

EXCEPTIONAL DESIGNER HOME FOR LONG-TERM RENT

Yucatán | Mérida | Altabrisa | Residencial Marsella



for rent | 33,000 MXN/month

At a Glance

Property Code | YPS-02-0221

- **Location:** Residencial Marsella, Altabrisa
- **Lot:** 387 m² (4,163 ft²)
- **Construction:** 205 m² (2,210 ft²)
- **Year of Construction:** 2023
- **Bedrooms:** 2 bedrooms
- **Bathrooms:** 2 full + 1 guest bathroom
- **Floors:** 1
- **Pool:** Filtered lap pool
- **Energy:** 10-grid connected solar panels
- **Parking:** Garage for one vehicle plus shaded street parking directly in front
- **Internet:** Fiber optic available
- **Air Conditioning:** A/C units throughout
- **Furnishing:** Partially furnished – includes kitchen appliances, washing machine, dryer, and selected built-in elements; movable furniture is not included.
- **Security:** Gated residential community (Privada) with controlled access
- **Condition:** Excellent

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Highlights

- **STUNNING CONTEMPORARY ARCHITECTURE** inspired by Japanese Wabi-Sabi philosophy with handcrafted Yucatecan design elements
- **PRIME LOCATION** inside one of Altabrisa's most desirable gated communities, close to shopping, hospitals, restaurants, and schools
- **FULLY SCREENED CENTRAL GARDEN** with a filtered lap pool, creating a mosquito-free tropical outdoor living space
- **LIGHT-FILLED OPEN LIVING AREAS** connected by large UV-protected sliding glass doors
- **ENERGY-EFFICIENT DESIGN** featuring 3.5 m (11.5 ft) high ceilings, solar panels, air conditioning, ceiling fans, and excellent natural ventilation
- **PARTIALLY FURNISHED**, including premium kitchen appliances, Samsung washer and dryer, and built-in elements
- **WHOLE-HOUSE WATER FILTRATION & SOFTENER SYSTEM**, including filtered drinking water at the refrigerator
- **AUTOMATED IRRIGATION SYSTEM** supplied by a private well, eliminating recurring water costs for the garden and pool

Rental Terms

- **Monthly Rent:** 33,000 MXN
- **Available:** Starting September 2026
- **Minimum Rental Period:** 12 months
- **Lease Agreement:** Notarized lease contract (notary fees to be paid by the tenant)
- **Included in the Rent:** Residential Community Fee, Garbage collection
- **Not included:** Electricity (CFE), Water (JAPAY), Internet, Pool cleaning, Gardening service, all other personal living expenses
- **Security Deposit:** Two months' rent (refundable after satisfactory property inspection)
- **Smoking:** Strictly prohibited throughout the property
- **Pets:** One small, well-trained pet may be accepted with prior owner's approval.
- **Occupancy:** Ideally suited for one couple.

Property Description

Designed as a peaceful retreat in one of Mérida's most desirable residential communities, this exceptional home combines contemporary architecture with authentic Yucatecan craftsmanship. Inspired by the Japanese Wabi-Sabi philosophy, it embraces natural materials, handcrafted details, and warm, earthy tones to create an atmosphere of understated elegance and comfort.

At the heart of the property lies a spectacular, fully screened tropical courtyard garden with a filtered lap pool, covered terrace, and hammock lounge that also serves as a yoga or meditation deck. Protected from mosquitoes and insects, this private oasis is seamlessly connected to every principal room through expansive UV-protected sliding glass doors, allowing natural light and greenery to become part of everyday living.

Designed for year-round comfort, the home features 3.5-meter-high ceilings, excellent cross ventilation, air conditioning, ceiling fans, and a powerful 10-panel solar system that significantly reduces energy costs. Premium amenities—including a fully equipped designer kitchen, whole-house water filtration and softening system, automated irrigation supplied by a private well, and exterior video surveillance—ensure effortless long-term living.

Offering exceptional privacy, efficiency, and timeless design, this is a rare opportunity to enjoy a truly distinctive residence in the heart of Altabrisa.

