

CASA DE CORTES – BOUTIQUE HOSPITALITY OPPORTUNITY IN MÉRIDA CENTRO

Yucatán | Mérida | Centro



for sale | 22,500,000 MXN

Property Code | YPS-02-0232

At a Glance

- **Lot:** 680 m² (7,319 ft²)
- **Construction:** 470 m² (5,059 ft²)
- **Bedrooms:** 10
- **Bathrooms:** 8
- **Half bathrooms:** 1
- **Furnishing:** Furnished (except three bedrooms)
- **Condition:** Fully renovated main house + brand-new casita
- **Use:** Perfect for a boutique hotel, B&B, or hospitality concept
- **Legal status:** All papers up to date

Yucatan Property Scouts

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Highlights

- **PRIME LOCATION** in the Santa Ana / Av. Reforma area of Mérida Centro
- **BEAUTIFUL REMODELED COLONIAL RESIDENCE** combined with a modern, newly built casita
- **LARGE LOT** offering exceptional space and privacy — rare in Centro
- **DESIGNED FOR HOSPITALITY**: 10 bedrooms, multiple social areas, independent guest accommodation
- **TRANQUIL CENTRAL GARDEN** with tropical vegetation
- **LARGE CHUKUM-FINISHED, FILTERED POOL** at the heart of the property
- **FURNISHED AND READY TO OPERATE** (with minimal finishing needed in select casita rooms)
- **AUTHENTIC ARCHITECTURAL ELEMENTS**: pasta tiles, original woodwork, high ceilings

Property Description

Casa de Cortes is a rare hospitality-ready property in Mérida Centro, combining the charm of a beautifully restored colonial home with the functionality of a newly constructed casita designed for independent guest accommodation.

Set on a generous 680 m² (7,319 ft²) lot, the property offers a unique balance of historical character, modern comfort, and operational potential. The main house preserves its authentic architectural identity with high ceilings, original hardwood doors and windows, colorful pasta tiles, and inviting social areas. Carefully integrated Chukum finishes enhance the overall ambiance and provide a warm, refined aesthetic.

At the center of the property lies a tranquil garden oasis with mature tropical plants and trees. A spacious Chukum-finished pool anchors the outdoor social areas, creating an ideal environment for guests to relax, socialize, and experience the lifestyle Mérida is known for.

Complementing the colonial residence, the brand-new casita introduces a contemporary hospitality component with six independent guest bedrooms, each with a private bathroom. Three rooms are fully finished and furnished, while three are partially completed—allowing the future owner to customize finishes and concept according to their operational vision.

With its scale, layout, and flexible accommodation structure, Casa de Cortes is exceptionally well-suited for boutique hospitality concepts such as a small hotel, Bed & Breakfast, retreat space, or hybrid residence-plus-business model.

 **Schedule Your Private Viewing Today!**

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Property Layout & Amenities

MAIN HOUSE – GROUND FLOOR

- Open garage and small front yard with a mature shade-providing tree
- Entrance / receiver area
- Two bedrooms with private bathrooms
- Living room / social area
- Dining room
- Fully equipped kitchen
- Half bathroom
- Covered terrace with a large wooden dining table and seating

Main House – Upper Level (Independent Apartment)

- Large bedroom with a king bed
- Bedroom with two queen beds
- Spacious living room
- Modern, fully equipped kitchen with an attractive wooden beamed ceiling
- Large bathroom with a Chukum bathtub
- Expansive terrace, partly covered, with views over garden and neighborhood

Outdoors

- Central landscaped garden with palms and tropical vegetation
- Large Chukum-finished filtered pool
- Multiple seating and relaxation areas
- Natural stone applications
- Machinery room
- Fully walled and gated property

Casita

- Brand-new modern guest structure
- Six independent guest bedrooms, each with a private bathroom
- Three upstairs rooms are fully finished and furnished
- Three ground-floor rooms are partially finished and unfurnished

GENERAL FEATURES

- High ceilings
- Original hardwood doors and windows
- Colorful pasta-tile floors
- Chukum walls
- Air conditioning and ceiling fans throughout

Location

The property is located in the wider Santa Ana / Av. Reforma area of Mérida Centro, one of the city's most established and sought-after residential zones. This location combines walkability, architectural charm, and everyday convenience—without the noise typically associated with nightlife-heavy areas.

