

WELL-APPOINTED, 3-BEDROOM HOME WITH POOL & GARAGE IN LA ERMITA, MÉRIDA

Yucatán | Mérida | Centro | La Ermita



for sale | 8,100,000 MXN

Property Code | YPS-02-0140

At a Glance

- **Property Type:** One Floor, Contemporary Centro Home with Garage
- **Location:** La Ermita, Centro Histórico, Mérida
- **Lot size:** 330 m² (3,551 ft²)
- **Construction:** 277 m² (2,988 ft²)
- **Bedrooms:** 3 (incl. separate guest annex)
- **Bathrooms:** 3 + 1 half bath
- **Year of construction:** 2023
- **Parking:** Garage with electric gate
- **Features:** Pool, covered terrace, fully equipped kitchen
- **Legal Status:** All documentation in order and up to date

Yucatan Property Scouts

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Highlights

- **QUIET, AUTHENTIC CENTRO LOCATION** steps from La Ermita Park
- **SEPARATE GUEST CASITA** – ideal for visitors, rental income, or home office
- **MOVE-IN READY** with high-quality equipment and appliances
- **LARGE, FILTERED POOL** with Chukum finish
- **GARAGE** with electric gate (rare in Centro)
- **BRIGHT INTERIORS** with excellent natural light and ventilation
- **LOW-MAINTENANCE OUTDOOR AREAS**
- **MODERN INFRASTRUCTURE:** water pressure system, filtration, bio-septic system
- **STRONG POTENTIAL FOR AIRBNB** or hybrid living/income concept

Property Description

This well-designed residence combines modern comfort with the character of Mérida's historic center, offering a versatile living concept ideal for both full-time residents and part-time owners.

The main house opens with a welcoming entrance that flows into a bright living area and an open, fully equipped kitchen with granite countertops and ample storage. Large windows and thoughtful design elements create a pleasant sense of space and natural light throughout the home.

The master suite serves as a private retreat, featuring an en-suite bathroom, built-in cedar closets, and direct access to the terrace—perfect for relaxed indoor-outdoor living.

A standout feature of the property is the independent guest annex with two bedrooms, each with its own bathroom. This separate structure provides excellent flexibility—whether for hosting family and friends, creating a home office, or generating rental income while maintaining privacy.

The outdoor area is designed for easy enjoyment, with a spacious covered terrace overlooking a large, filtered pool with Chukum finish. The low-maintenance garden enhances the calm, private atmosphere without requiring extensive upkeep.

Additional features such as a garage with an electric gate, air conditioning, water pressure and filtration systems, and high-speed internet availability ensure a comfortable and practical living experience.

Overall, this property offers a rare combination of space, functionality, and flexibility in one of the most authentic neighborhoods of Mérida—ideal for buyers seeking a relaxed lifestyle with the option to integrate rental or guest use.

 **Schedule Your Private Viewing Today!**

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Property Layout

Main House

- Receiver
- Bright living room
- Open, fully equipped kitchen
- Master bedroom with en-suite bathroom and terrace access
- Half bathroom
- Laundry room
- Garage with an electric gate

Guest Annex (Casita)

- 2 bedrooms with en-suite bathrooms
- Machinery room

Exterior

- Covered terrace
- Outdoor shower
- Filtered pool with Chukum finish
- Low-maintenance garden

General Features & Technical Equipment

Comfort & Climate

- Air conditioning throughout
- Ceiling fans in all key areas

Kitchen & Appliances

- Fully equipped kitchen with refrigerator, stove, and dishwasher
- Integrated water osmosis system for purified drinking water

Laundry

- Washing machine and tumble dryer

Design & Finishes

- Decorative Talavera tiles
- Custom ironwork doors and window protection

Infrastructure

- Cistern (2,000 liters)
- Roof water tank (2,000 liters)
- Water pressurization system for consistent pressure
- Water filtration system
- Hot water boiler
- City water supply
- Private well for pool operation
- Four-chamber bio-septic system
- Toilet paper-friendly plumbing
- High-speed internet available in the area