 **Schedule Your Private Viewing Today!**

Property Layout & Features

INDOOR LIVING

- Spacious, open concept living and dining area
- Fully equipped designer kitchen with granite countertops, custom wooden cabinetry, kitchen island with a breakfast bar, dishwasher, refrigerator with water dispenser, oven tower, microwave, and ceramic cooktop
- Spectacular, fully screened central garden featuring a lap pool and a hammock lounge/yoga deck, seamlessly connected to all main areas via wide UV-protected glass sliding doors
- Guest half bathroom
- Master suite with spacious walk-in closet and elegant en-suite bathroom featuring a bathtub
- Study room/guest bedroom with a private en-suite bathroom
- Several interior garden areas providing natural light and cross ventilation
- Laundry room with Samsung washer and dryer
- Machinery/storage room

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OUTDOOR AREAS

- Beautifully landscaped front yard with mature, shade-providing tree
- Garage for one vehicle
- Additional shaded parking directly in front of the property
- Service corridors on both sides of the house

GENERAL FEATURES

- Partially furnished*
- 10 solar panels connected to the public grid
- Air conditioning throughout
- Ceiling fans throughout
- 3.5-meter (11.5 ft) high ceilings
- Exterior video surveillance system
- Whole-house water filtration and softener system
- Filtered drinking water supplied through the refrigerator
- Water pressure system
- Pool filtration system
- Fully automated irrigation system supplied by a private underground well
- Electric water heater
- Fiber-optic internet available
- UV-protected glass windows and sliding doors
- Controlled-access gated community

** The property is rented primarily with built-in elements and major appliances, including kitchen appliances, a washing machine, and a dryer. Freestanding furniture such as beds, sofas, dining tables, chairs, and decorative furnishings are generally not included unless otherwise agreed.*

Location

Residencial Marsella is located within Altabrisa, one of Mérida's most prestigious and sought-after residential districts. Known for its modern infrastructure, wide avenues, beautifully maintained surroundings, and excellent security, the neighborhood has become a preferred address for professionals, executives, international residents, and anyone seeking a high quality of life.

One of Altabrisa's defining characteristics is its carefully planned urban infrastructure. Throughout this part of the neighborhood, electricity, telephone, internet, and other utility lines are installed underground, creating an exceptionally clean and elegant streetscape free of overhead cables. An integrated drainage system further enhances the area's infrastructure by efficiently preventing flooding during the rainy season.

Just minutes away, Plaza Altabrisa offers an outstanding selection of international retailers, boutiques, cafés, restaurants, supermarkets, and entertainment, including a modern cinema complex. Equally impressive is the concentration of first-class healthcare facilities nearby, including Star Médica and Hospital Faro del Mayab, alongside prestigious schools, universities, and numerous everyday conveniences.

Thanks to the nearby Periférico ring road, residents enjoy excellent connectivity throughout the city, with quick access to Mérida's historic center, the international airport, the business districts in the north, and the beautiful Gulf Coast beaches of Progreso. The combination of outstanding infrastructure, convenience, and peaceful residential surroundings makes this one of the finest locations for long-term living in Mérida.

