MODERN RESIDENCE WITH SOLAR SYSTEM & GUEST CASITA IN EXCLUSIVE GATED COMMUNITY

Yucatán | Mérida | Cholul

Property Code | YPS-02-0247

At a Glance

- **Property Type:** New, modern, contemporary, two-story home with separate casita
- **Location:** Privada Hacienda Cholul, Cholul, Mérida, Yucatán
- **Lot Size:** 529 m² (5,698 ft²)
- **Construction:** 360 m² (3,883 ft²)
- **Year of Construction:** 2023
- **Layout:** 3 bedrooms, 4 bathrooms, 1 half bathroom
- **Parking:** 2-car garage
- **Legal Status:** All documentation in order and up to date

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YUCATAN PROPERTY SCOUTS

Highlights

- MODERN, CONTEMPORARY ARCHITECTURE with clean lines
- EXCELLENT LOCATION just north of Mérida in sought-after Cholul
- SECURE, BEAUTIFULLY MAINTAINED GATED COMMUNITY with controlled access
- LARGE DOWNSTAIRS PRIMARY SUITE with a walk-in closet, a private terrace, and motorized curtains
- INDEPENDENT CASITA ideal for guests, staff, studio, or rental use
- EXTENSIVE TECHNICAL INFRASTRUCTURE, including solar panels, water softener, reverse osmosis system, irrigation, biodigester, and private well
- LARGE, FILTERED SWIMMING POOL with Chukum finish

Property Description

This recently completed contemporary residence is located inside the exclusive Privada Hacienda Cholul, just north of Mérida. Combining modern architecture with warm natural materials and extensive technical infrastructure, the property offers an ideal balance between luxury, functionality, and low-maintenance living.

The heart of the home is a spacious open-concept living and dining area with impressive double-height ceilings that create excellent airflow and a bright, airy atmosphere. Large windows and protected skylights flood the interiors with natural daylight while maintaining privacy and comfort.

The modern kitchen features granite countertops, custom wood cabinetry, an induction cooktop, stainless steel extractor hood, breakfast island for four, and a generous walk-in pantry. The main level further includes a guest bathroom, an office or additional bedroom, and an impressive primary suite with a private covered terrace, motorized curtains, a large dressing room, and an en-suite bathroom.

Upstairs, an additional bedroom with a walk-in closet and a private bathroom offers comfortable accommodation for family or guests.

Outdoor areas are designed for relaxed Yucatán living and entertaining, featuring a large, covered terrace with outdoor kitchen, a 14 x 4 meter filtered swimming pool with Chukum finish, landscaped gardens, and a detached casita with bedroom, bathroom, outdoor shower, and machinery/storage room.

The property is equipped with 12 solar panels, reverse osmosis water filtration, a water softener, an irrigation system, a biodigester, a water pressure booster, a private well, and multiple additional upgrades rarely found in comparable homes.

Schedule Your Private Viewing Today!

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Property Layout & Amenities

MAIN HOUSE

- Two-car garage
- Landscaped front garden
- Open-concept living and dining area with double-height ceilings
- Fully equipped modern kitchen with breakfast island and pantry
- Guest half bathroom
- Illuminated hallway with skylights
- Office / additional bedroom
- Spacious primary bedroom with private covered terrace, walk-in closet, en-suite bathroom with double vanity, motorized curtains
- Upstairs bedroom with a walk-in closet and an en-suite bathroom
- Laundry area with washer/dryer hookups and a full bathroom
- Large, covered terrace with outdoor kitchen

OUTDOOR AREA AND CASITA

- Service hallway with independent exterior access
- 14 x 4 m filtered swimming pool
- Landscaped rear garden
- Detached casita with bedroom, bathroom, outdoor shower, storage/machinery room

GENERAL FEATURES

- 12 Solar Panels
- 5 Air Conditioning Units
- Ceiling Fans throughout
- Water Softener
- Reverse Osmosis Water Filtration System
- Hydro-pneumatic water pressure system
- Irrigation System
- Private Well
- Biodigester
- Cistern
- Pool Filtration Equipment
- Motorized Curtains in Primary Bedroom
- Modern Tile Flooring Throughout
- Protected Skylights
- Anti-Glare Windows
- Cedar Wood Doors

*Furniture is not included

YUCATAN PROPERTY SCOUTS

PRIVADA HACIENDA CHOLUL

- Exclusive hacienda-style gated community north of Mérida
- Controlled access with 24/7 security gatehouse
- Quiet residential environment with low traffic
- Excellent privacy
- Underground infrastructure (electricity, water, telecommunications)
- Well-maintained streets and common areas
- Strong appreciation and growth area in Mérida's northern corridor
- Family-friendly residential atmosphere
- Convenient access to shopping malls, hospitals, schools, and universities
- Quick connection to Mérida Periférico and Progreso beach highway
- Ideal balance between city access and tranquil residential living

Location

The property enjoys a privileged location within Privada Hacienda Cholul, an attractive and secure residential community in Cholul, just north of Mérida. This area has become one of the city's most sought-after residential zones thanks to its peaceful atmosphere, modern infrastructure, and excellent connectivity.

