

# CASA HORTENSIA – TURNKEY COASTAL HOME WITH POOL JUST ONE BLOCK FROM THE BEACH

Yucatán | Progreso | Benito Juárez



for sale | 3,800,000 MXN

Property Code | YPS-02-0245

## At a Glance

- **Location:** Progreso, Yucatán, Mexico
- **Lot:** 191 m<sup>2</sup> (2,056 ft<sup>2</sup>)
- **Construction:** 100 m<sup>2</sup> (1,076 ft<sup>2</sup>)
- **Bedrooms:** 1
- **Bathrooms:** 1 full | 1 half
- **Floors:** 1
- **Year Built:** 2025
- **Style:** Contemporary beach home with warm Chukum finishes
- **Parking:** Secure parking on the property
- **Furnishing:** fully furnished and equipped (turnkey)
- **Ideal Use:** Short-term rental (Airbnb), long-term rental, snowbird home, or full-time residence

Yucatan Property Scouts

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## Highlights

- **BUILT IN 2025** – practically brand new
- **FULLY FURNISHED & EQUIPPED** – turnkey and Airbnb ready
- **ONLY 200 M (656 FT) FROM PROGRESO'S WHITE SANDY BEACH**
- **QUIET RESIDENTIAL LOCATION** – close to restaurants and Progreso's brand new Walmart
- **PRIVATE, LOW-MAINTENANCE GARDEN** with a Chukum swimming pool and an outdoor shower
- **BEAUTIFUL CHUKUM FINISHES THROUGHOUT**, creating an authentic Yucatán ambiance
- **SECURE OFF-STREET PARKING ON A FULLY WALLED AND GATED PROPERTY**
- **ALL LEGAL DOCUMENTATION UP TO DATE**

## Property Description

Completed in 2025, Casa Hortensia is a beautifully designed coastal home that combines modern comfort with the timeless beauty of traditional Yucatán architecture. Warm yellow Chukum walls, contemporary finishes, and thoughtfully designed outdoor spaces create a welcoming atmosphere that immediately feels like home.

The open-concept living and dining area flows seamlessly into a fully equipped kitchen with a center island and breakfast bar, making everyday living and entertaining effortless. The comfortable bedroom boasts two double beds, built-in wooden closets, air conditioning, and its own television.

Outside, a private tropical courtyard features a beautiful Chukum-finished pool, outdoor shower, barbecue area, covered terrace, and guest half bathroom—creating the perfect setting for relaxing after a day at the beach.

Thanks to its turnkey condition, low-maintenance design, and outstanding location just one block from the Gulf of Mexico, Casa Hortensia is an excellent choice for buyers seeking a profitable Airbnb investment, a winter retreat for Canadian or U.S. snowbirds, a comfortable long-term rental property, or an easy-to-maintain full-time residence on the Yucatán coast.

 **Schedule Your Private Viewing Today!**

## Property Layout

### HOUSE

- Open-concept living and dining room
- Fully equipped kitchen with wooden cabinetry, island, and breakfast bar for three
- One spacious bedroom with two double beds
- Full bathroom with custom wooden cabinetry
- Storage/machinery room
- Covered terrace

### OUTDOOR AREA

- Secure off-street parking
- Private garden
- Filtered Chukum swimming pool
- Outdoor shower
- Half bathroom
- Barbecue area
- Service hallway connecting the front and rear of the property

### GENERAL FEATURES

- Turnkey condition
- Fully furnished and equipped
- Security camera system with smartphone access
- Fully walled and gated property
- Air conditioning
- Ceiling fans
- High-speed internet
- Electric water heater
- Modern ceramic tile flooring throughout
- Warm Chukum wall finishes throughout
- Low-maintenance landscaping
- All legal documentation up to date

## Location

Nestled in a peaceful coastal neighborhood of Progreso, Casa Hortensia offers the perfect balance of tranquility and convenience. Just one block from the Gulf of Mexico, the home invites you to embrace the relaxed seaside lifestyle, whether it's an early morning walk along the beach, an afternoon swim, or watching the spectacular sunsets that have made Progreso famous. Restaurants, local eateries, and everyday conveniences are all within easy reach, making this an ideal location for both full-time living and vacation escapes.

