

GENEROUS CENTRO LOT IN BARRIO DE SANTIAGO – BUILD OR RESTORE YOUR DREAM HOME

Yucatán | Mérida | Centro | Barrio de Santiago



for sale | 6,300,000 MXN

Property Code | YPS-02-0233

At a Glance

- **Lot:** 628 m² (6,763 ft²)
- **Construction:** 193 m² (2,073 ft²)
- **Bedrooms:** 1
- **Bathrooms:** 2
- **Parking:** Spacious garage available
- **Condition:** Renovation project / redevelopment opportunity
- **Legal status:** All papers up to date

Yucatan Property Scouts

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Highlights

- **PRIME LOCATION** in Mérida Centro's sought-after Barrio de Santiago
- **LARGE LOT** – ideal for a custom-built dream home
- **EXISTING COLONIAL STYLE HOUSE** ready for remodeling or expansion
- **WIDE FACADE WITH GARAGE** access (rare and valuable in Centro)
- **BEAUTIFUL ORIGINAL PASTA TILE FLOORS**
- **EXCELLENT FOUNDATION FOR A RESTORATION PROJECT** with a unique original water tank structure adaptable into a design feature (bathroom, bar, etc.)
- **FLEXIBLE DESIGN OPTIONS:** restore, expand, or build new

Property Description

This property is an excellent opportunity for buyers seeking a spacious lot in Mérida Centro to create a personalized dream home. With 628 m² (6,763 ft²) of land, it offers the rare combination of size, location, and flexibility—ideal for designing a generous residence with garden, pool, and indoor-outdoor living areas.

The existing single-level colonial-style house provides a solid foundation for a renovation project. Featuring original pasta tile floors, a traditional layout, and a wide façade with garage access, it can be thoughtfully restored and expanded into a charming, character-filled home. Alternatively, the lot allows for a completely new architectural concept tailored to modern living while preserving select historic elements.

The large, walled garden with mature trees creates a private oasis and offers ample space for landscaping or additional construction. A distinctive feature is the original concrete water tank, which can be creatively repurposed into a unique design element such as a bathroom, bar, or garden feature.

Whether you envision restoring a classic colonial home or building from the ground up, this property provides the perfect canvas in one of Mérida's most desirable neighborhoods.

 **Schedule Your Private Viewing Today!**

Property Layout

- Wide façade with traditional entrance
- Spacious garage
- Receiver
- Living room
- Dining room
- Kitchen
- 1 bedroom
- 2 bathrooms
- Terrace
- Large backyard with mature trees
- Original concrete water tank structure

Location

Situated in Mérida's historic Barrio de Santiago, this property enjoys a calm and highly desirable location within walking distance of key landmarks such as Parque de Santiago and the vibrant Plaza Grande. This area is one of the oldest and most character-rich neighborhoods in the city, known for its beautifully restored colonial homes and strong community atmosphere.

Mérida Centro offers a unique lifestyle defined by historic architecture, cultural richness, and everyday convenience. Nearby, residents can enjoy the iconic Paseo de Montejo, as well as charming parks like Parque de Santa Lucía and Santa Ana, all filled with cafés, restaurants, and cultural events.

At the heart of the neighborhood lies the lively square with the historic Iglesia de Santiago Apóstol, local markets, and regular events that bring the area to life. The combination of central location, colonial charm, and vibrant surroundings makes Barrio de Santiago one of the most sought-after places to live in Mérida.

