

# INCOME-GENERATING ESTATE WITH EXPANSION POTENTIAL ON SPACIOUS LOT IN IZAMAL

Yucatán | Izamal



for sale | 7,400,000 MXN

Property Code | YPS-02-0161

## At a Glance

- **Location:** México, Yucatán, Izamal (Pueblo Mágico)
- **Lot:** 2,747 m<sup>2</sup> (29,567 ft<sup>2</sup>)
- **Construction:** 308 m<sup>2</sup> (3,316 ft<sup>2</sup>)
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Year of construction:** 2023
- **Furnishing:** Fully furnished
- **Parking:** Ample private parking behind the lockable entrance gate
- **Use:** Private residence + active Airbnb business
- **Condition:** Well-maintained

Yucatan Property Scouts

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## Highlights

- **PROVEN AIRBNB SETUP** with multiple independent rental units
- **EXPANSIVE LOT** with significant development potential
- **TWO POOLS AND EXTENSIVE TROPICAL GARDENS**
- **FULLY EQUIPPED AND MOVE-IN READY**
- **TRANQUIL LOCATED JUST MINUTES FROM THE IZAMAL CENTER**
- **HIGH-SPEED INTERNET (STARLINK)** – ideal for remote hosting/management

## Property Description

Set on an expansive 2,747 m<sup>2</sup> (29,567 ft<sup>2</sup>) lot at the quiet edge of Izamal, this versatile estate combines comfortable living with immediate income potential. The property consists of a main residence and two independent guest units, currently operating successfully as short-term rentals.

The main house offers a bright, open-concept living area with kitchen, dining, and lounge space, flowing onto a covered terrace overlooking the central pool and tropical gardens. High ceilings, quality finishes, and a private rooftop terrace enhance the sense of space and comfort. The master suite features direct garden access and a private terrace, while a second bedroom and bathroom complete the layout.

Two additional guest units—each fully equipped with a kitchen and private amenities—allow for flexible rental use. One functions as a charming casita with its own porch, while the second unit includes its own pool area, offering privacy for guests or long-term tenants.

The true standout is the size of the land: mature fruit trees, generous open areas, and existing infrastructure create clear opportunities for further construction—additional casitas, a boutique hospitality concept, or event spaces.

With modern systems including Starlink internet, wells, bio-septic systems, and ample parking, the property is designed for both comfortable living and efficient operation as a rental business.

 **Schedule Your Private Viewing Today!**

## Property Layout

### MAIN HOUSE

- Master bedroom with private terrace and garden access
- Secondary bedroom
- Bathroom with skylights and high ceilings
- Open-plan living, dining, and a fully equipped kitchen
- Large, covered terrace overlooking the central pool and garden
- Pantry
- Rooftop terrace

### GUEST HOUSE 1 (CASITA)

- Open living/sleeping area
- Fully equipped Kitchenette
- Full bathroom
- Cozy private porch

### GUEST UNIT 2

- Open living area with a fully equipped kitchen
- Bedroom
- Half bathroom
- Separate shower and laundry area
- Private terrace and filtered pool
- Independently walled and gated

### OUTDOOR AREA

- Large tropical garden with fruit trees such as mango, mamey, papaya, banana and lemon
- Two filtered pools (Chukum finish)
- BBQ and common areas
- Storage and laundry building
- Machinery room
- Wide driveway with ample parking
- Fully walled and gated

### GENERAL FEATURES

- Fully furnished
- Air conditioning and ceiling fans throughout
- Three kitchens with appliances
- Starlink internet
- Two wells and bio-septic systems
- Modern construction with traditional design elements

## Location

Located just 2.4 km (1.5 mi) from the center of Izamal, this property enjoys a tranquil and private setting while remaining close to all amenities. Known as one of Mexico's "Pueblos Mágicos," Izamal is a growing destination that blends colonial charm with Mayan heritage, attracting both tourists and long-term residents.

The town's increasing popularity—further boosted by its connection to the Tren Maya—has strengthened demand for short-term rentals and boutique hospitality concepts. Key landmarks such as the Convento de San Antonio de Padua and the Kinich Kak Moo pyramid continue to draw visitors year-round.

Izamal offers a relaxed lifestyle with easy access to Mérida (approx. 1 hour) and the Gulf Coast, making it attractive for both investors and lifestyle buyers seeking a balance between tranquility and accessibility.