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

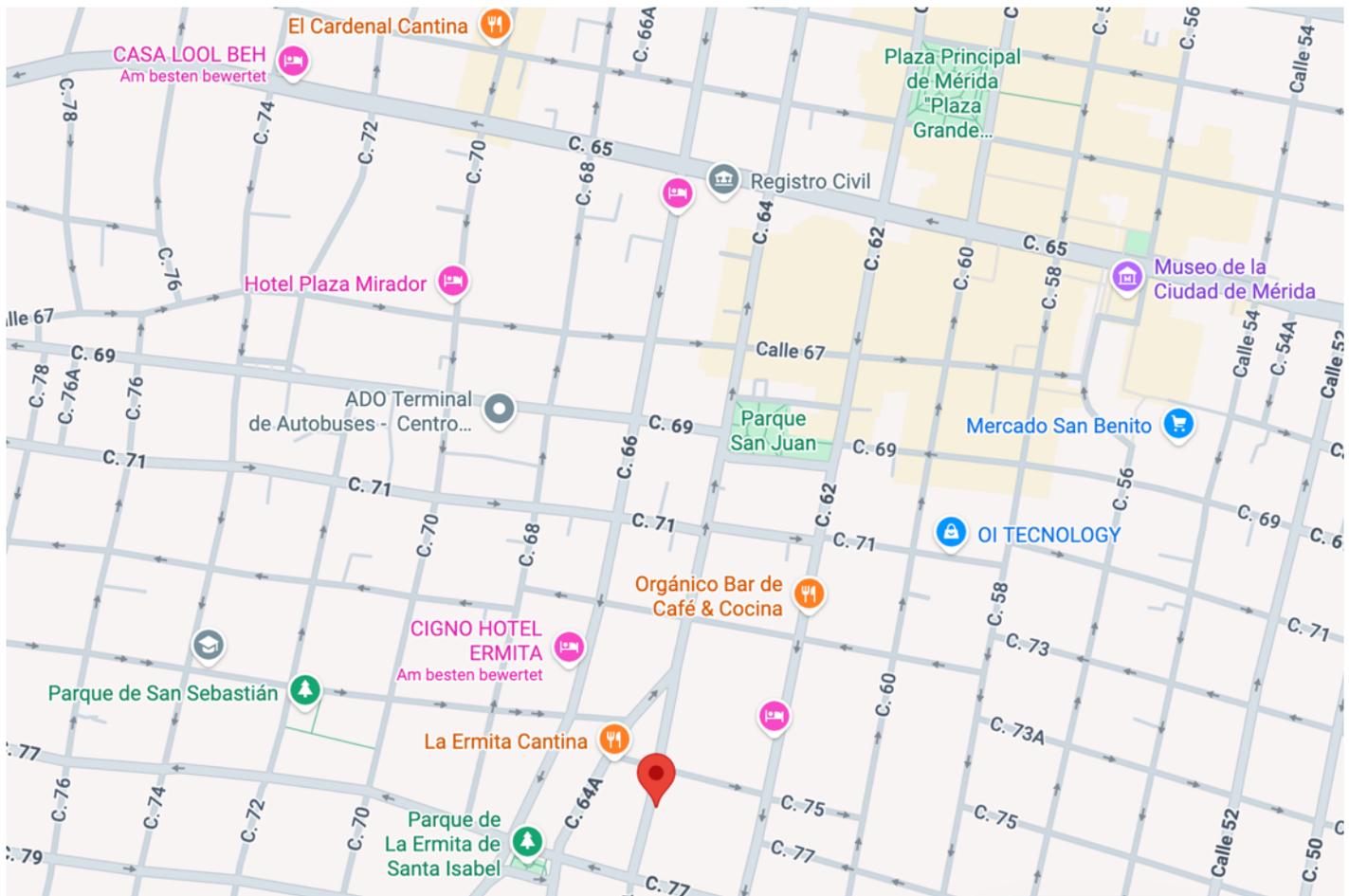
- Parque de La Ermita | 220 m (722 ft)
- Parque de San Sebastián | 500 m (1,640 ft)
- Parque de San Juan | 500 m (1,640 ft)
- ADO bus terminal Centro Histórico | 850 m (0.5 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.2 km (0.8 mi)
- Mérida International Airport | 6.1 km (3.8 mi)

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



Picture Selection



YUCATAN PROPERTY SCOUTS



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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