

UNIQUE ART DECO BUILDING WITH BIG GARDEN IN GREAT LOCATION

Mérida, Yucatán | Centro



YUCATAN PROPERTY SCOUTS



for sale | 10,000,000 MXN

Description

Property Code | YPS-01-0287

This gorgeous estate combines beauty with space and practical benefits in a unique way. It features a beautiful two-story art deco building with numerous highlights like

- A fantastic façade with great ornaments,
- Marble floors,
- High stucco ceilings,
- An elegant staircase with marble steps and a fine-crafted iron and wood banister plus
- Big iron doors and windows for lots of light and good airflow.

The charming front yard with its colorful tiled fountain and the pillared entrance hall gives the property a special flair. The huge landscaped garden with its big and deep pool in the back offers sufficient space for a unique tropical garden or for further construction if needed.

The current layout of the main house shows five bedrooms and six bathrooms. Although every room serves a different purpose right now, you are going to find downstairs a big receiver with an elegant staircase, a living room, a separate dining room, a big kitchen with likewise big pantry as well as one bedroom and two bathrooms. Upstairs you are going to find a TV area plus four bedrooms and two bathrooms, all connected by a large hallway, which grants also access to a spacious balcony.

The outdoor area includes in front beside the already mentioned charming front yard, two bathrooms, a further building which is currently used as a storage facility, plus a carport for two cars. The big garden in the back provides in addition to the large pool a covered and gated terrace, a likewise covered and tiled play area, as well as a laundry room.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx

Facebook: @YPS.Realtor | Internet: www.yps.mx

Due to its great art deco design and features, its layout as well as its space, and the good location, is this property ideal for professional investors who would like to realize their idea of a picturesque hotel as well as for private people who are seeking for an outstanding place to live.

Facts

HIGHLIGHTS

- GORGEOUS ART DÉCO BUILDING
- HUGE LOT
- ATTRACTIVE NEIGHBORHOOD
- PERFECT FOR A HOSPITALITY BUSINESS

HOUSE AND LOT

- *Property* | 948 m² (10,206 ft²)
- *Width* x *Length* | 19.6 m x 47.5 m
- *Construction* | 616 m² (6,634 ft²)

MAIN HOUSE - DOWNSTAIRS

- Covered entrance area with columns
- Big receiver with elegant staircase
- Living room
- Dining room
- Kitchen
- Storage room (pantry)
- 1 bedroom
- 2 bathrooms

MAIN HOUSE - UPSTAIRS

- TV area
- 4 bedrooms partially with closets
- Hallway
- 2 bathrooms
- Balcony

OUTDOOR AREA

- Ample front yard with fountain
- Car port for two cars
- Casita or service room
- 2 bathrooms
- Covered and gated terrace
- Spacious garden with trees and scrubs
- Covered and tiled play or assembly area
- Huge pool
- Several Storage rooms
- Laundry room

GENERAL EQUIPMENT

- Big doors and windows for lots of light and a good airflow
- Marble floors
- High stucco ceilings
- Elegant staircase with marble steps and fine crafted iron and wood banister
- Well with pump
- City water
- Completely walled and gated
- Air-conditioners
- Ceiling fans
- High speed internet available
- Water heaters
- Cistern
- Stationary gas tank
- Water tanks on the roof
- Septic tank

Location

This unique estate is located in Mérida's historical center, just north of Barrio Santiago and west of Parque Santa Ana. The area features lots of wonderful colonial and art deco buildings. Many of them got restored already. They shine again in their original splendor and host either businesses or serve as high end private homes.

Its proximity to Parque Santa Ana as well as many other famous parks and main attractions in Mérida's historical center such as Parque Santa Lucia, the new convention center, numerous museums, theaters as well as bars and fine restaurants makes the location of this particular property very attractive. Also, the meanwhile famous Mérida English Library (MEL), a popular meeting place for many English-speaking visitors and residents is not far away.

The following table illustrates the walking distances to some of Mérida's main attractions within the historical center:

- Property to Park La Ibérica: 600 meters / 8 minutes
- Property to Mérida English Library (MEL): 650 meters / 8 minutes
- Property to Park Santiago: 750 meters / 9 minutes
- Property to Park Santa Ana: 800 meters / 10 minutes
- Property to Park Santa Lucía: 1,200 meters / 15 minutes
- Property to Park Plaza Grande: 1,500 meters / 20 minutes



Parque Santa Ana is next to Parque Santa Lucia and Parque Santiago one of Mérida's most popular areas within its historical center. The park with its church and the adjacent market place, is surrounded by numerous small stores with beautiful handcrafted items as well as cozy cafés and art galleries. It is not without reason that this area is called Mérida's art district. It is the perfect place to enjoy your breakfast in the morning, a little bit of shopping during the day and the vibrant night live, after sunset.

From a geographical point of view, Parque Santa Ana is just a stone throw away from Mérida's main square with the big cathedral or Parque Santa Lucia, where every night fine restaurants open their doors to the public. Not to forget Mérida's famous boulevard Paseo Montejo with its wonderful old mansions, which is likewise just around the corner.

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Picture Selection

Further pictures are available on demand.



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