

ELEGANT MANSION WITH A HUGE LOT BETWEEN MÉRIDA AND PROGRESO

Yucatán | Mérida | Xcanatún



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Description

Property Code | YPS-02-0028

With its imposing entrance area, including a large pond with a fountain, as well as its fancy bay windows and turret architecture, this elegant mansion consciously evokes associations with a luxury hotel. With a total of six bedrooms, an extensive living area, and a great, fully equipped kitchen, this great property also offers the appropriate space and equipment to accommodate a large family and their friends.

All bedrooms have their own bathroom and access to either a balcony or terrace. The three master bedrooms on the first floor are also equipped with walk-in closets and some with a jacuzzi. A separate living room completes one of these master bedrooms to form a separate apartment.

The huge, open living area extends over the entire ground floor and the second floor. Several living and dining areas flow into one another. An area with a double-height ceiling in the center of the house houses a colorful inner garden, the plants of which receive natural sunlight through a large skylight. In combination with large, partly floor-length windows, this ensures natural daylight everywhere in the house.

Definitely, a highlight of this extravagant property is the large, fully equipped kitchen with granite countertops and a cooking island with an integrated, six-burner stainless steel gas hob. The directly adjoining breakfast area can also be counted as part of the kitchen. It turns into a beautiful seating area, the floor-length windows of which allow a great view of the pool area. Also worth mentioning is the main dining room separated by elegant glass walls, which can easily serve as a conference room. A spacious service area with a central utility room, a laundry room, and two bedrooms with en-suite bathrooms complete the interior of this stately mansion.

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The outside area is just as impressive as the interior of the property. On the one hand, there is the roof terrace, which extends over large parts of the house. From there, the viewer has fantastic views over the 4,850 m² (52,205 ft²) property and the entire surrounding area. A large, elegant, filtered pool forms the heart of the green garden, with numerous palm trees and tropical plants. The spacious, undeveloped area at the rear of the property offers sufficient space for other buildings or sports facilities such as a tennis court, a basketball court, etc. A large open garage in the aforementioned entrance area of the property offers space for three vehicles.

Facts

HIGHLIGHTS

- HUGE LOT WITH PALM TREES AND TROPICAL PLANTS
- SIX BEDROOMS AND FULLY EQUIPPED CHEF KITCHEN
- FANCY BAY WINDOWS AND TURRET ARCHITECTURE
- CONVENIENT LOCATION BETWEEN MÉRIDA AND PROGRESO

HARD FACTS

- *Year of construction* | 2006
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 4,850 m² (52,205 ft²)
- *Width x Length* | 48.5 m x 100 m
- *Construction* | 1,637 m² (17,616 ft²)

HOUSE AND LOT

GROUND FLOOR

- Entrance hall
- Huge living area with double-height ceilings, indoor garden, and skylights
- Great fully equipped chef kitchen with kitchen island and breakfast area
- Dining room
- Office
- 3 bedrooms with ensuite bathroom
- Several roofed terraces
- Half bathroom
- Service area with
- Central utility room
- 2 bedrooms with ensuite bathrooms
- Laundry room
- Service staircase

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UPPER FLOOR

- Apartment with
 - Living room with balcony
 - Bedroom
 - Huge bathroom with jacuzzi bathtub
 - Walk-in closet
- Large master bedroom with
 - Spa-like bathroom with jacuzzi
 - Walk-in closet
 - Balcony
- Regular bedroom with ensuite bathroom

OUTDOORS

- Roof terrace
- Big, filtered pool + Jacuzzi
- Garden shed with bar and bathroom
- Storage rooms
- Large garden with palm trees and tropical plants
- Round pond with a fountain in front of the house
- Pumphouse
- Open garage for three vehicles
- Service entrance

GENERAL EQUIPMENT

- Air conditioning throughout the whole house
- Ceiling fans
- Gas boiler
- Skylights
- Tiled floors
- Walled and gated
- Alarm system with camera surveillance
- Electric entrance gate
- Powerful cellular reception
- Electricity via CFE network
- Landline
- ...

Location

The extraordinary mansion is conveniently located between Mérida and Progreso at the level of the Yucatan Country Club. The popular golf and residential complex is, as well as the famous Mayan ruins of Dzibilchaltún, in the immediate vicinity of the property.

The north of Merida can be easily reached in a few minutes by car via the modern, six-lane highway, which runs not far from the property. The prosperous capital of Yucatan offers the comfort and the interesting, lively lifestyle of a modern metropolis. Visit the impressive historic center, dine in good restaurants, stroll down the Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, immerse yourself in the Mayan culture or simply go to one of the large shopping centers shopping. In addition, many large North American retail chains such as Costco, Wal-Mart, or Home Depot have at least one market here.

