

AMAZING BEACHFRONT PROPERTY NEAR THE NEW TELCHAC PUERTO MARINA

Yucatán | Telchach Puerto



YUCATAN PROPERTY SCOUTS



for sale | 20,500,000 MXN

Description

Property Code | YPS-02-0067

This modern, fully furnished beachfront house in a top location in Telchac Puerto not far from the new marina leaves nothing to be desired. Enjoy private access to the white sandy beach, unobstructed ocean views from your rooftop terrace, or a dip in your large pool with a waterfall, to name just a few of the many amenities of this property.

With three spacious bedrooms and a separate casita, the property provides sufficient space for up to ten people. Due to its convenient positioning right at the entrance of the 1,103 m² (11,869 ft²) lot, the two-story casita offers the possibility to rent it out to tourists without compromising the privacy of the owners in the main house and the oceanfront property area.

All three bedrooms in the main house have en-suite bathrooms. The master bedroom further indulges with a walk-in closet, a Jacuzzi, a double shower, and a private terrace facing the garden. The kitchen is as fully equipped as the generously designed living, dining room. Large, wide-opening windows provide plenty of light and a good indoor climate in the living area and grant access to the covered terrace with bar and further into the garden with its pool in Chukum finish. From the aforementioned roof terrace of the main house, you have a magnificent, unobstructed view of the Gulf of Mexico and the surrounding area. Here, as well as directly on the beach, you sit in the first row to experience the fantastic, fiery red sunsets that nature celebrates over the sea every evening.

Both the main house and the casita are equipped throughout with air conditioning, ceiling fans, and sun blinds in the entire living and sleeping area. The entrance area of the property offers parking for up to six vehicles. Further features of this top beach property can be found in the Facts section below.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- TOP LOCATION NEAR THE NEW MARINA
- PRIVATE ACCESS TO FINE WHITE SANDY BEACH
- FULLY FURNISHED
- GENEROUS ROOM DISTRIBUTION WITH SEPARATE CASITA

HARD FACTS

- *Year of construction* | 2013
- *Year of latest renovation* | --
- *Alignment* | Nort-South
- *Lot* | 1,103 m² 11,869 ft²)
- *Width x Length* | 15 m x 78 m
- *Construction* | 472 m² (5,078 ft²)

HOUSE AND LOT

MAIN HOUSE

- Master bedroom with private terrace, walk-in closet, en-suite bathroom, jacuzzi, and double shower
- Regular bedroom with en-suite bathroom and walk-in closet
- Regular bedroom with en-suite bathroom, wardrobe, and private terrace
- Spacious combined living, and dining room
- Fully equipped kitchen
- Hallway
- Terrace with bar
- Roof terrace with a fantastic view

CASITA

- Open living and dining area (ground floor)
- Kitchenette (ground floor)
- Bathroom (ground floor)
- Washing machine, dryer connection (ground floor)
- Bedroom with bathroom (upper floor)

OUTDOOR FACILITIES

- Private beach area with vegetation and mangroves
- Large garden with palm trees and tropical plants
- Pool with waterfall in Chukum finish
- Bathroom for the pool area
- Outdoor shower
- Parking for up to six vehicles
- Service area
- Pumphouse

FURTHER FEATURES

- Total capacity for up to 10 people
- Independent service accesses to both houses
- Fully furnished
- Air conditioners
- Ceiling fans
- Curtains/blinds
- Kitchen with stove, hood, refrigerator, and stainless-steel sink
- TV
- Water heater
- Stormproof glass windows and doors on the seaside
- Weatherproof aluminum access gate
- Three-sided perimeter wall (open to the beach)
- High-speed internet available in the area
- Connection to the public power grid
- Septic tank
- ...

Location

Fine white sandy beaches, extensive palm groves, and small, dreamy fishing villages characterize the coastal region from San Bruno to Dzilam de Bravo, as does the relaxed, maritime lifestyle of its residents. Here, life swings to a particularly harmonious rhythm.

Telchac Puerto, the location of the property, is one of those idyllic fishing villages without the hotel complexes and hectic tourist activity of the Riviera Maya, but with a gleaming white lighthouse and a picturesque pier. The 1,700-soul resort is located about 40 km (25 mi) east of Progreso on one of the most beautiful stretches of beach on the Yucatan Rivera, as the Yucatan Gulf Coast is also known.

The property itself is located west of the town center, close to the small fishing harbor and the recently completed modern marina. The great beachfront location guarantees an unobstructed sea view. The location is ideal for all sunbathers who prefer their own stretch of beach as well as for boat owners who want their good bit just around the corner.

Just as spectacular as the coast itself is the hinterland of the region. It is a paradise for all nature lovers. The huge brackish water lagoon with its extensive mangrove forest is home to spectacular fauna and flora. Besides the majestic pelicans, the elegant flamingos are probably the most popular and the alligators the rarest species you will find here.