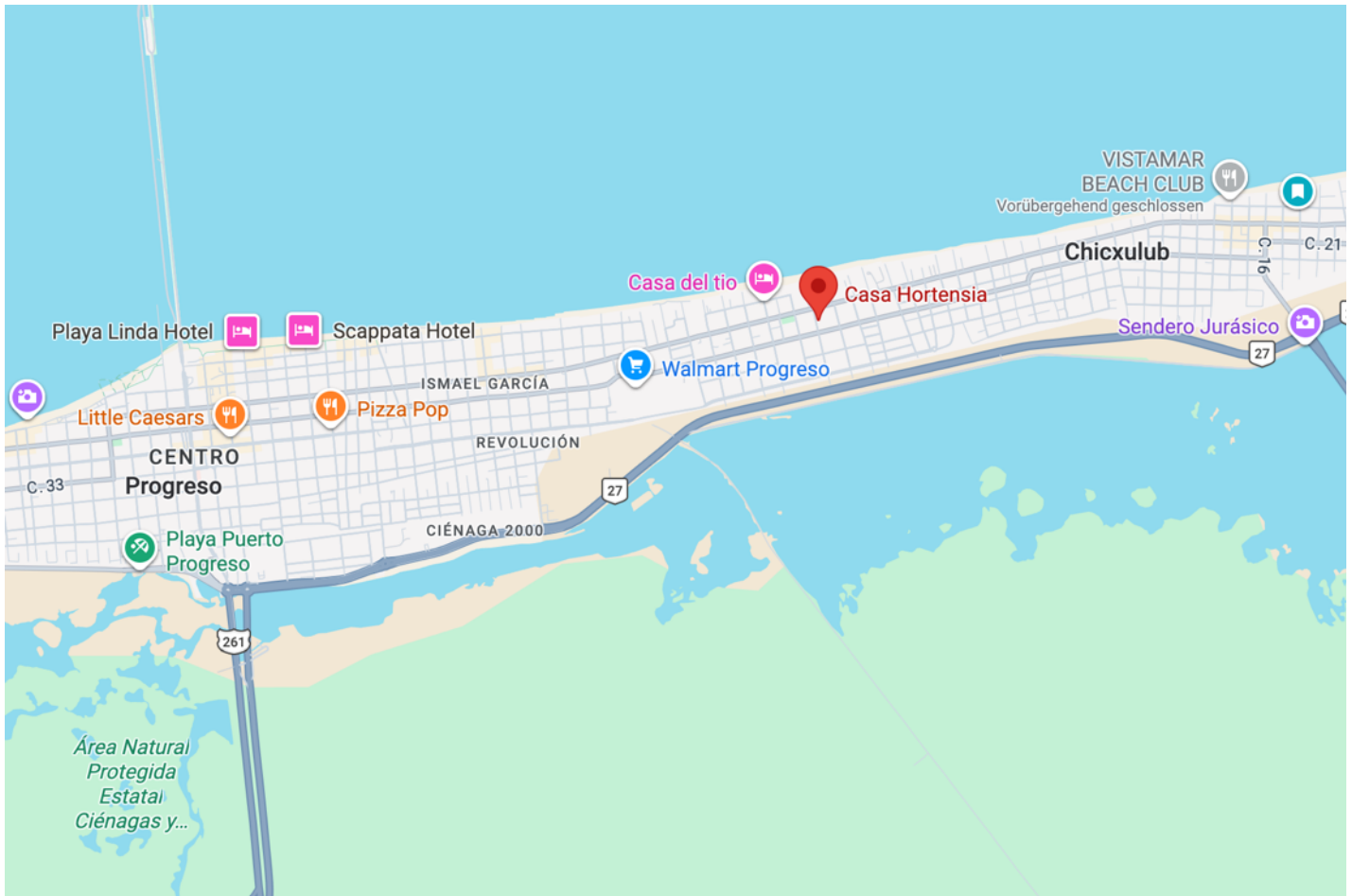
Adding to its appeal, the property enjoys excellent access to Progreso's vibrant Malecón, where an inviting mix of waterfront restaurants, cafés, beach clubs, boutiques, and local entertainment creates a lively atmosphere throughout the year. The nearby Museo del Meteorito (Musasaurus) offers a fascinating glimpse into the asteroid impact that shaped the Yucatán Peninsula, while the recently opened Walmart provides convenient shopping for daily essentials just a short drive from the property.

