

MODERN LIGHT-FILLED HOME WITH PRIVATE PATIO, POOL & SOLAR SYSTEM – TURNKEY LIVING IN MÉRIDA CENTRO



Yucatán | Mérida | Centro



for sale | 6,350,000 MXN

Property Code | YPS-02-0243

At a Glance

- **Location:** Mérida Centro – on the brink of beautiful García Ginerés
- **Lot:** 240 m² (2,587 ft²)
- **Construction:** 200 m² (2,153 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Half Bathroom:** 2
- **Floors:** 2
- **Year of Construction:** 2024
- **Parking:** Secure private parking behind a lockable gate
- **Condition:** excellent

Yucatan Property Scouts

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Highlights

- BUILT IN 2024 – NEARLY NEW, MOVE-IN READY
- EXCELLENT VALUE FOR A FULLY EQUIPPED MODERN HOME
- CALM LOCATION BETWEEN CENTRO AND GARCÍA GINERÉS
- POWERFUL SOLAR PANEL SYSTEM for energy efficiency
- GROUND-FLOOR BEDROOM with en-suite bathroom
- HIGH CEILINGS AND ABUNDANT NATURAL LIGHT THROUGHOUT
- STYLISH MATERIAL MIX: polished concrete, white plaster, granite
- FULLY EQUIPPED MODERN KITCHEN with island & dishwasher
- PRIVATE PATIO WITH FILTERED POOL & OUTDOOR SHOWER
- EXPANSIVE ROOFTOP TERRACE across the entire house
- COMPLETE INFRASTRUCTURE: water softener, filtration & pressure system
- ALL DOCUMENTATION UP TO DATE

Property Description

This striking home is all about effortless living in Mérida—modern, low-maintenance, and filled with natural light. Completed in 2024, it offers a rare combination of contemporary design, thoughtful functionality, and strong overall value thanks to its extensive equipment and energy-efficient features.

The open-plan living space flows naturally into a sleek kitchen with warm wood cabinetry, polished concrete surfaces, and a granite island that invites both cooking and gathering. Large windows and skylights create a bright, uplifting atmosphere throughout the day.

Instead of a traditional garden, the home features a beautifully designed private patio—your own serene outdoor retreat—with a filtered pool, framed by clean architectural lines and tropical plants. There's even an outdoor shower, making the space feel like a boutique hotel.

Upstairs and downstairs bedrooms provide flexibility for owners and guests alike, while the full-width rooftop terrace becomes your go-to spot for sunsets, morning coffee, or relaxed evenings under the sky.

With solar panels, water treatment systems, and high-quality appliances already in place, this property stands out as a smart and future-proof investment—ideal for those who want to enjoy Mérida without the hassle of renovations or upgrades.

📍 Schedule Your Private Viewing Today!

Property Layout

- Modern façade with segmented heavy metal entrance gate
- Secure on-site parking for one large vehicle
- Spacious open-plan living area with large windows & skylights
- Fully equipped open kitchen with island, granite countertops & breakfast bar
- Separate pantry
- Guest half bathroom
- Laundry and machinery room with washer & dryer
- Additional half bathroom for outdoor/pool use
- Private patio with filtered pool, outdoor shower & tropical planting
- Covered terrace with ceiling fan
- Ground floor master suite with office area, walk-in closet & double-sink bathroom
- Large upstairs bedroom with walk-in closet, en-suite bathroom & private balcony
- Rear green strip enhancing airflow and ambiance
- Expansive rooftop terrace
- Separate service entrance for easy maintenance access

General Features

- Air conditioning and ceiling fans throughout
- Solar panel system
- Electric water heater
- Pool filtration system
- Water pressure system
- Water softener system
- Water filtration system
- Modern washer and dryer
- Dishwasher
- High ceilings throughout
- Modern, clean tile finishes
- Skylights for abundant natural light
- Easy rooftop access via built-in ladder

Location

Mérida's historic Centro is the cultural heartbeat of the city, celebrated for its beautifully restored colonial architecture, lively street atmosphere, and thriving arts and dining scene. Landmarks such as Paseo de Montejo, along with the charming parks of Santa Ana, Santa Lucía, and Santiago, create a vibrant setting where history, gastronomy, and everyday life seamlessly blend.

Just next door, García Ginerés offers a distinctly different pace. Known for its wide, tree-lined streets and elegant homes, this established neighborhood provides a calm, residential feel while remaining closely connected to the energy of Centro.

Positioned on Calle 41, right at the transition between these two worlds, the property benefits from a location that is both strategic and serene. Here, you can enjoy morning walks through leafy streets, quick access to top medical facilities, and the convenience of nearby cafés, markets, and restaurants—all while being just minutes from Mérida's most iconic sights.

The area strikes a rare balance between tranquility and connectivity, making it especially appealing for buyers seeking a comfortable full-time residence or a well-located second home. With recent street improvements further enhancing accessibility and overall appeal, this location feels established, secure, and increasingly in demand.

DISTANCES FROM THE PROPERTY TO

- Clínica Mérida (modern hospital) | 500 m (0.31 mi)
- Parque de la Ibérica | 850 m (0.53 mi)
- Slow Food Market | 1.7 km (1.06 mi)
- Paseo de Montejo | 1.9 km (1.18 mi)
- Parque de Santiago | 1.9 km (1.18 mi)
- Mérida International Airport | 7.1 km (4.4 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.



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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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