

# CASA SERENA – CONTEMPORARY ELEGANCE AND SUSTAINABLE COMFORT IN DZITYÁ

Yucatán | Mérida | Dzityá



## Highlights

Property Code | YPS-02-0200

- **SINGLE-STORY CONTEMPORARY RESIDENCE** – Elegant, open-concept architecture with refined modern finishes.
- **EXCEPTIONAL CLIMATE CONTROL** – Enjoy year-round comfort with extra-high ceilings, solar-tinted glass throughout, ceiling fans, and six high-efficiency inverter A/C units.
- **RELIABLE & SUSTAINABLE ENERGY SYSTEM** – Equipped with 31 premium solar panels, a 10 kW Fronius inverter, and a dual-fuel whole-house generator (gas & propane). for uninterrupted power and energy efficiency.
- **ADVANCED WATER PURIFICATION SYSTEM** – Comprehensive system with pressurized well, UV light, reverse osmosis filtration, water softener, and gas water heater.
- **PRISTINE, TURNKEY CONDITION** – Impeccably maintained and move-in ready.
- **PREMIUM LOCATION** – Peacefully situated in desirable Dzityá, offering fast access to Mérida's top-tier northern amenities.
- **HASSLE-FREE OWNERSHIP** – A clear title ensures a smooth and secure property transfer.

Yucatan Property Scouts | René Jeremias

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## At a Glance

- **Lot Size:** 528.6 m<sup>2</sup> (5,690 ft<sup>2</sup>)
- **Construction:** 342.6 m<sup>2</sup> (3,688 ft<sup>2</sup>)
- **Bedrooms:** 3
- **Bathrooms:** 4 full + 1 half
- **Floors:** 1 (single story)
- **Year of Construction:** 2019
- **Parking:** Garage for 3 vehicles
- **Condition:** Excellent
- **Furniture:** Not included
- **Location:** Dzityá, North Mérida

## Property Description

Casa Serena is an elegant, contemporary single-story residence designed for effortless luxury living in Mérida's desirable north. Built in 2019, the home seamlessly blends modern architecture, energy efficiency, and indoor-outdoor living—ideal for both full-time residence and long-term investment.

The open-concept living, dining, and kitchen area is the heart of the home, flooded with natural light and framed by large solar-tinted sliding glass doors that open directly to the covered terrace and pool. Extra-high ceilings enhance airflow and create a bright, expansive atmosphere throughout.

Every room in the house enjoys direct access to the outdoor living spaces, reinforcing a strong connection to the terrace, garden, and pool area. Thoughtful architectural details—such as a glassed-in atrium with skylight, interior garden views, and clean modern finishes—elevate both comfort and design.

Advanced energy and water systems, combined with meticulous maintenance, make Casa Serena a truly turnkey property offering peace of mind, sustainability, and refined living.

 **Schedule Your Private Viewing Today!**

## Location

Casa Serena enjoys a privileged location in Dzityá, one of Mérida's most dynamic and fast-growing residential districts. Nestled in a peaceful and secure area on the city's desirable north side, Dzityá offers the perfect blend of tranquility and connectivity. Its strategic proximity to the Periférico, Mérida's modern ring road, ensures quick access to top-tier amenities, including shopping malls like La Isla and Plaza Galerías, Costco, Walmart, renowned hospitals, prestigious schools, and leading universities.

Dzityá stands out for its contemporary architecture, well-planned residential developments, and a growing sense of community, creating the perfect environment for upscale living. Best of all, the beautiful beaches of the Gulf Coast near Progreso are only 25 to 30 minutes away.

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Whether you're seeking a primary residence or a smart investment, Dzityá's continued growth, infrastructure, and quality of life make it one of Mérida's most promising neighborhoods.

#### 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 (Reforma) | 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.