DISTANCES FROM THE PROPERTY TO

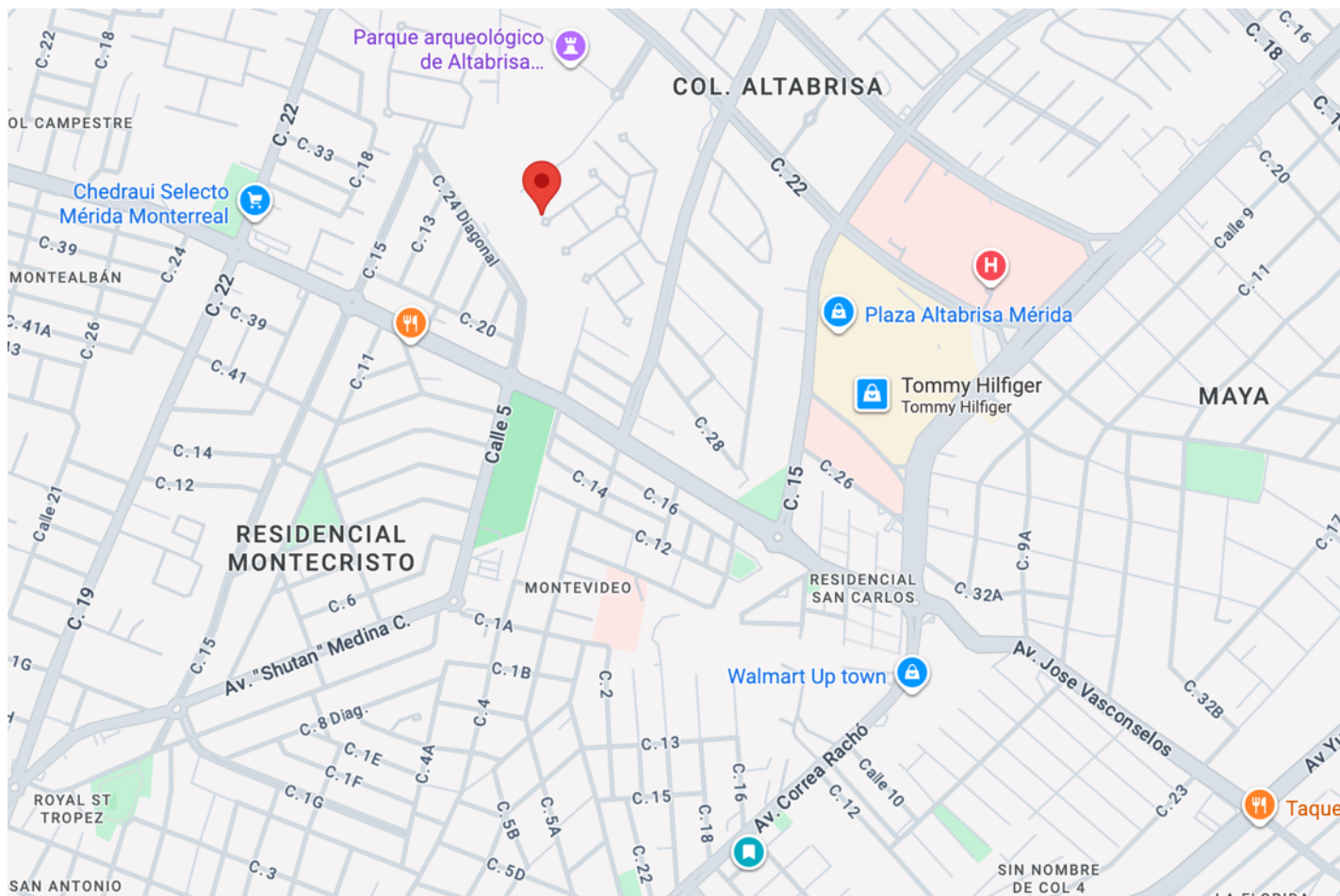
- Plaza Altabrisa (mall) | 1.1 km (0.68 mi)
- Hospital Star Médica | 1.4 km (0.87 mi)
- Hospital Faro del Mayab | 4.5 km (2.8 mi)
- La Isla Cabo Norte (mall) | 6.0 km (3.73 mi)
- Mérida Centro (Remate, Calle 47) | 7.6 km (4.7 mi)
- Mérida International Airport | 27 km (16.8 mi)
- Progreso (Gulf of Mexico) | 35 km (21.7 mi)

