large sliding glass doors throughout the home allow every bedroom to open directly onto the garden, creating a bright and refreshing atmosphere year-round.

The fully equipped open kitchen features granite countertops, custom wooden cabinetry, modern appliances, and a breakfast bar ideal for casual dining. A service room with a full bathroom and a separate utility/storage area enhance functionality.

Outside, the low-maintenance garden offers a private oasis with a large swimming pool, outdoor shower, grass areas, and palm trees—ideal for enjoying Mérida's warm climate in comfort and privacy.

 **Schedule Your Private Viewing Today!**

Location

The property is located in Dzityá, one of Mérida's most dynamic and rapidly growing residential neighborhoods. Positioned on the city's desirable north side, Dzityá offers a rare combination of tranquility, security, and excellent connectivity.

Thanks to its proximity to the Periférico (ring road), residents enjoy quick access to Mérida's top-tier amenities, including shopping malls such as Galerías Mérida and La Isla, Costco, Walmart, leading hospitals like Faro del Mayab, prestigious schools, and renowned universities.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Dzityá is known for its contemporary residential developments, modern infrastructure, and strong sense of community, making it a highly attractive area for both full-time living and investment. The beaches of Progreso and the Gulf of Mexico are just 25–30 minutes away, further enhancing the lifestyle appeal.

DISTANCES FROM THE PROPERTY TO

- Galerías Mérida (mall) & Costco | 6 km (3.7 mi)
- Hospital Faro del Mayab | 9 km (5.6 mi)
- Mérida Centro (Remate) | 13.6 km (8.5 mi)
- Mayan archaeological site of Dzibilchaltún | 13.6 km (8.5 mi)
- Mérida International Airport | 22 km (13.7 mi)
- Progreso (Gulf of Mexico) | 29 km (18 mi)

