COLONIAL ESTATE OPPOSITE PARQUE MEDIA LUNA WITH TROPICAL GARDEN, AND INDEPENDENT STUDIO

Yucatán | Mérida | Centro | Chuminópolis



Property Code | YPS-02-0236

At a Glance

- **Property Type:** Single-story, fully renovated, U-shaped colonial residence with an independent Studio with commercial potential
- **Location:** Chuminópolis, Mérida, Yucatán
- **Lot Size:** 1,253 m² (13,493 ft²)
- **Construction:** 478 m² (5,150 ft²)
- **Layout:** 3 bedrooms, 3 bathrooms, 1 half bathroom
- **Outdoor Living:** Lush private garden with large swimming pool in Chukum finish
- **Parking:** Garage available, currently used as an office
- **Legal Status:** All documentation in order and up to date
- **Condition:** Tastefully remodeled, offered unfurnished; selected artwork may be included upon separate negotiation.

Yucatan Property Scouts
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

YUCATAN PROPERTY SCOUTS

Highlights

- BEAUTIFULLY PRESERVED COLONIAL MAIN HOUSE with a wide façade, dating back to 1900
- REMODELED IN 2018 by renowned architect and artist Alfredo Romero
- STUNNING COLONIAL FEATURES – original, colorful pasta tile floors and walls from 1900, high ceilings with exposed wooden beams throughout
- LARGE, PROFESSIONALLY LANDSCAPED GARDEN designed by Riverino Murrieta
- INDEPENDENT STUDIO/GALLERY with commercial or hospitality potential
- GREAT CENTRO LOCATION opposite Parque Media Luna and the Church of San José
- EXCELLENT INVESTMENT OPPORTUNITY in one of Mérida's emerging neighborhoods

Property Description

This remarkable colonial residence dates back to 1900 and was thoughtfully restored in 2018 by the renowned architect and artist Alfredo Romero, who infused the property with his distinctive style and artistic vision. Located in the traditional neighborhood of Chuminópolis, directly opposite Parque Media Luna and the Church of San José, the property combines timeless colonial elegance with modern comfort.

The beautifully preserved main house features high ceilings with exposed wooden beams, original wooden doors and windows, colorful pasta tile floors, and original walls and flooring from 1900. Its U-shaped layout wraps around a spacious covered terrace, creating a seamless connection between the interior living areas and the lush tropical garden.

Set on more than 1,250 m² (13,493 ft²) of land, the property offers a large, landscaped garden designed by Riverino Murrieta, complete with mature Japanese-imported trees, palms, tropical plants, outdoor lighting, a large Chukum-finish swimming pool, and inviting outdoor entertainment spaces.

At the rear of the property is an independent studio/gallery currently used as a creative space. With approximately 500 m² (5,382 ft²)of additional construction potential, it could easily be transformed into extra guest suites, a boutique hotel project, offices, a cultural venue, or a restaurant concept.

The house is sold unfurnished. The paintings shown in the photographs are by Alfredo Romero and are not included in the sale price, although they may be negotiated separately.

Schedule Your Private Viewing Today!

Yucatan Property Scouts
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

YUCATAN PROPERTY SCOUTS

Property Layout & Amenities

COLONIAL MAIN HOUSE

- Wide colonial façade
- Garage, currently used as an office
- Spacious foyer
- Dining room with a large social area
- Fully equipped kitchen with wooden cabinetry, modern appliances, and a colonial-style cooker hood
- Covered terrace
- Bar area integrated into the social space
- Large, covered terrace connecting the living area with the bedroom section
- Two guest bedrooms with private bathrooms and closets
- Master suite with a walk-in closet and a private bathroom
- Half bathroom for guests
- Utility room

INDEPENDENT STUDIO / GALLERY

- Separate building at the rear of the property
- Ideal as an art gallery, studio, office, guest accommodation, boutique hotel expansion, restaurant, or commercial project

OUTDOOR AREAS

- Easy-maintenance front garden with an iron gate and street presence
- Large, landscaped garden with mature trees, palms, and tropical plants
- Large terrace surrounded by the U-shaped main house
- BBQ area with built-in grill and wood-fired pizza oven
- Large swimming pool with Chukum finish
- Harmonious outdoor lighting throughout the property
- Tool shed

GENERAL FEATURES

- Fully walled and fenced
- Air conditioning
- Ceiling fans
- Window coverings
- High-speed internet
- Deep private well

**Sold unfurnished*

Yucatan Property Scouts
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

YUCATAN PROPERTY SCOUTS

Location

The property enjoys an outstanding location directly opposite Parque Media Luna and the charming Church of San José, in the traditional and increasingly desirable neighborhood of Chuminópolis. This peaceful area is known for its authentic Mérida atmosphere, colorful streetscape, and mix of colonial homes and modern residences.