Friends of the ancient high culture of the Maya will also get their money's worth in the immediate vicinity. Just 8.5 km (5.3 mi) from the property is the former Mayan settlement of Xcambó, whose stone remains in the form of pyramids and houses are also popular with yogis and meditators due to the tranquility and peace they exude.

The north of Mérida is easily reached by car in about 50 minutes via the well-maintained overland roads 172 and 176. The prosperous capital of Yucatan offers the comfort and interesting, lively lifestyle of a modern city. Here you can visit the impressive historic center, dine in fine restaurants, stroll along Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, and immerse yourself in the rich culture of the Maya. In addition, numerous shopping



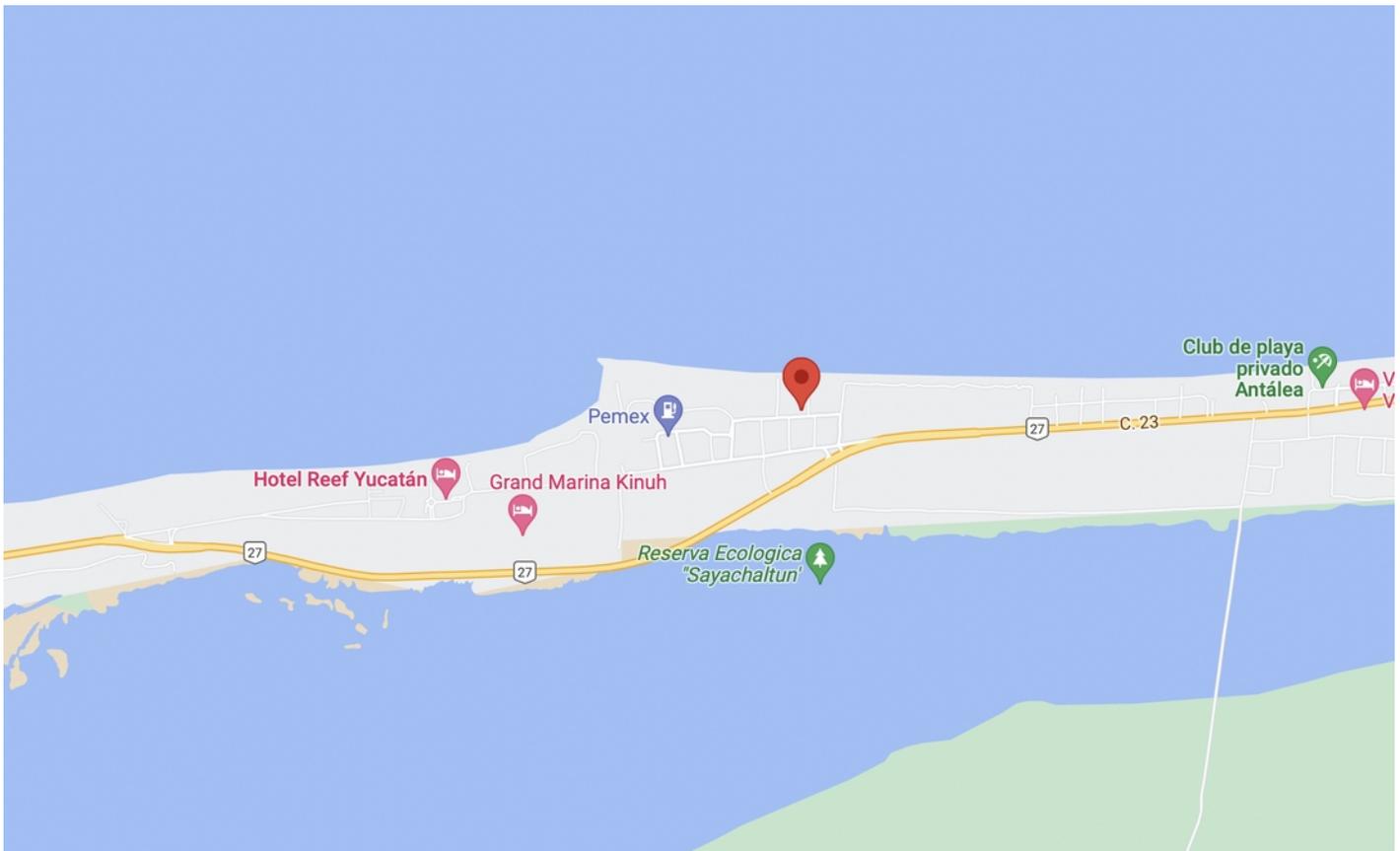
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centers, such as the brand-new mall La Isla Cabo Norte, offer tempting shopping and other recreational opportunities. Shopping is of course also possible in the large stores of the North American chains Costco, Wal-Mart, Home Depot, etc., all of which have at least one store in Mérida.