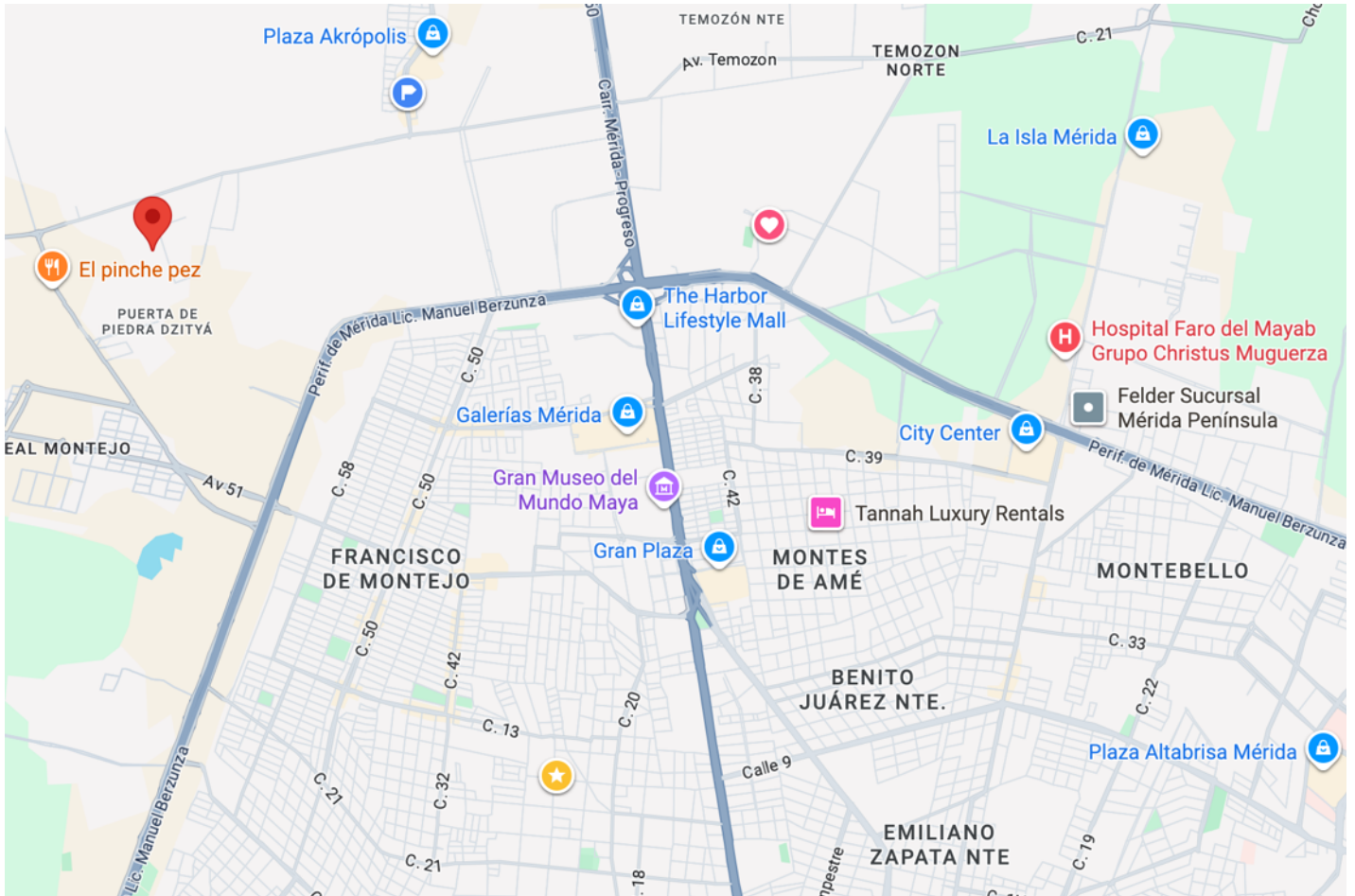
MÉRIDA

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



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

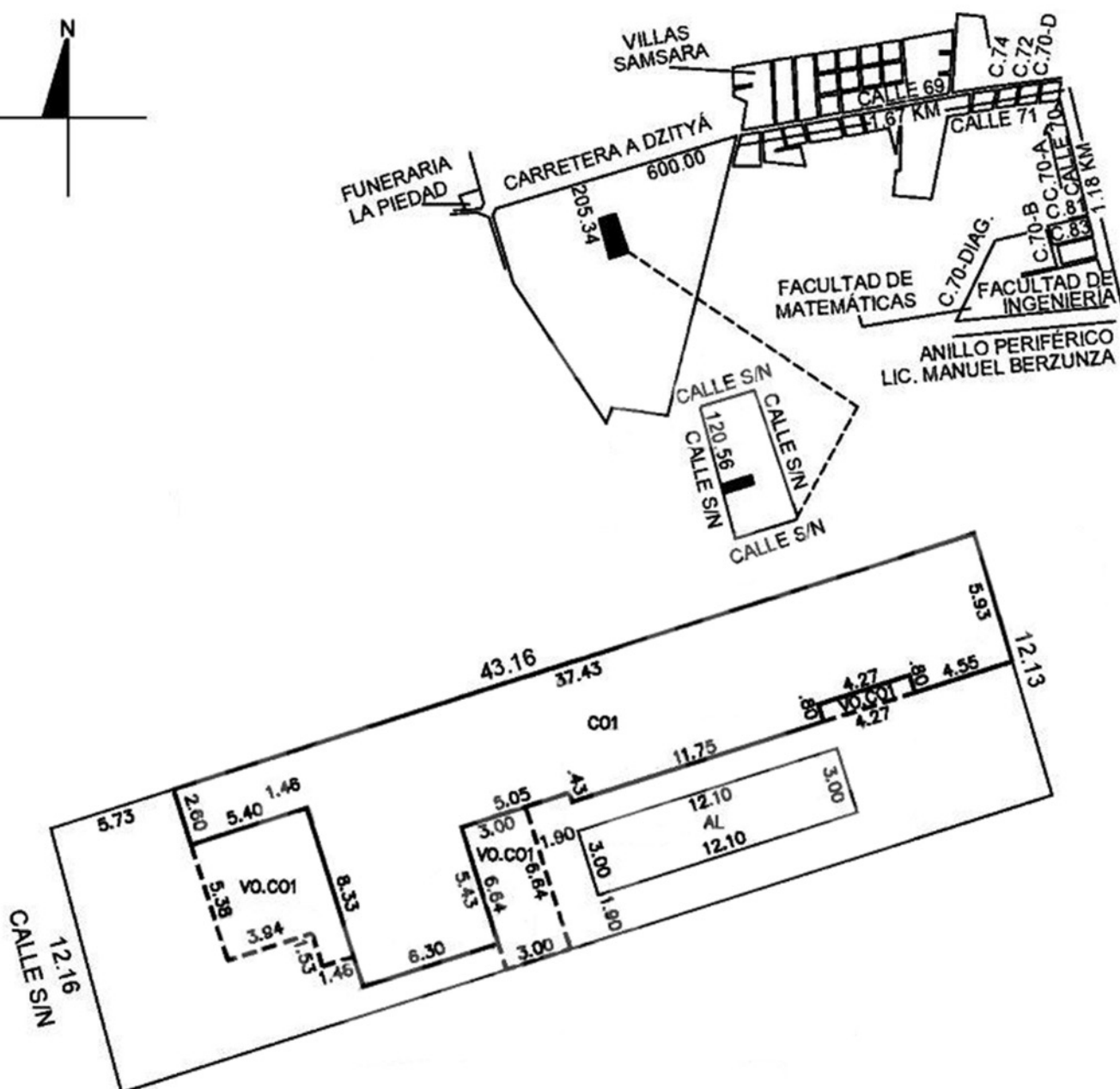
Property Layout

INDOOR / OUTDOOR

- Low-maintenance front garden with a mature tree
- Front yard with two open parking spaces
- Garage for two vehicles
- Utility/storage room
- Spacious open-plan living & dining area with double-height ceilings, and access to a covered and screened-in terrace
- Fully equipped open kitchen with breakfast bar, granite countertops, wooden cabinetry, and modern appliances
- Service room with a full bathroom
- Half bathroom servicing the living and the outdoor area.
- Bright hallway with high ceilings, an interior garden, and a linen closet
- Office or guest bedroom
- Two bedrooms with en-suite bathrooms, wooden closets, curtains, and garden access
- Large master bedroom with garden access, walk-in closet, curtains, and en-suite bathroom with double sink
- Low-maintenance garden with a large swimming pool, outdoor shower, grass, and palm trees
- Service hallway connecting the front yard with the garden

GENERAL FEATURES

- All bedrooms open to the garden via sliding glass doors
- Electric entrance gate
- One-level layout for maximum comfort and accessibility
- Air conditioning and ceiling fans throughout
- Hydropneumatic water pressure system
- Water filtration system
- Water softener system
- Water heater and cistern
- Connected to the public power grid
- High-speed fiber-optic internet is available



Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection