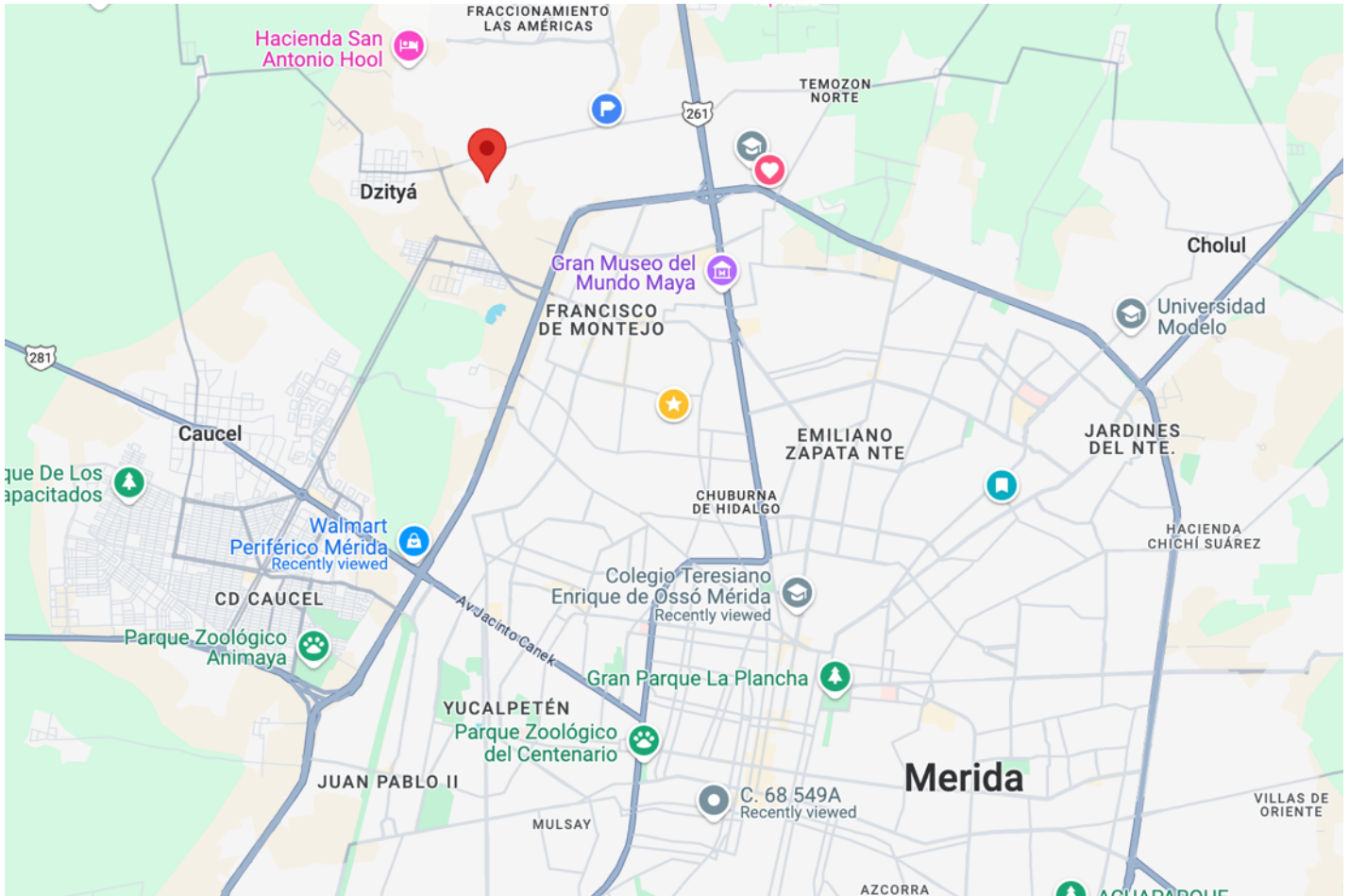
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## PROPERTY LOCATION



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## Property Layout

### INDOOR / OUTDOOR

- Covered garage for up to three vehicles
- Low-maintenance front garden with decorative lighting
- Welcoming entrance hallway
- Guest powder room (half bathroom at the entrance of the house)
- Expansive, sunlit open concept living area (living room, dining room, kitchen) with sliding doors to terrace and pool
- Modern, fully equipped kitchen with island, breakfast bar, granite counters, and backsplash
- Walk-in pantry with built-in shelving
- Versatile den/TV room or second living area
- Bright connecting corridor with natural lighting and an interior garden corner
- Spacious master suite with garden access, huge walk-in closet, and luxurious private bathroom
- Two additional bedrooms, each with built-in wardrobes, private bathrooms, and garden access
- Large multifunctional utility room with full bathroom, washer-dryer, granite counters, and cabinetry
- Covered terrace adjacent to pool and BBQ area – ideal for entertaining
- Minimal-maintenance outdoor space with expansive sun deck, green area, and elegant accent lighting
- Wide service corridor for easy access and maintenance

### EQUIPMENT & FEATURES

#### WATER TREATMENT

- Pressurized well with UV filtration and dual Big Blue filters
- Reverse osmosis system
- Water softener
- Gas water heater

## ENERGY EFFICIENCY & CLIMATE COMFORT

- 31 solar panels with top-tier 10 kW Fronius inverter
- Whole-house generator (gas & propane)
- 6 inverter A/C units (36,000 + 24,000 BTU in living/dining area, 18,000 BTU in TV room and bedrooms)
- 9 ceiling fans
- Tall ceilings throughout (up to 6 m / 20 ft)
- Solar-tinted glass sliding doors and windows
- Premium sheer elegance roll-up blinds
- Washer-dryer combo

## KITCHEN

- Fully equipped with top-of-the-line appliances
- Full cabinets
- Granite countertops and backsplash throughout
- Kitchen island
- Breakfast bar with seating
- Stove with exhaust fan vented outdoors

## POOL & GARDEN

- 10 x 3 m (10 x 33 ft) filtered pool with steps, lighting, and handrail
- Inverter pool heater (85,000 BTU)
- Large equipment room with Hayward filtration system and pump
- Built-in BBQ with granite countertop, gas hookup, and aluminum cabinetry
- Cool Crema Maya natural stone decking – heat-resistant
- Stone walls and accent lighting
- Five deck drains and two expansion wells for superior drainage
- Additional expansion well near the pool pump for drainage or pool maintenance

## GENERAL FEATURES

- Every room opens to the terrace or pool area via sliding glass doors
- Accordion hurricane shutters on all windows and doors
- Large glassed-in atrium with skylight and transom windows for natural light
- Built-in ladder in the equipment room for rooftop access
- Recently resealed roof (no leaks)
- Frameless heavy glass shower doors in all bathrooms
- Large-format, modern square ceramic floor tiles throughout

*\*Note: Furniture is not included in the sale.*

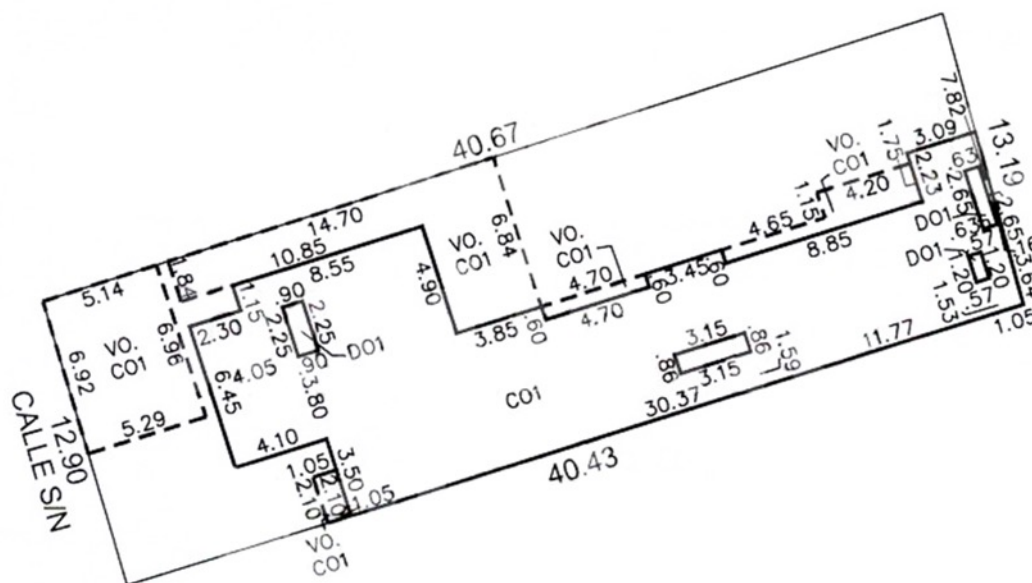
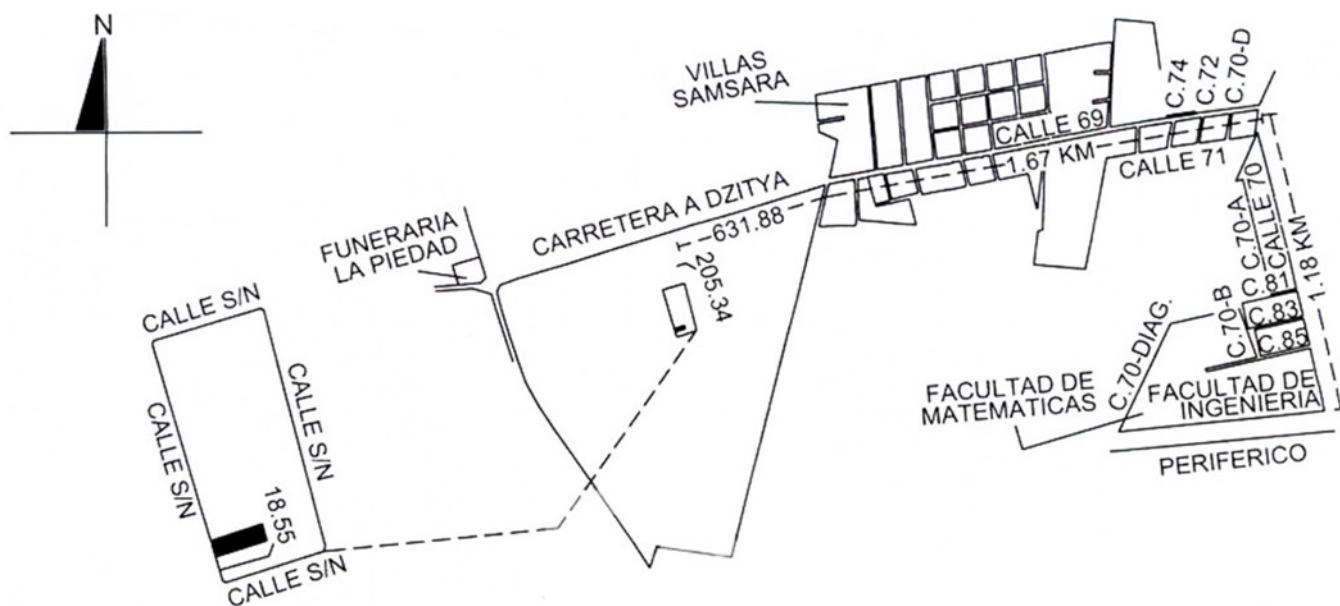
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# Floor Plan



YUCATAN PROPERTY SCOUTS



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## Picture Selection