From here, residents enjoy easy access to Mérida's cultural heart, traditional markets, cafés, galleries, and some of the city's most iconic parks. Paseo de Montejo is just a short walk away, offering restaurants, museums, and tree-lined promenades. The surrounding neighborhood is well-served, secure, and popular with both full-time residents and visitors.

DISTANCES FROM THE PROPERTY TO

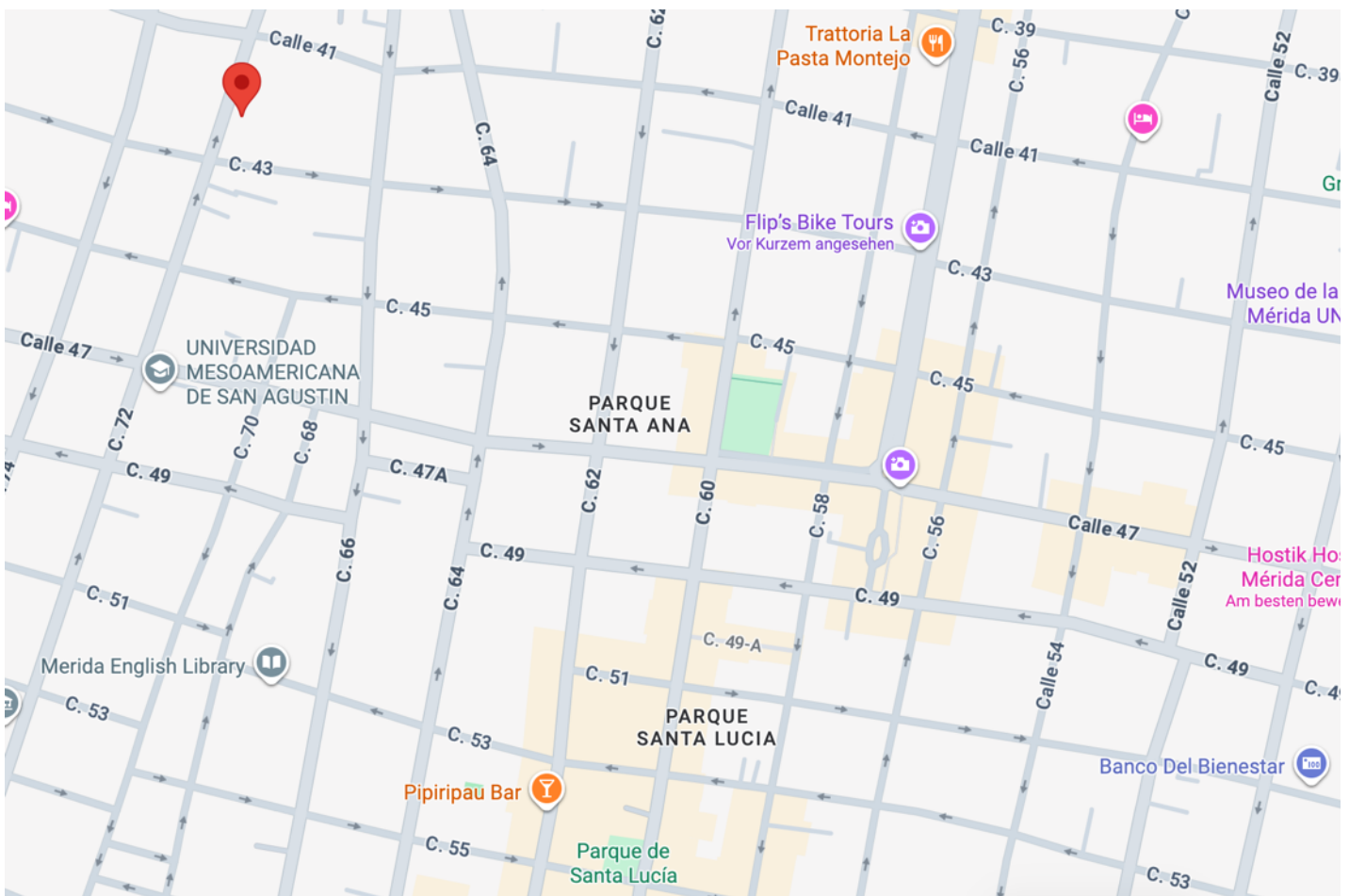
- Parque de La Ibérica | 350 m (1,148 ft)
- Parque de Santa Ana | 850 m (0.53 mi)
- Slow Food Market | 900 m (0.56 mi)
- Paseo de Montejo | 900 m (0.56 mi)
- Parque de Santiago | 1 km (0.62 mi)
- Paseo 60 / ADO Bus Terminal | 1.1 km (0.68 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.7 km (1.1 mi)
- Mérida International Airport | 7.6 km (4.7 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.

