

# EFFORTLESS CENTRO LIVING: A MOVE-IN-READY HOME WITH POOL & GARAGE IN LA ERMITA

Yucatán | Mérida | Centro | La Ermita



Property Code | YPS-02-0192

## At a Glance

- Property Type:** Single-family home behind preserved colonial façade
- Location:** La Ermita, Mérida Centro – Barrio Mágico
- Construction Year:** 2019
- Lot Size:** 344.4 m<sup>2</sup> (3,707 ft<sup>2</sup>)
- Construction Size:** 275 m<sup>2</sup> (2,960 ft<sup>2</sup>)
- Layout:** 3 bedrooms – 2.5 bathrooms – open-concept living & dining

- Outdoor Living:** Covered terrace – low-maintenance tropical garden – Chukum-finished pool with fountain
- Parking:** Private garage
- Best Suited For:** Full-time living in Mérida Centro – buyers seeking move-in-ready comfort without restoration risks

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## Highlights

- **AUTHENTIC CENTRO LIVING, CALMER & MORE LIVABLE** – Set in La Ermita, a historic Barrio Mágico known for its relaxed atmosphere, strong neighborhood identity.
- **2019-BUILT HOME BEHIND A COLONIAL FAÇADE** – A preserved historic exterior paired with modern construction for comfort, efficiency, and peace of mind — without restoration risks.
- **PRIVATE GARAGE** – Spacious garage, ideal for secure parking, storage, or flexible everyday use.
- **DESIGNED FOR REAL LIFE, NOT JUST VACATION STAYS** – Open-concept living, dining, and kitchen spaces flow naturally to the terrace and garden for comfortable daily living and entertaining.
- **LOW-MAINTENANCE OUTDOOR LIVING WITH POOL** – Palm-lined garden, generous Chukum-finished pool with fountain, and covered terrace — inviting without demanding upkeep.
- **THOUGHTFUL BEDROOM LAYOUT FOR FULL-TIME USE** – Upstairs master suite with walk-in closet and en-suite bath, plus two guest bedrooms sharing a spacious bathroom.
- **MODERN SYSTEMS & COMFORT THROUGHOUT** – Air conditioning, ceiling fans, high-speed internet, water pressure system, city water, and a private well.
- **CLEAR TITLE & STRAIGHTFORWARD OWNERSHIP** – Legally clean property ensuring a smooth, secure transfer — ideal for international buyers.

## Property Description

Tucked away in La Ermita, one of Mérida Centro's oldest and most atmospheric neighborhoods, this home offers something increasingly rare: **authentic Centro living without the challenges of a traditional restoration.**

Behind its preserved colonial façade lies a **2019-built residence** designed for modern life. The open-plan ground floor connects living, dining, and kitchen spaces into a bright, functional layout that opens directly to the terrace and garden. The kitchen is fully equipped with custom wooden cabinetry, modern appliances, and a breakfast island. A guest half-bath, pantry, and a garage with high wooden-beamed ceilings complete the ground level.

Upstairs, the home features a **spacious master suite** with walk-in closet and private bathroom, plus two comfortable guest bedrooms sharing a large bathroom. A separate laundry room, equipped with a washer and a dryer, adds everyday practicality.

Outside, a covered terrace overlooks a **low-maintenance tropical garden** with palm trees and a generous **Chukum-finished pool with a fountain**. A quiet green area at the back of the property provides space to relax or expand in the future.

This property is ideal for buyers seeking:

- A **full-time residence** in Centro
- Modern construction and systems
- Minimal upkeep
- Walkable access to historic neighborhoods without tourist crowds

La Ermita, recently designated a “**Barrio Mágico**”, offers a calmer, more authentic atmosphere than the northern Centro districts — while still being just minutes from San Sebastián, San Juan, markets, and the Plaza Grande.

**This is Centro living for people who value comfort, reliability, and character — without compromise.**

☛ **Schedule Your Private Viewing Today!**

## Property Layout

### DOWNSTAIRS – DESIGNED FOR EVERYDAY LIVING

Bright, open-concept living, dining, and kitchen areas with direct access to the covered terrace and garden, creating a seamless indoor–outdoor flow ideal for daily life and entertaining.

#### Kitchen & Living Features

- Fully equipped kitchen with breakfast island
- Wooden cabinetry and modern appliances
- Practical pantry and storage space beneath the staircase
- Guest half-bathroom

#### Additional Features

- Private garage with high colonial-style wooden-beamed ceilings, suitable for one car and additional storage
- Light shaft providing natural illumination and extra storage space

## UPSTAIRS – COMFORTABLE & PRACTICAL LAYOUT

A well-designed staircase with decorative lighting leads to the second floor, dedicated entirely to private living spaces.

- Spacious master suite with a walk-in closet and an en-suite bathroom
- Two comfortable guest bedrooms with built-in closets
- Large, shared bathroom
- Separate laundry room with washer and dryer

## GARDEN – LOW-MAINTENANCE OUTDOOR LIVING

Outdoor spaces designed for enjoyment without excessive upkeep.

- Covered terrace for shaded outdoor dining and relaxation
- Palm-lined, easy-care tropical garden
- Generous Chukum-finished swimming pool with fountain
- Quiet green area at the rear of the property, suitable for relaxing or future expansion
- Dedicated pump house

## GENERAL FEATURES – MODERN INFRASTRUCTURE & PEACE OF MIND

- Air conditioning and ceiling fans throughout
- Modern tiled floors
- Restored colonial façade
- Reliable water infrastructure: city water supply, private well, cistern with pump, and water pressure system
- Water heater and gas tank
- High-speed internet availability

## Location

Located in La Ermita, one of Mérida Centro's oldest and most atmospheric neighborhoods, this property offers a calmer and more authentic alternative to the busier northern Centro districts. Recently designated a "Barrio Mágico", La Ermita is prized for its historic character, colorful streets, and community of full-time residents.

