

GREAT INVESTMENT! – RESIDENTIAL LOT CLOSE TO “LA ISLA CABO NORTE”

Mérida, Yucatán | La Isla Cabo Norte | Tixcuytun



YUCATAN PROPERTY SCOUTS
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for sale | 1,650,000 MXN

Description

Property Code | YPS-02-0006

This almost 800 m² lot is a great opportunity for those who either want to live in an attractive gated community near Merida's new center at 4 minutes from “La Isla Cabo Norte” in the near future or who simply want to keep it as an investment, as a further increase in property prices is more than likely in this prosperous area.

The land is already divided and registered with the cadastral office. Its 18 m x 45 m nearly 100 % rectangular shape makes it easy to build on. The size provides sufficient space for a wide front yard with a garage, an outstanding home plus a big garden with a large pool. Dirt roads are already in place to reach the lot. The main road connecting the neighboring town Tixcuytun with “La Isla” has been recently completely rebuilt. This road takes you to “La Isla” in just four minutes.

Facts

HIGHLIGHTS

- GREAT INVESTMENT
- DESIRABLE LOCATION
- BIG LOT
- EASY TO BUILD ON
- Lot | 795 m² (8,552 ft²)
- Width x Length | 18 m x 45 m (irregular)
- Alignment | North-South

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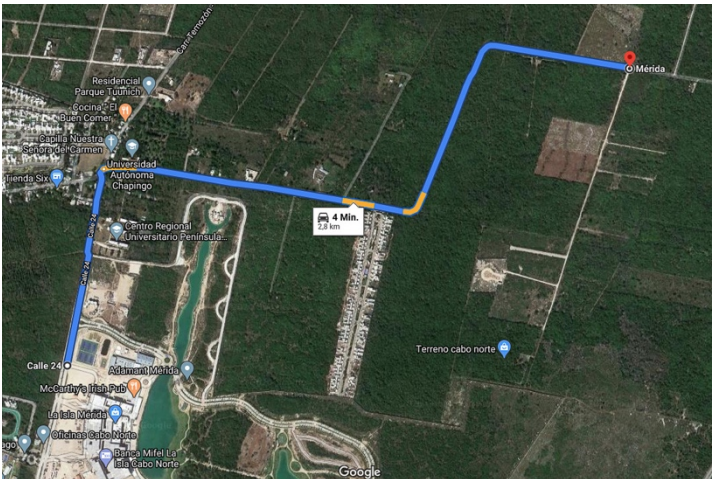
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GENERAL

- All papers in order
- Already divided and registered
- Dirt roads in place
- Main road just completely renewed

Picture Selection

Further pictures are available on demand.



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Location

The prospering area around the brand-new mall “La Isla Cabo Norte” is currently one of the areas that is most in-demand in Mérida’s northern part. It is actually already considered Mérida’s “new” or “second” center.

But it is not only this great mall with its numerous exciting leisure activities that make this area so attractive. New stylish hotels guaranty that business people and tourists will be staying in this part of town. The recently completed major hospital “Faro del Mayab” provides medical care far beyond the region around “La Isla”. Elegant gated communities like “Punta Lago” or “Manantiales de Cocoyoles” make for a pleasant, high-quality ambiance. Next to these attractions are some of Mérida’s best schools, universities all within easy reach. The successful school “CEAM MERIDA” is just a convenient five minutes’ drive away from the property.

Even the popular Golf coast is easily reachable as the property is in close proximity to the “Periférico”, Mérida’s important ring road. Just follow the “Periférico” westward until you reach the well maintained six-lane highway. That takes you straight to Progreso, the cultural center at the coastline stretching from Chuburna Puerto to San Crisanto, which nowadays is also called the “Yucatan Riviera”.

DISTANCES FROM THE PROPERTY

- La Isla Cabo Norte | 2.7 km (1.7 mi) | 4 min
- Hospital “Faro del Mayab” | 4.5 km (2.8 mi) | 8 min
- Mérida Centro | 14.3 km (8.9 mi) | 34 min
- Dzibilchaltún | 8.7 km (5.4 mi) | 15 min
- Progreso | 31 km (19.3 mi) | 30 min

PROPERTY LOCATION



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