Just minutes away is Parque La Plancha, Mérida's landmark new urban park featuring green spaces, walking and cycling paths, cultural events, playgrounds, and the beautifully restored former train station that now houses the Mérida Art University. Nearby Calle 47 has quickly become one of the city's most popular gastronomic corridors with restaurants, cafés, and nightlife.

The property is also conveniently close to everyday amenities such as Plaza Patio Mérida, Soriana, Smart Fit, Cinépolis, and a wide variety of shops and services. The traditional Chen Bech Market is less than a kilometer away and offers fresh local produce, regional specialties, and authentic Yucatecan cuisine.

Despite its central location, the neighborhood remains quiet, secure, and residential, making it ideal for full-time living, a second home, or a hospitality project. Thanks to the continued transformation of the La Plancha area, Chuminópolis is considered one of Mérida's most promising neighborhoods for future appreciation.

DISTANCES FROM THE PROPERTY TO

- Parque Media Luna | 50 m (165 ft)
- Plaza Patio Mérida | 750 m (0.47 mi)
- Chen Bech Market | 850 m (0.53 mi)
- Parque La Plancha | 1 km (0.62 mi)
- Calle 47, new Gastronomy Zone | 1.3 km (0.8 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.3 km (1.43 mi)
- Mérida International Airport | 10 km (6.2 mi)

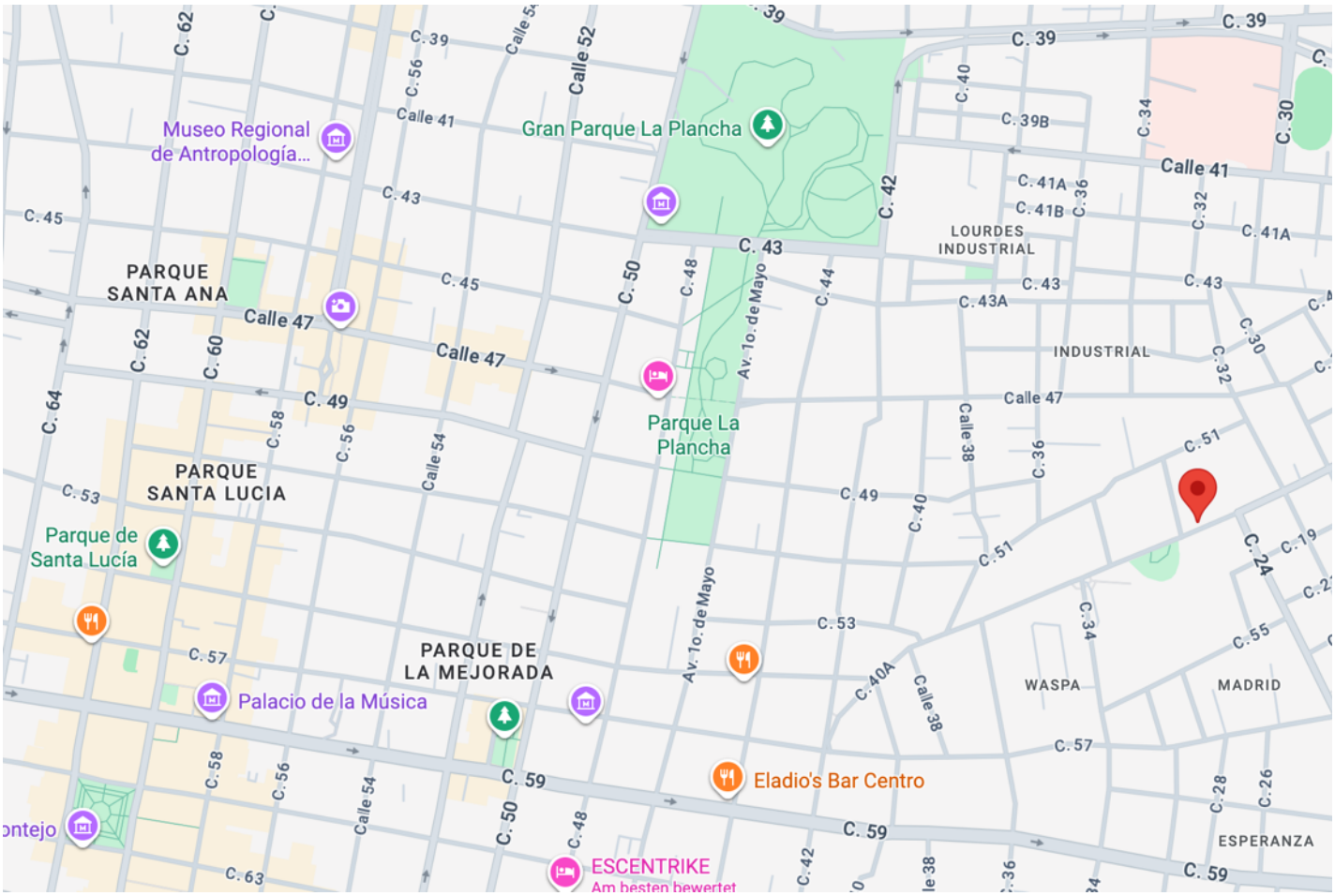
MÉRIDA

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.