DISTANCES FROM THE PROPERTY TO

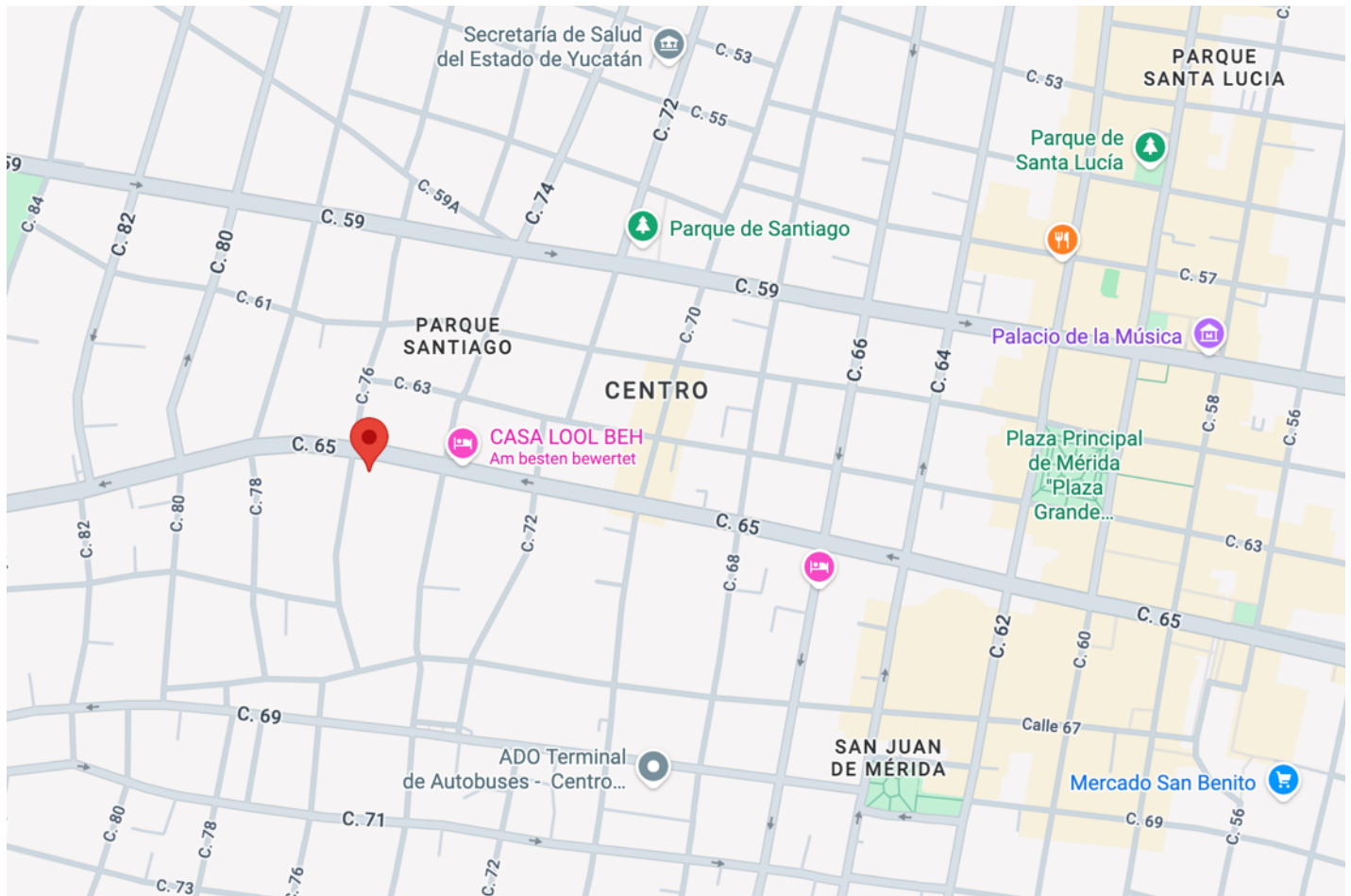
- Parque de Santiago | 650 m (0.4 mi)
- Súper Akí (Supermarket) | 750 m (0.47 mi)
- ADO Bus Station Centro Histórico | 800 m (0.5 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.1 km (0.68 mi)
- Parque de Santa Lucía | 1.6 km (1.0 mi)
- Mérida International Airport | 5.8 km (3.6 mi)

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.