MÉRIDA

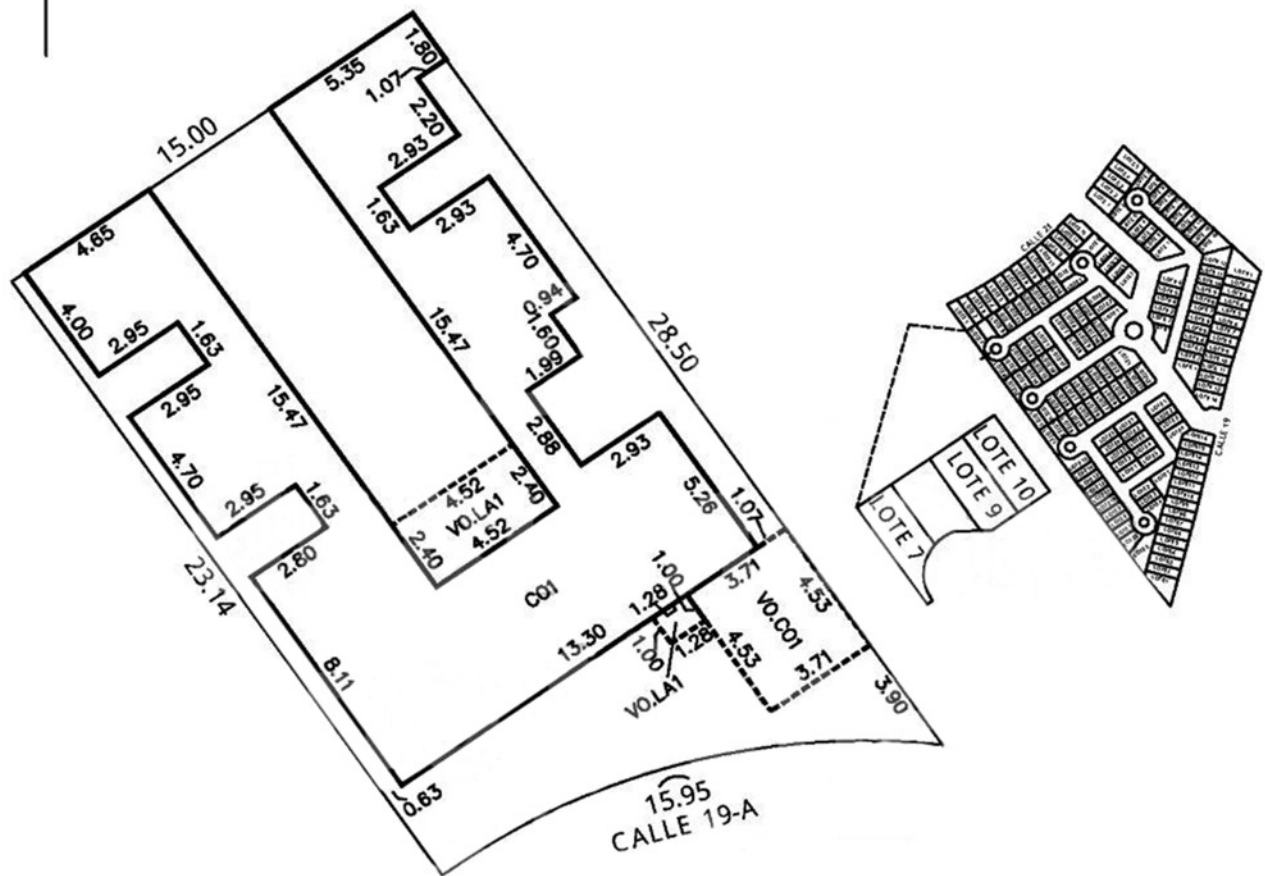
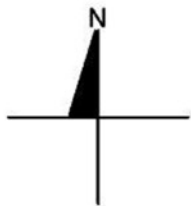
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's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

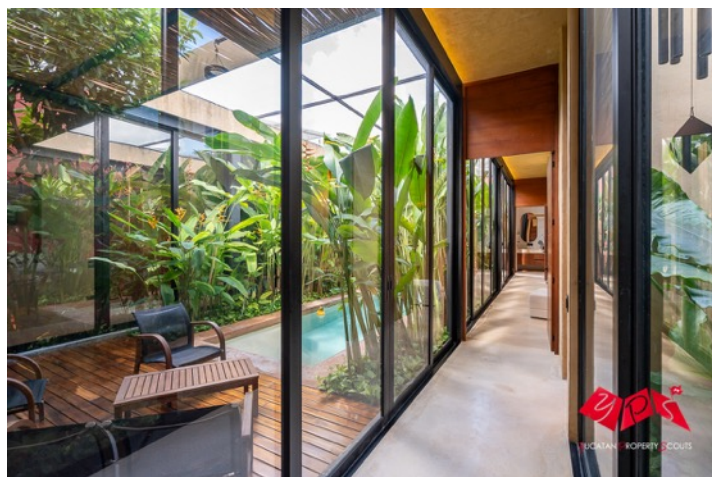
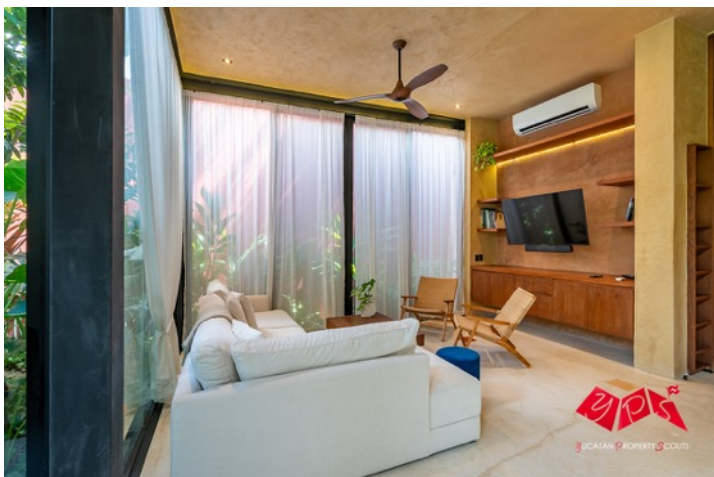
PROPERTY LOCATION



Floor Plan



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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