Progreso, officially Progreso de Castro, is the cultural and recreational center of Yucatán's coastline and home to the world's longest pier, welcoming international cruise ships throughout the year. Surrounded by mangroves, wildlife, and nearby archaeological sites such as Dzibilchaltún and Xcambó, the city perfectly combines relaxed beach living with rich history and nature. Modern highways connect Progreso with Mérida in only about 30 minutes, providing easy access to international shopping, hospitals, museums, the international airport, and all the amenities of one of Mexico's safest and most vibrant cities.

### DISTANCES FROM THE PROPERTY TO

- Beach | 200 m (656 ft)
- Walmart Progreso | 1.1 km (0.68 mi)
- Malecón Progreso | 2.7 km (1.68 mi)
- Maya Ruins of Dzibilchaltún | 28 km (17.4 mi)
- Mérida North (Costco, Galerías Mérida) | 31 km (19.3 mi)
- Mérida Centro (Paseo de Montejo, Remate) | 38 km (23.6 mi)
- Mérida International Airport | 51 km (31.7 mi)

## PROPERTY LOCATION

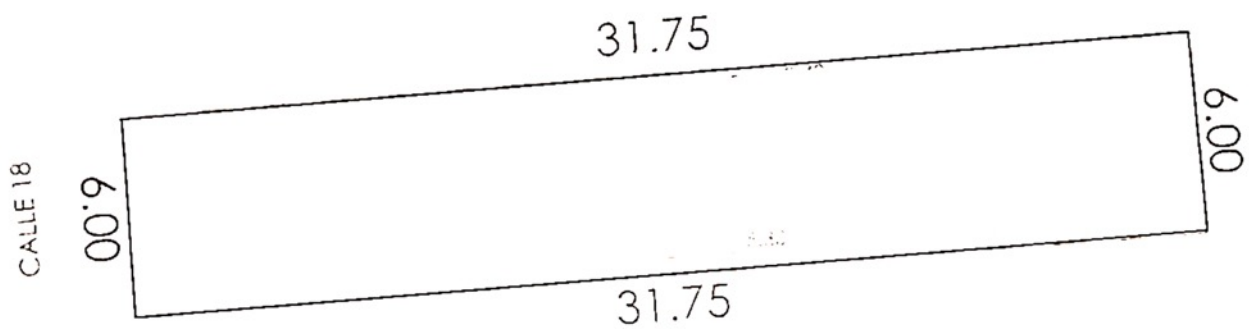
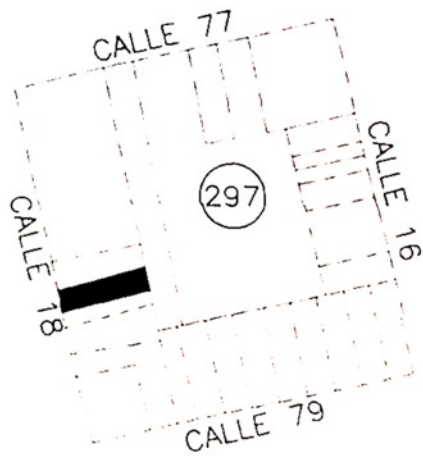


# Floor Plan



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## LOCALIZACIÓN



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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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