Just a short walk from La Ermita Park and the Santa Isabel Church, the neighborhood forms part of the historic triangle with San Sebastián and San Juan, known for its restored colonial homes, traditional architecture, and strong local identity. Unlike areas closer to Plaza Grande, La Ermita provides a more relaxed residential environment while remaining fully connected to the heart of the city.

Markets, parks, cafés, and Centro landmarks are all within easy reach, making the area ideal for those who want to enjoy Mérida's historic center as a place to live, not just to visit.

### DISTANCES FROM THE PROPERTY TO

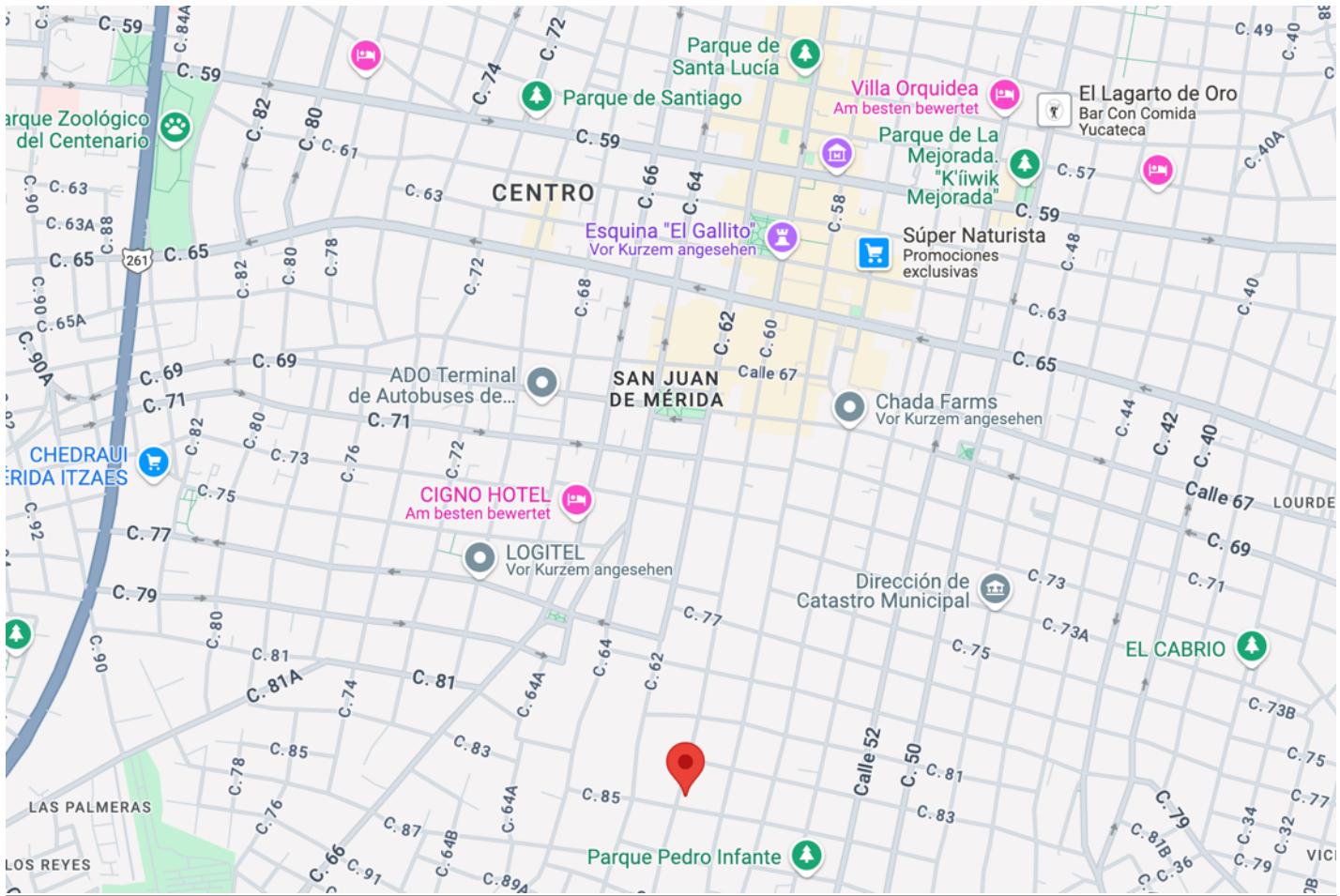
- Parque de La Ermita | 850 m (0.5 mi)
- Parque de San Sebastián | 1.1 km (0.68 mi)
- Parque de San Juan | 1.2 km (0.75 mi)
- San Benito Market | 1.4 km (0.87 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 5.6 km (3.5 mi)

### MÉRIDA

Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's past wealth and charm. As the gateway to the Maya world, Mérida draws visitors to nearby sites like Chichen Itzá and Uxmal while offering residents a modern, safe, and vibrant lifestyle.

Renowned for its high quality of life, Mérida attracts expats from all over the world with its exceptional healthcare system, favorable climate, and welcoming community. The city offers a rich cultural scene — museums, theaters, and cinemas — alongside fine dining, boutique shops, modern malls such as La Isla Cabo Norte or Galerías Mérida, and convenient North American retail chains. Mérida combines history, culture, and comfort, making it an ideal place to live, work, and explore.

## PROPERTY LOCATION



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## Picture Selection



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## Contact

Thank you for your interest in this property! We'd be delighted to provide further details or arrange a private viewing at your convenience. Please don't hesitate to get in touch:

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