

CASA LA PLANCHA – PRIME CENTRO LOCATION WITH EXCELLENT REMODEL POTENTIAL

Yucatán | Mérida | Centro | La Huerta



Property Code | YPS-02-0244

At a Glance

- **Property Type:** Single-story home with pool and garden
- **Location:** La Huerta, Centro, Mérida, Yucatán
- **Lot:** 308 m² (3,315 ft²)
- **Construction:** 217 m² (2,337 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 2 full
- **Floors:** 1
- **Parking:** One-car garage
- **Current Use:** Private residence
- **Condition:** Immediately habitable while providing an ideal foundation for a custom renovation

Yucatan Property Scouts

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Highlights

- **PRIME LOCATION** just 250 m (820 ft) from the spectacular Gran Parque La Plancha
- **QUIET RESIDENTIAL NEIGHBORHOOD** within walking distance of Mérida Centro's main attractions
- **EXCELLENT REMODEL AND EXPANSION OPPORTUNITY**
- **COMFORTABLE AND IMMEDIATELY HABITABLE IN ITS CURRENT CONDITION**
- **SINGLE-STORY LAYOUT**
- **ALL PAPERWORK UP TO DATE**

Property Description

Offering an exceptional price-to-location ratio, this property presents an increasingly rare opportunity to acquire a home near Gran Parque La Plancha at an accessible price point, with considerable potential for modernization and expansion. Situated only 250 (820 ft) meters from the remarkable park, the property enjoys immediate access to one of Mérida's most transformative urban projects while remaining tucked away in a quiet residential setting.

The house is fully functional and can be enjoyed immediately as an affordable residence in one of Centro's most desirable neighborhoods. At the same time, it provides an excellent foundation for a renovation project. The generous 308 m² (3,315 ft²) lot offers ample space for creative redesign concepts, including the possibility of adding a second floor to substantially increase the living area while maintaining outdoor space.

Rather than paying a premium for finishes and features that may not match their personal taste, buyers have the opportunity to acquire a solid, usable property and improve it over time according to their own vision and budget. The practical single-level layout, existing pool, garden, and outdoor areas provide a functional starting point for future enhancements while keeping initial investment requirements manageable.

Whether you are seeking an affordable home near Mérida's most exciting amenities, a value-add renovation project, or a long-term investment in one of the city's most dynamic neighborhoods, this property deserves serious consideration.

 **Schedule Your Private Viewing Today!**

Property Layout

FRONT SECTION

- Low-maintenance front yard with palms and ornamental plants
- One-car garage
- Entrance area

INTERIOR

- Living room
- Kitchen with breakfast bar
- Dining room with direct garden access
- Bedroom 1 with closet
- Bedroom 2 with a closet
- Shared full bathroom between the bedrooms
- Connecting room between both bedrooms (ideal as office, TV room, dressing room, or additional sleeping area)
- Second full bathroom

OUTDOOR AREA

- Covered terrace
- Filtered pool
- Covered pool area
- Garden
- Outdoor shower
- Service hallway connecting the front and the backyard

GENERAL FEATURES

- Fully walled and gated
- Air-conditioning
- Ceiling fans
- Water heater
- Tiled floors
- High-speed internet available

Location

La Huerta is one of the emerging residential pockets of Mérida Centro, benefiting tremendously from its proximity to the transformative Gran Parque La Plancha. Once centered around the city's former railway facilities, this area has rapidly become one of the most desirable locations for residents seeking walkability, green spaces, and easy access to urban amenities.

The property's standout feature is its location just steps from Gran Parque La Plancha, a world-class public park featuring extensive green areas, walking and cycling paths, recreational facilities, cultural spaces, playgrounds, restaurants, and direct connections to Mérida's historic center. Residents can enjoy daily access to one of the city's finest public spaces while remaining within walking distance of Paseo de Montejo, Calle 47's vibrant restaurant scene, Paseo 60, museums, cafés, and supermarkets.

The combination of a quiet residential environment, excellent infrastructure, and ongoing investment in the surrounding area makes La Huerta increasingly attractive to both homeowners and investors. Few Centro neighborhoods currently offer such a compelling mix of lifestyle, convenience, and long-term appreciation potential.