Cholul combines the charm of a traditional Yucatecan town with immediate access to Mérida's rapidly expanding northern corridor. Residents benefit from proximity to major shopping centers, private hospitals, international schools, universities, restaurants, and everyday services while enjoying a quieter and greener residential environment.

Nearby destinations such as La Isla Cabo Norte, City Center, Altabrisa, and Hospital Faro del Mayab provide exceptional convenience for daily life. At the same time, the location offers quick connections to Mérida Centro, the international airport, and the Gulf Coast beaches around Progreso.

Its position at the end of a dead-end road within the gated community further enhances the property's privacy and tranquility, making it especially attractive for full-time living, retirement, or long-term investment.

YUCATAN PROPERTY SCOUTS

DISTANCES FROM THE PROPERTY TO

- Hospital Faro del Mayab | 5.0 km (3.1 mi)
- Altabrisa Mall | 5.4 km (3.4 mi)
- Hospital Star Medica | 5.8 km (3.6 mi)
- La Isla Cabo Norte Mall | 6 km (3.7 mi)
- Mérida Centro (Remate, Calle 47) | 13 km (8.1 mi)
- Mérida International Airport | 25.5 km (15.8 mi)
- Progreso (beach) | 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.

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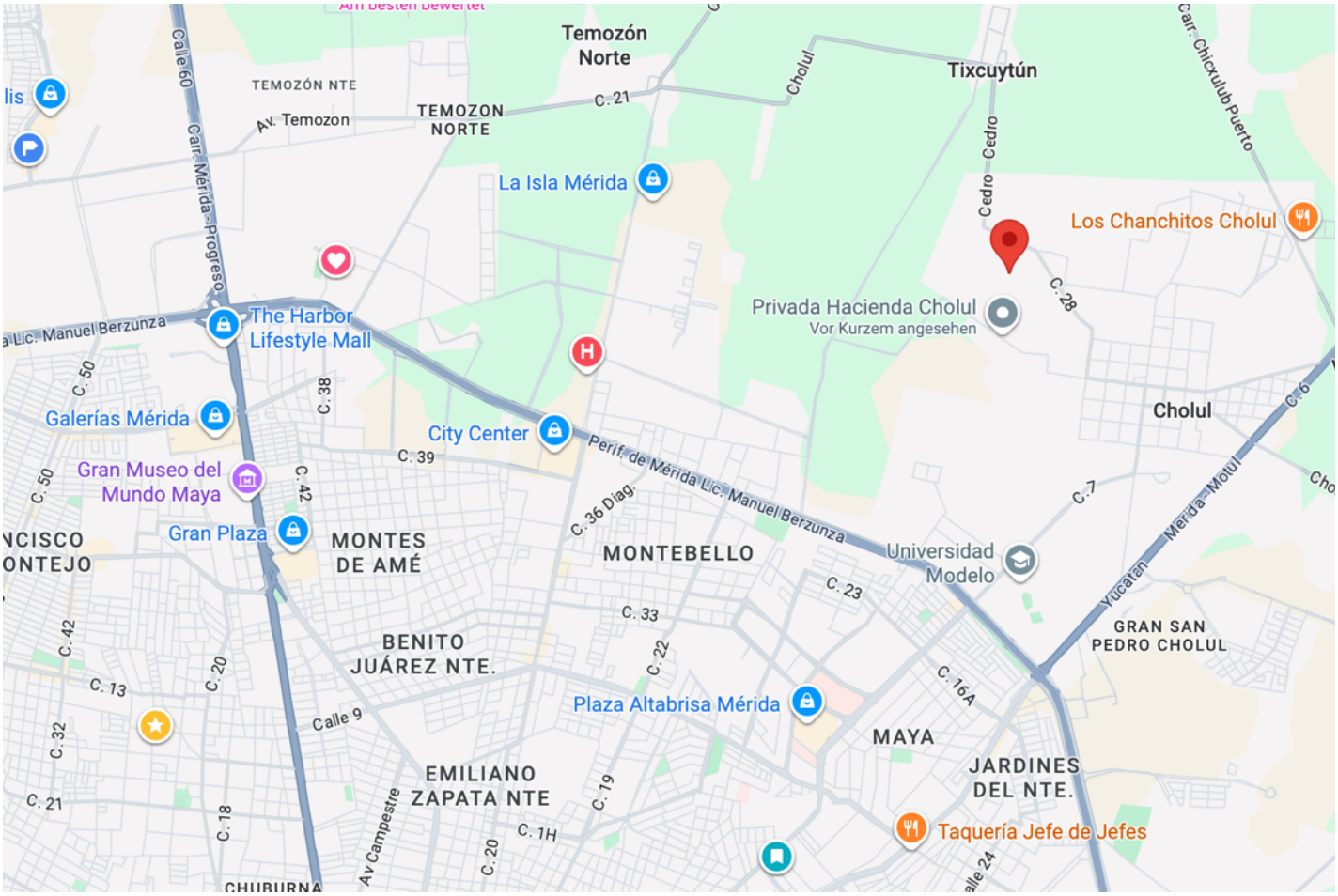
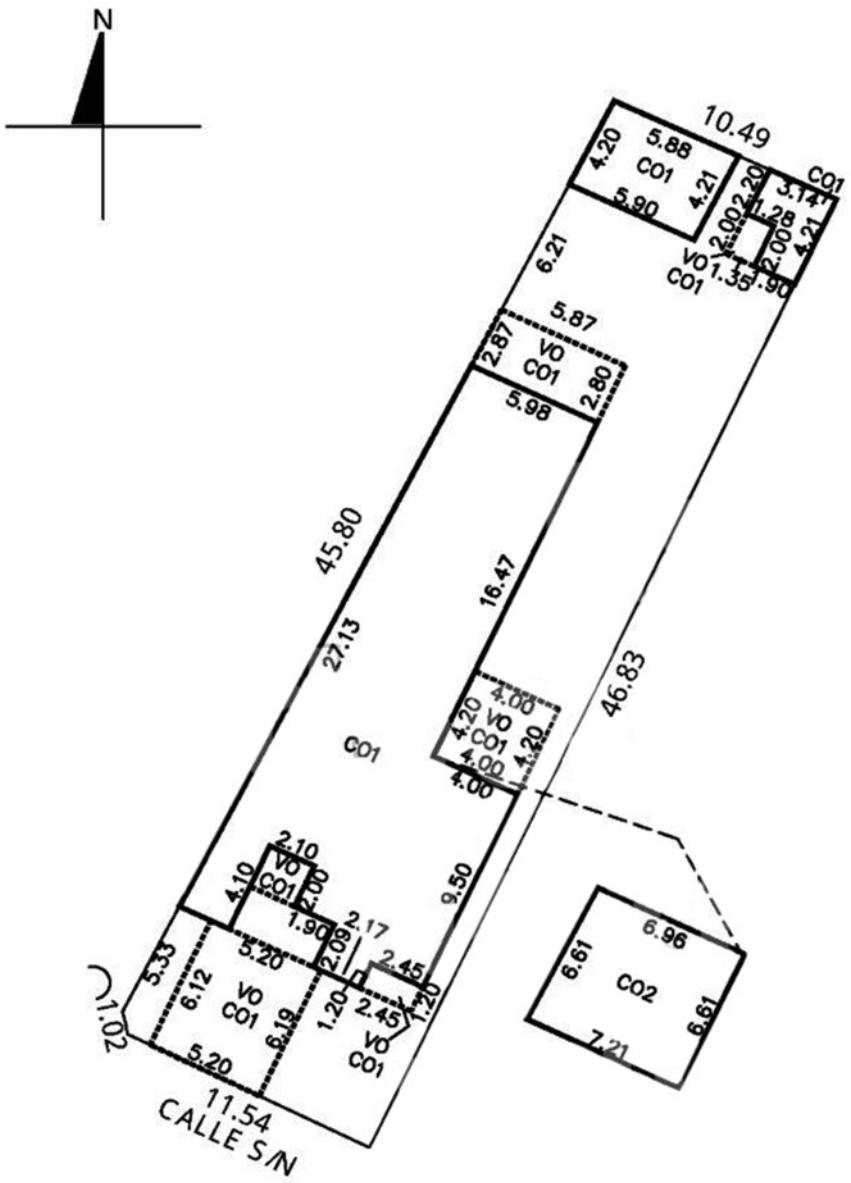
PROPERTY LOCATION



Floor Plan



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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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