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Relaxation and a maritime lifestyle can be found further north of the property in Progreso, 19 km (11.8 mi) away. With more than 40,000 inhabitants, Progreso is by far the largest city and the cultural center on the coast, which stretches from Chuburna Puerto to San Crisanto and is nowadays also known as the "Yucatan Riviera".

In addition to its function as a port, Progreso is a very popular destination for tourists and, especially during the holidays, also for the residents of Merida. The surrounding beaches are as popular as the notable Mayan ruins of Dzibilchaltún and Xcambó. The hinterland is a paradise for all nature lovers. The huge brackish water lagoon with its extensive mangrove forest is home to spectacular fauna and flora. Aside from the majestic pelicans, the elegant flamingos are probably the most popular and the alligators are the rarest species to find here.

DISTANCES FROM THE PROPERTY

- Yucatan Country Club (golf course) | 5.5 km (3.4 mi) | 7 min
- Maya Ruins of Dzibilchaltún | 6 km (3.7 mi) | 7 min
- Mérida North (mall Galerías Mérida) | 8.5 km (5.3 mi) | 8 min
- Progreso (beach) | 19 km (11.8 mi) | 16 min
- Mérida Centro | 17 km (10.6 mi) | 25 min
- Mérida Int. Airport | 29 km (18 mi) | 25 min

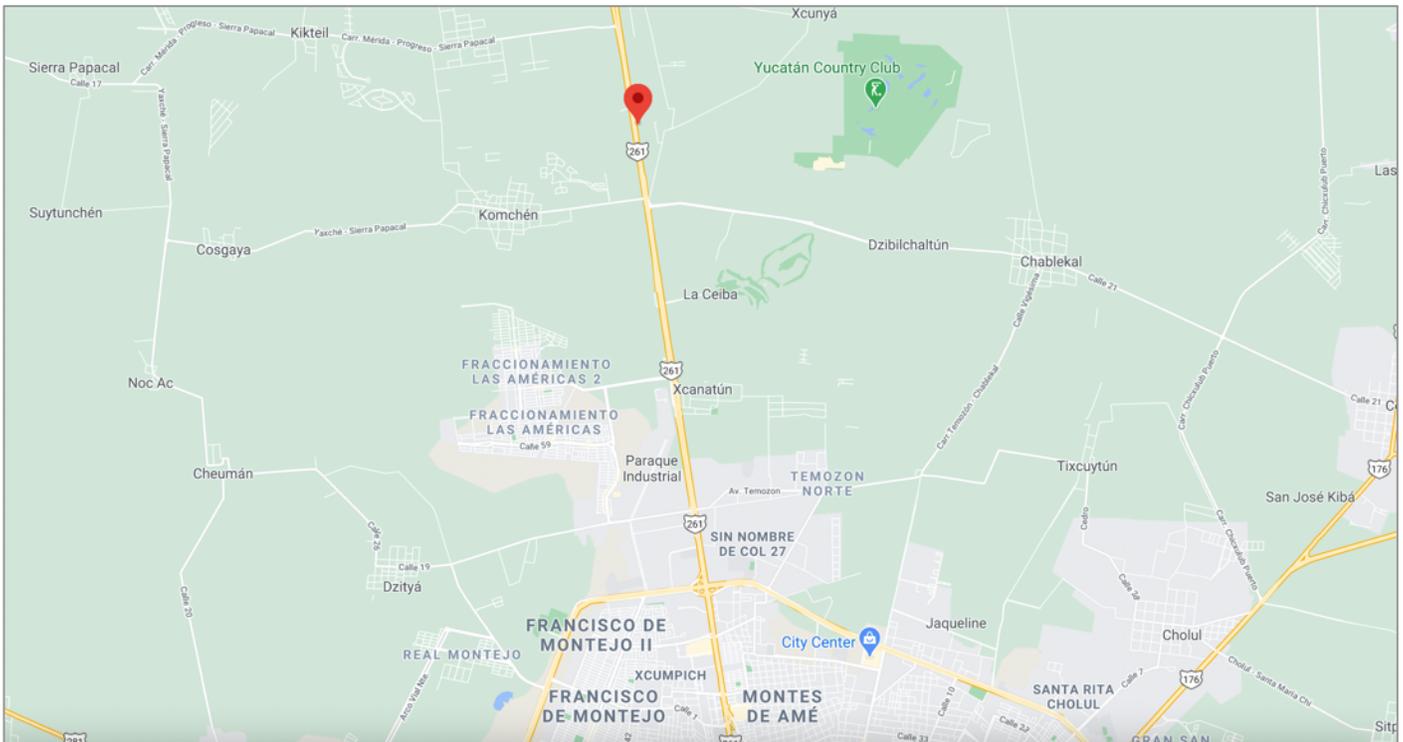
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PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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