

# CHARMING QUINTA IN CAUCEL START YOUR NEW EVENT BUSINESS NOW!

Mérida, Yucatán | North | Caucel



YUCATAN PROPERTY SCOUTS  
WE CATCH YOUR REAL ESTATE MATCH



for sale | 7,500,000 MXN

## Description

Property Code | YPS-02-0022

Start your new event business NOW! This charming, hacienda-style Quinta is truly a great event location. The good thing is, it offers everything to start your new business today!

With a lot size of 1,360 m<sup>2</sup> (14,639 ft<sup>2</sup>), the Quinta features sufficient space to host even big events like wedding banquets, quinceañeras, or other great parties, for up to 300 guests. The kids will love the big swimming pool with fountain, so will everybody else who wants to cool down a bit.

No big party without a dance floor and an extended seating area! There is plenty of room for both either on the well-maintained grass areas or under the roof with its numerous columns and arches. Food can be prepared in not less than two kitchens and of course, there is a bar. Next to the party premises provides this great property five rooms as an additional benefit. Three of them are currently used as bedrooms and the remaining two work as offices. Plenty of parking as well as sanitary facilities complete this great offer.

Just in case you are thinking about further possibilities to use this great property, a remarkable hospitality business like a Bed & Breakfast or and Airbnb could be a great option as well. Of course, it can be easily transformed into an outstanding place to live too.

## Facts

### HIGHLIGHTS

- GREAT HACIENDA-STYLE ARCHITECTURE
- EXTENDED PARTY AREA
- LARGE POOL WITH FOUNTAIN
- CLEAR PROPERTY TITLE

Yucatan Property Scouts | René Jeremias

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## HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 1,360 m<sup>2</sup> (14,639 ft<sup>2</sup>)
- *Width x Length* | 17 m x 80.5 m
- *Construction* | 384 m<sup>2</sup> (4,136 ft<sup>2</sup>)

## HOUSE AND LOT

- Large covered party area
- Extended, well-maintained grass/garden area
- Two offices
- Three bedrooms
- Big swimming pool (5 x 14 m) with fountain
- Two Kitchens
- Bar
- Ten half bathrooms
- Seven bathrooms
- Two showers (pool area)
- Storage room
- Sufficient parking lots

## GENERAL EQUIPMENT

- Completely walled and gated
- Security camera system
- Great hacienda-style architecture
- Air conditioners
- Ceiling Fans
- Two wells for the pool
- Irrigation system
- City water
- Electricity
- High-speed internet available
- Clear property title

## Location

Caucel is an incorporated village just northwest of Periférico, Mérida's important city highway ring. The area around Caucel is very up and coming. Many constructors discovered the convenient location close to Mérida's vibrant northern part as well as to the gorgeous beaches of Sisal as an ideal spot to build huge modern Privadas. Simultaneously with the Privadas came all modern amenities like shops, restaurants, and big supermarkets like Walmart. Nowadays there is nothing the people who live in this area have to forgo.

Many attractions like the popular malls "The Harbor" or "Plaza Galerías" as well as universities, schools, and even Mérida's historical center are just a short drive away. So are the beach destinations Sisal and Progreso.