DISTANCES FROM THE PROPERTY TO

- Gran Parque La Plancha | 250 m (820 ft)
- Paseo de Montejo | 600 m (0.37 mi)
- Walmart Montejo | 600 m (0.37 mi)
- ADO Bus Terminal Paseo 60 | 800 m (0.5 mi)
- Calle 47 – new gastronomic area | 1.0 km (0.62 mi)
- Parque Santa Ana | 1.6 km (1.0 mi)
- Mérida International Airport | 9.7 km (6.0 mi)

MÉRIDA

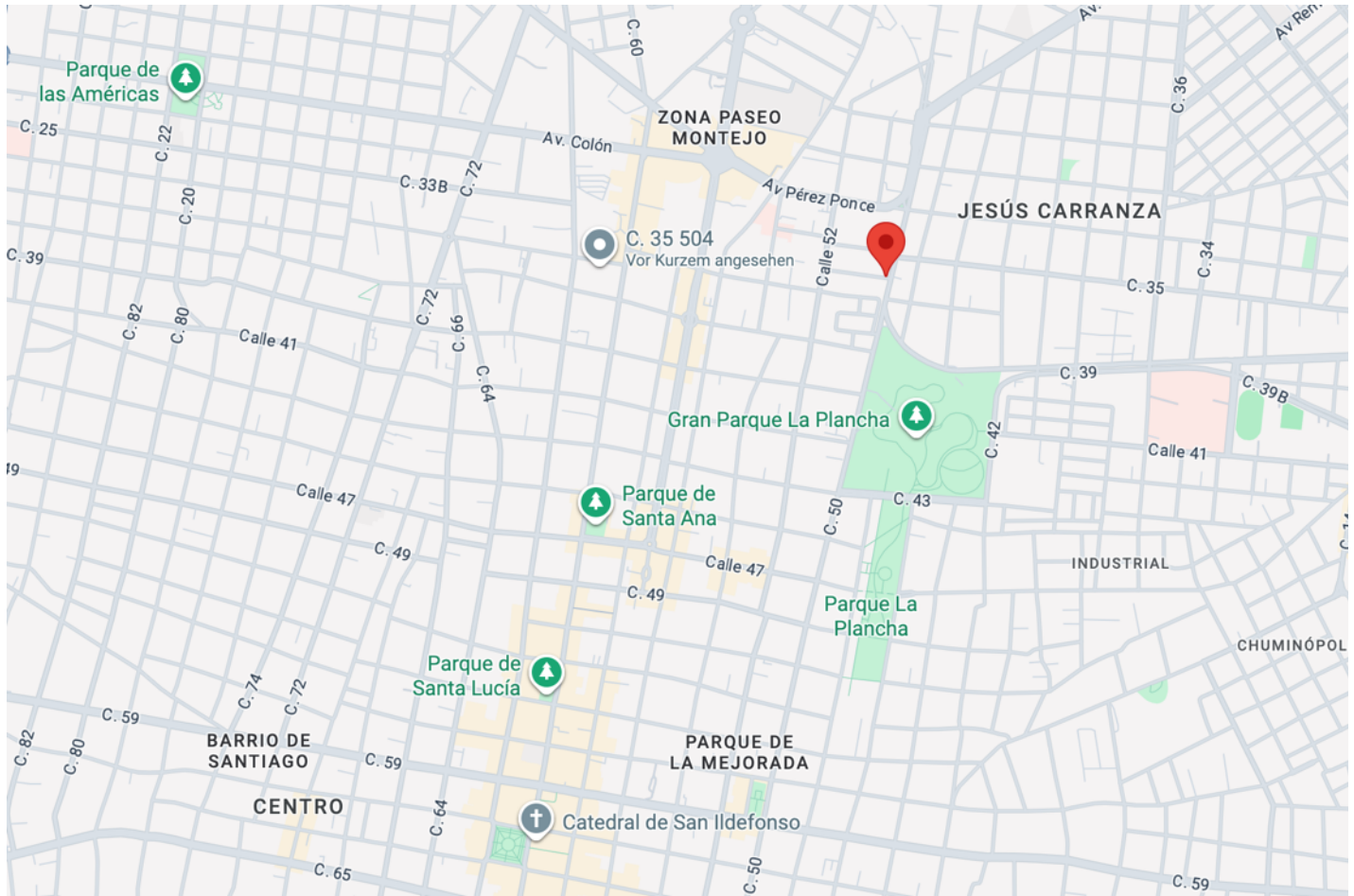
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's 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.



YUCATAN PROPERTY SCOUTS

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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