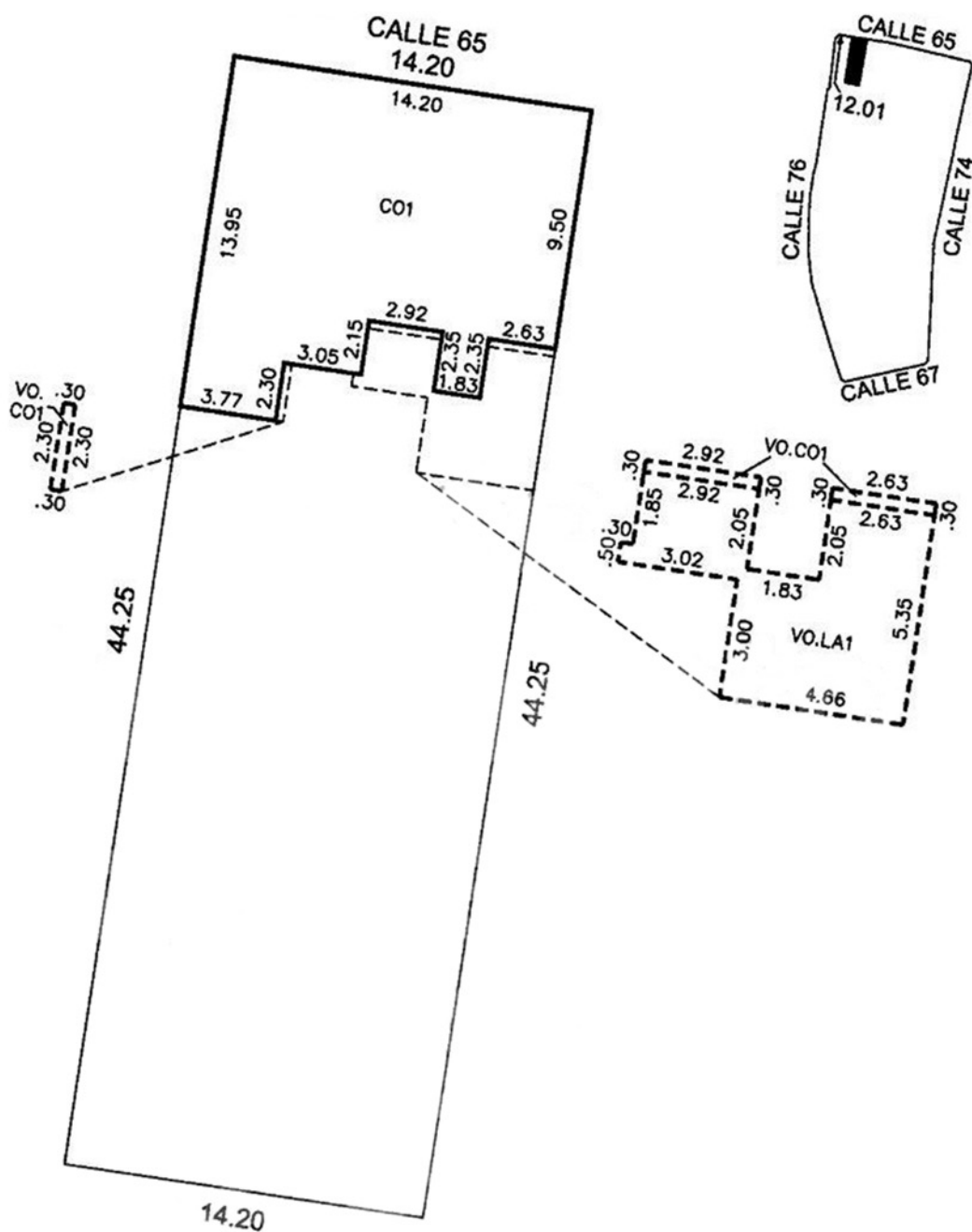
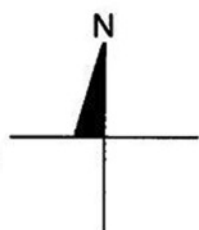
PROPERTY LOCATION



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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