DISTANCES FROM THE PROPERTY TO

- Archaeological Site Xcambó | 8.5 km (5.3 mi)
- Progreso | 40 km (25 mi)
- Mérida Altabrisa | 60 km (37 mi)
- Mérida Int. Airport | 85 km (53 mi)
- Archaeological Site Chichen Itza | 148 km (92 mi)
- Cancún Int. Airport | 350 km (217 mi)

PROPERTY LOCATION



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THE YUCATAN RIVERA FROM AN INVESTOR'S PERSPECTIVE

Predicting the future potential of Mexican real estate is relatively easy at this point if you understand the growth pattern. All of Mexico's major vacation areas, consequently those with the highest property values, were literally created out of thin air. It all started regularly with a strategic investment by the Mexican government.

As the government has impressively demonstrated in places like Cancún, Playa del Carmen, Merida, and Campeche, it has a successful strategy for bringing growth and prosperity to special regions. Thus, following the government's investment in an area has always been a wise strategy for private investors.

Knowing that the government has big development plans in mind for the Yucatan Riviera, the coast from Progreso to Dzilam de Bravo promises to become an important destination for tourists from all over the world in the future. The focus of the measures is less on building huge hotel complexes as in Cancún but rather concentrates on a more environmentally friendly, gentle tourism that honors and preserves the natural treasures of the region.

The development of the Yucatan Riviera has just begun to blossom. Real estate prices are currently still pleasingly affordable in direct comparison to other vacation regions in Mexico or North America, making this the right and perfect time to invest in the region.

Real estate along the Yucatan Riviera will increase greatly in value over the next few years and for those who recognize and take advantage of this opportunity before anyone else, there is a great chance to acquire a wonderful property and generate an above-average profit with it.

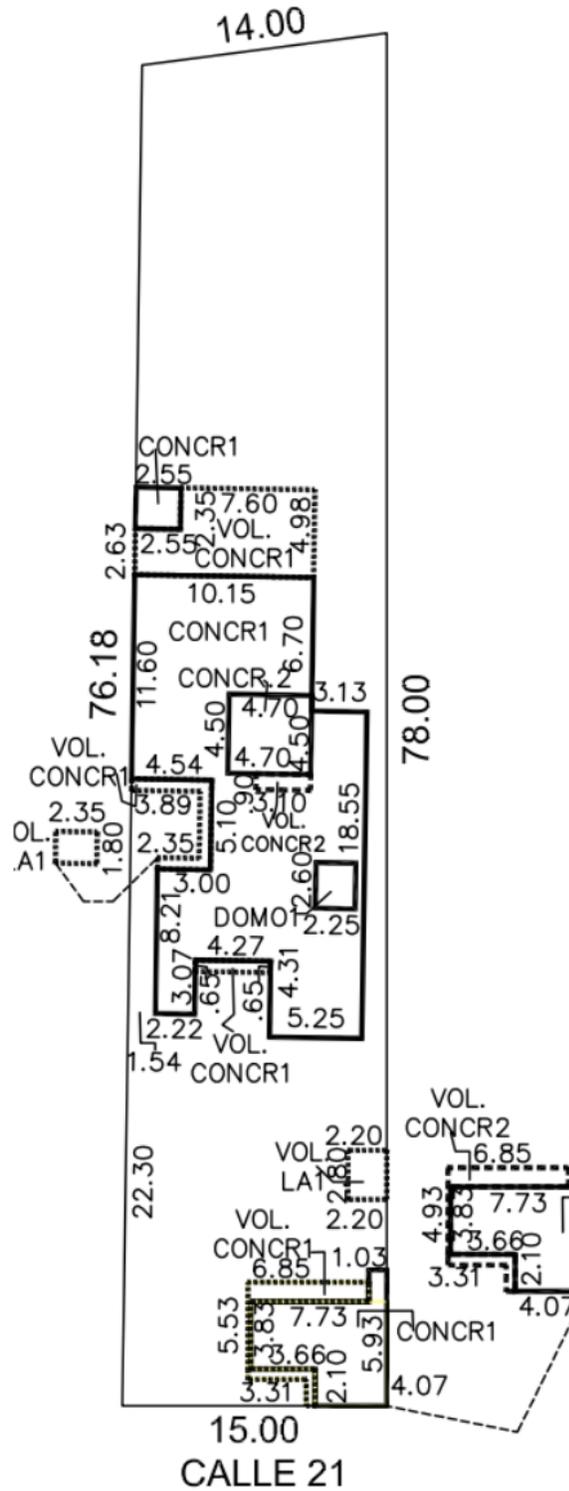
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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