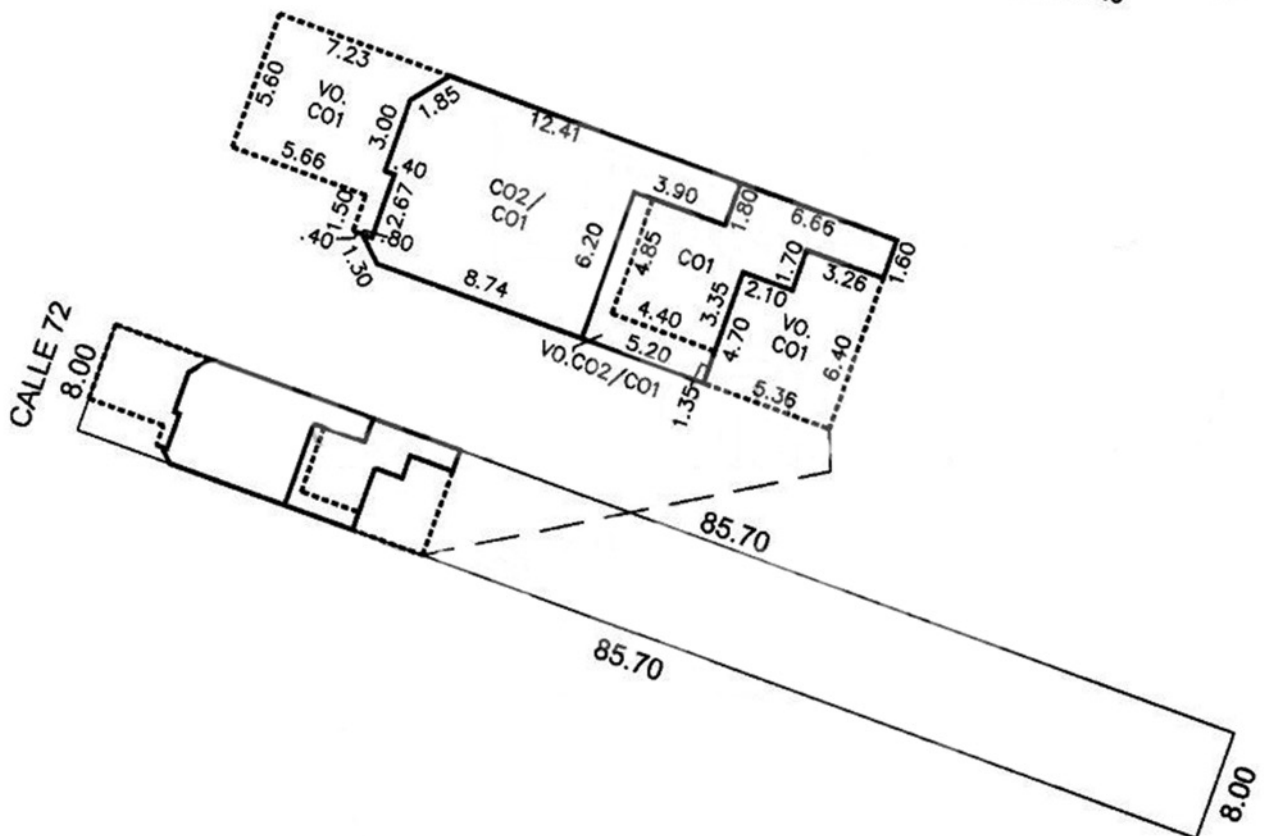
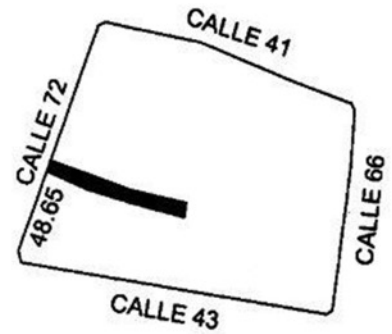
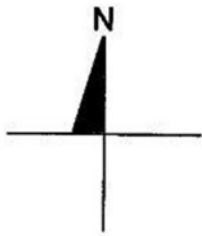
PROPERTY LOCATION



Floor Plan



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Picture Selection



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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