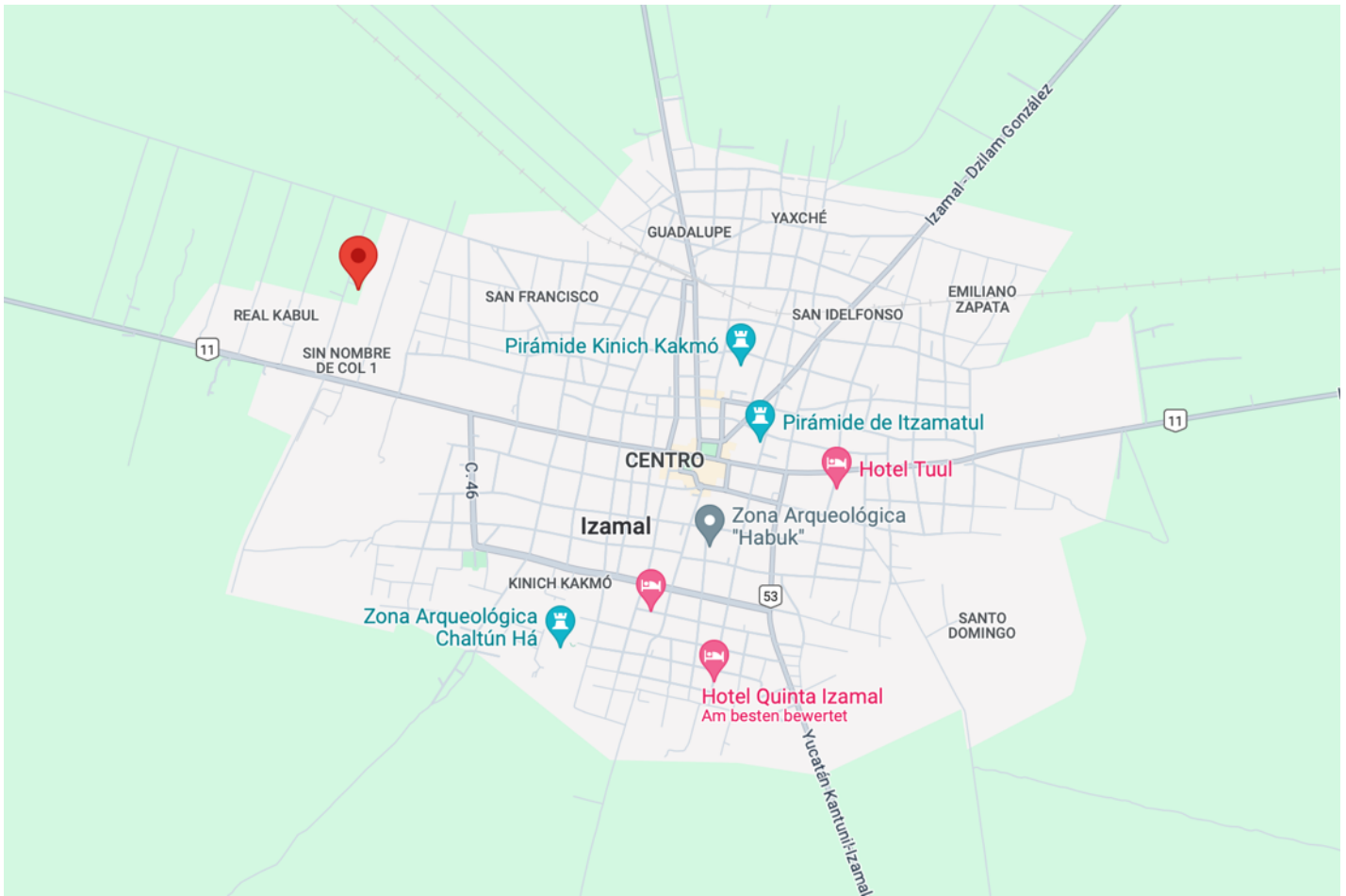
### DISTANCES FROM THE PROPERTY TO

- Izamal Center | 2.4 km (1.5 mi)
- Tren Maya Station Izamal | 6.1 km (3.8 mi)
- Motul de Carrillo Puerto | 36 km (22.4 mi)
- Dzilam de Bravo (Beach) | 57 km (35.4 mi)
- Mérida Center (Plaza Grande) | 68 km (42 mi)
- Archaeological Site Chichen Itza | 76 km (47 mi)
- Mérida International Airport | 83 km (52 mi)
- Cancún International Airport | 265 km (165 mi)