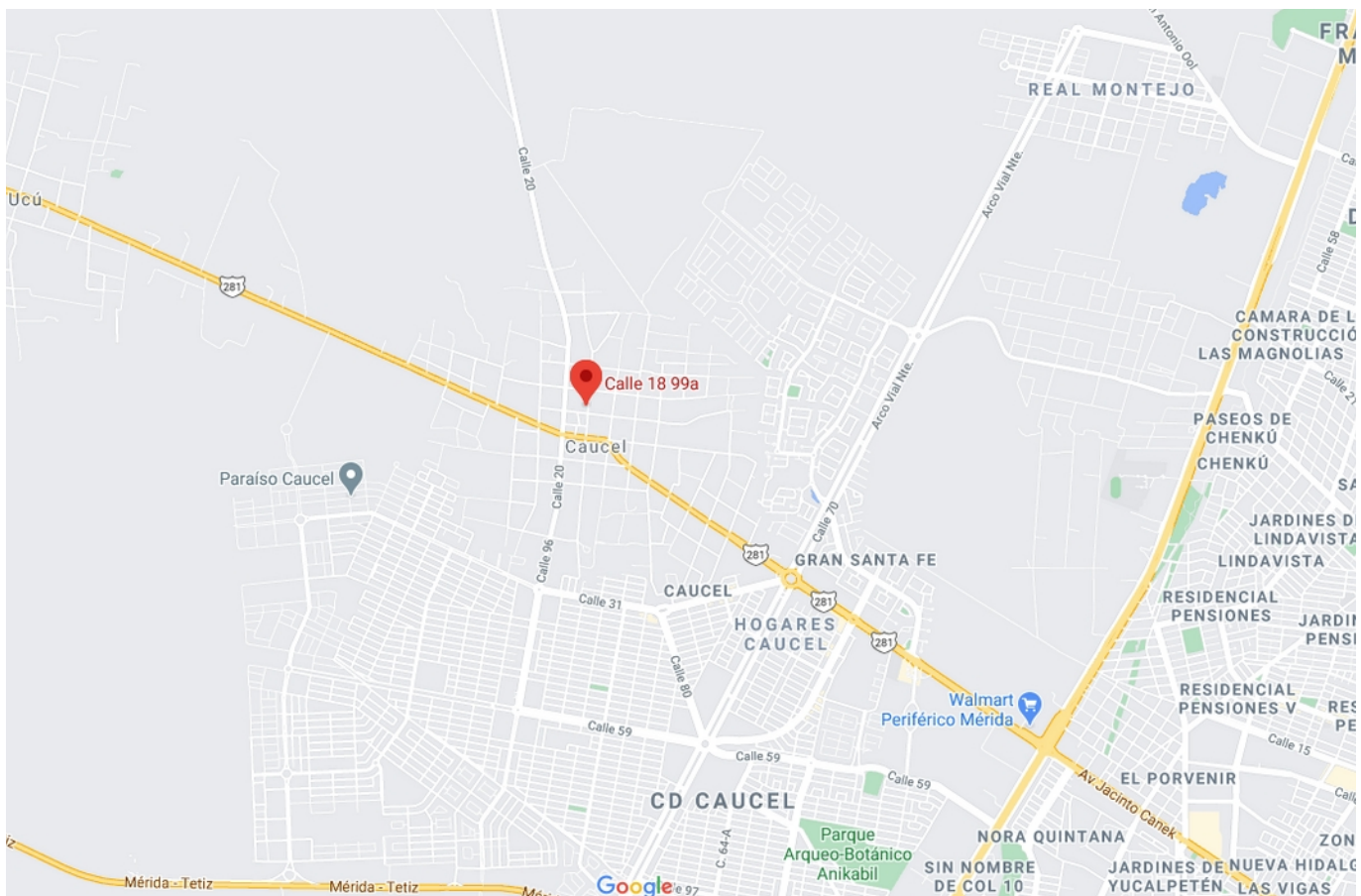


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## DRIVING DISTANCES FROM THE PROPERTY TO

- Walmart | 4.2 km (2.6 mi) | 8 min
- Placa Galerías Mérida / Costco | 13.8 km (8.6 mi) | 18 min
- Mérida Intern. Airport | 16.7 km (10.4 mi) | 20 min
- Mérida Centro – Plaza Grande | 10.5 km (6.5 mi) | 25 min
- Progreso (beach) | 39 km (24.2 mi) | 35 min
- Sisal (beach) | 43 km (26.7 mi) | 50 min

## PROPERTY LOCATION



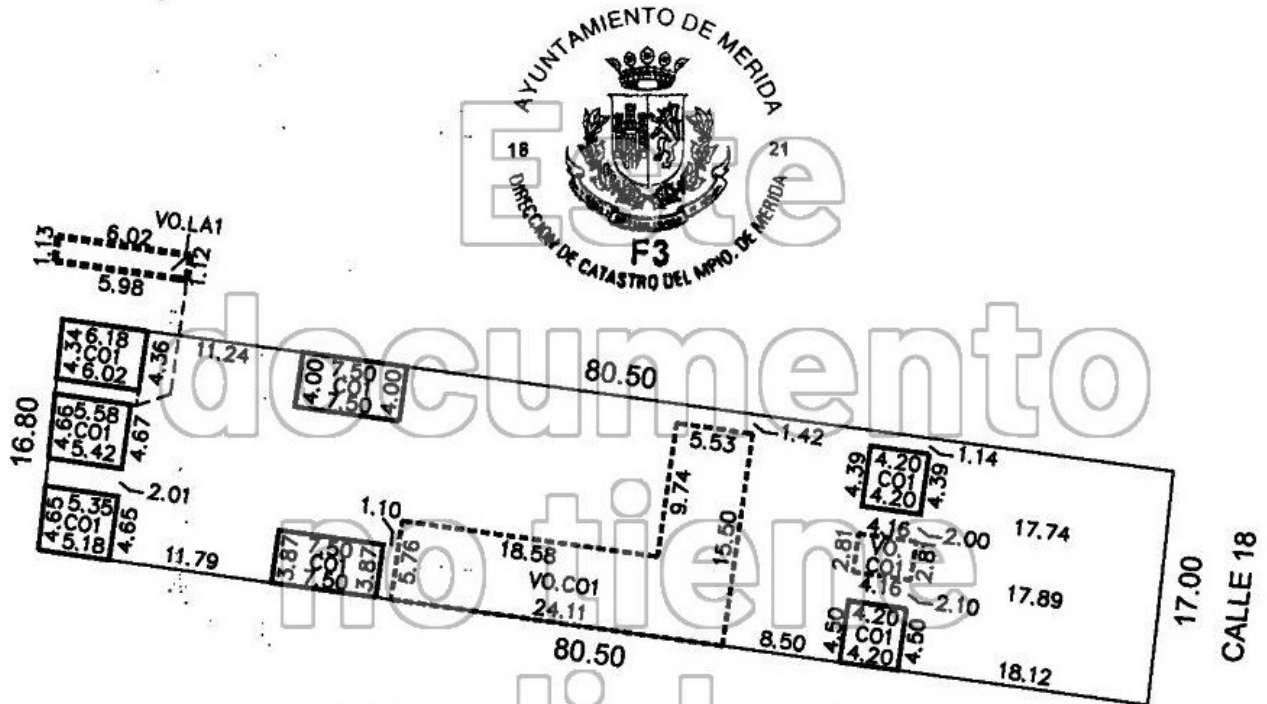
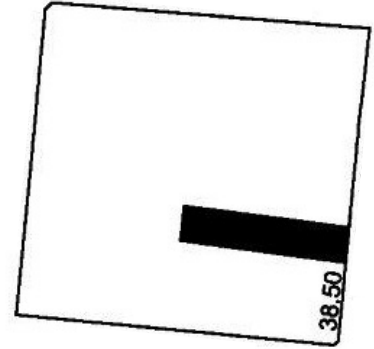
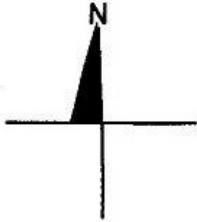
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# Land Registry Plan



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## Picture Selection

Further pictures are available on demand.



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