YUCATAN PROPERTY SCOUTS

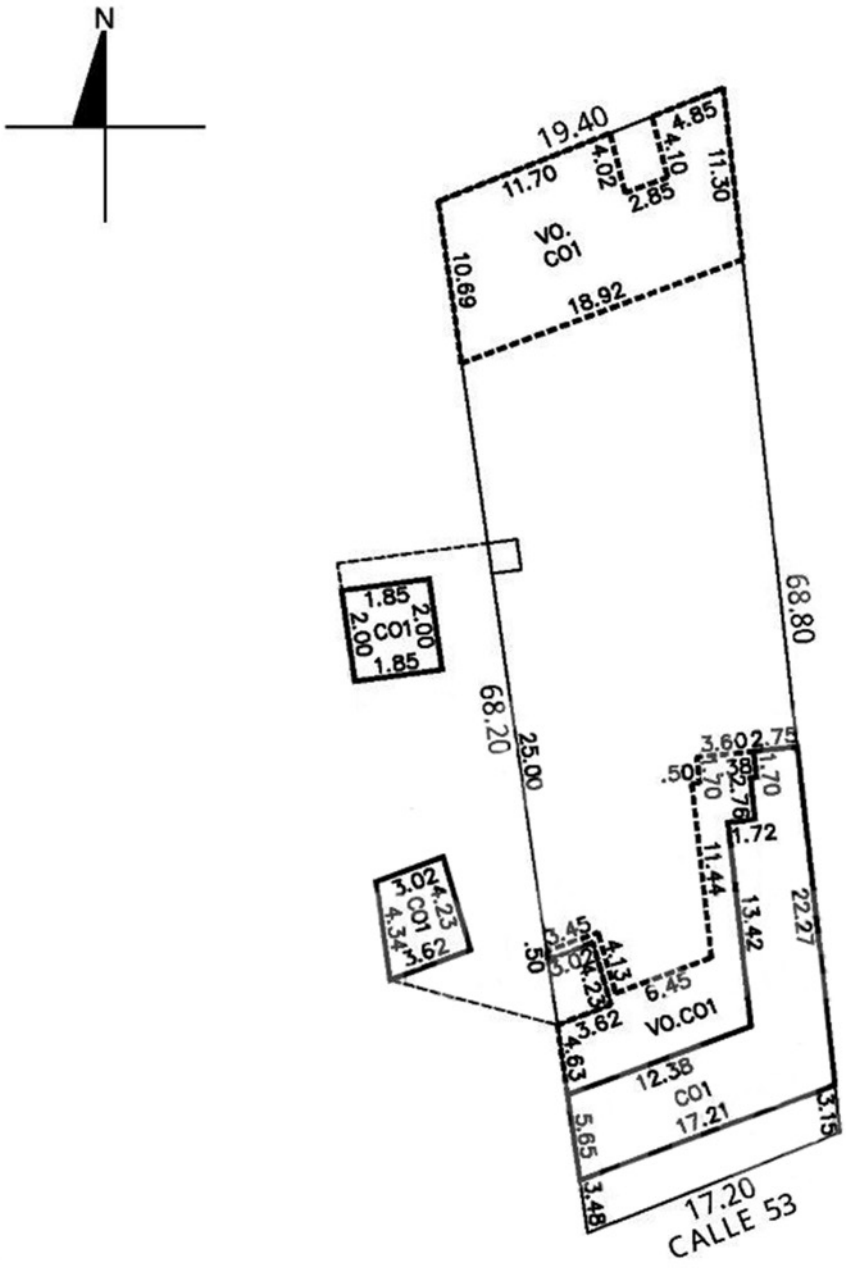
Renowned for its high quality of life, Mérida attracts expats from all over the world with its exceptional healthcare system, favorable climate, and welcoming community. The city offers a rich cultural scene — museums, theaters, and cinemas — alongside fine dining, boutique shops, modern malls such as 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



Yucatan Property Scouts
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Floor Plan



Yucatan Property Scouts
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection

YUCATAN PROPERTY SCOUTS













Yucatan Property Scouts
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

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:

René Jeremias

Phone/WhatsApp: +52 (999) 381 6286

VoIP Germany: +49 (30) 6293 8046

Email: rene.jeremias@yps.mx

Jörg Rösener

Phone/WhatsApp: +52 (999) 242 7749

Email: jorg.rosener@yps.mx

Disclaimer: All property information has been provided by the owner. Yucatan Property Scouts strives to ensure accuracy, but cannot be held responsible for errors, omissions, or changes in price and exchange rates without prior notice.