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## PROPERTY LOCATION



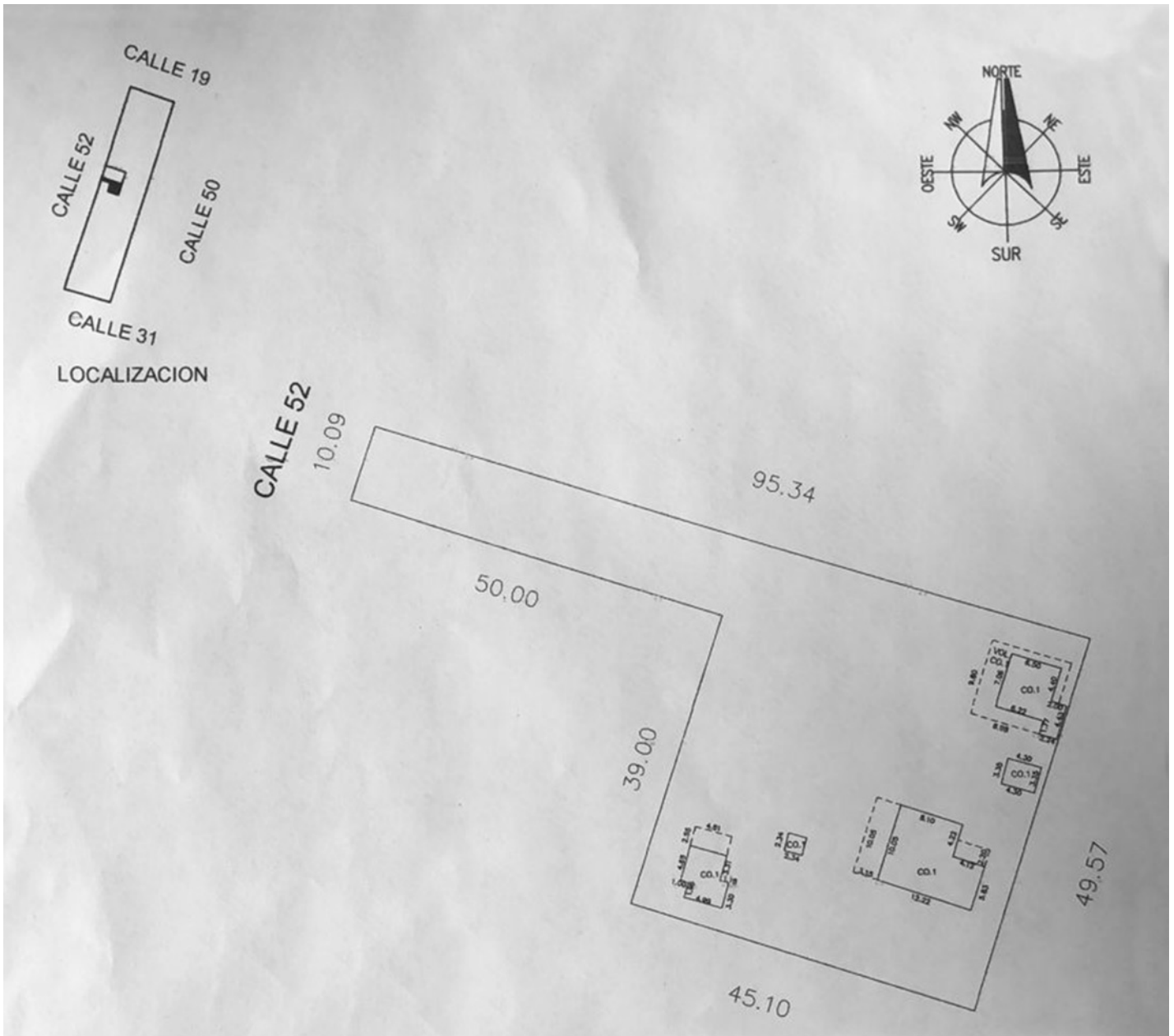
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# Floor Plan



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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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