

TOP-CLASS MODERN CONTEMPORARY HOME IN THE YUCATAN COUNTRY CLUB

Yucatán | Mérida | Yucatan Country Club



YUCATAN PROPERTY SCOUTS



for sale | 30,000,000 MXN

Description

Property Code | YPS-02-0075

This modern contemporary home, nestled in the beautiful surroundings of the Yucatan Country Club, Mérida's finest residential address, provides direct access and unobstructed views of the award-winning Jaguar Golf Course. Spread over two floors, it offers its residents generous space as well as high-end amenities including central air conditioning (zone controlled), exclusive bathrooms, a fully equipped professional kitchen, and many other fine details that make this property a top-class offering.

Already the ground floor offers many highlights. The large windows of the spacious, light-flooded living room grant great views of the garden and the golf course. An equally excellent view can be enjoyed from the dining room and the library. The latter surprises with a complete bathroom behind the bookcase, which extends across the entire width of the wall. The door to the bathroom was fitted perfectly into the bookshelf, as were the outlets for the air conditioning. If required, this room can be easily converted into another bedroom. Furthermore, the already mentioned fully equipped professional kitchen, including a large pantry, the hallway as well as a half bathroom, and the service area can be found on the ground floor.

The upper floor is no less stingy with superlatives. The centrally located family or TV room gives access to a large terrace, from which the unobstructed view of the golf course can be enjoyed even better. The space available in the master bedroom can almost be described as lavish in a positive sense. In addition to a large bedroom, the area spoils its residents with a spa bathroom with top equipment as well as a walk-in closet that is second to none. Of course, a balcony with a view of the golf course should not be missing. The extensive offer is rounded off by two additional bedrooms, each with an en-suite bathroom and closets.

Yucatan Property Scouts | René Jeremias

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The outdoor area of the property is in no way inferior to the living area. On a total area of 1,043 m² (11,227 ft²), you will find next to the house a well-maintained garden with a large two-zone pool and sundeck as well as a wide covered and fully tiled terrace. The front property features a two-car garage and four additional parking spaces. A separate entrance allows service staff such as the gardener or the pool service to access the garden without having to enter the house.

When equipping the house, the use of high-quality components and materials, such as windows, doors, and tiles had a top priority. This is also evident in the interior plaster, in which the architect revived an ancient Mayan stucco technique called Chukum for contemporary buildings. He thus combines modern architecture with regional history and culture. Chukum is a sustainable natural material that, due to its origin in the Yucatan Peninsula, can be used locally with low transportation costs and minimal energy consumption. The natural coloring of the material eliminates the need for artificial dyes. In addition, a synthetic coating is not necessary due to its given water resistance. Finally, the revival of this ancient technique reconnects modern buildings in the Yucatan with their Mayan counterparts and makes the material culturally significant.

Facts

HIGHLIGHTS

- EXCELLENT RESIDENTIAL COMPLEX WITH TOP SECURITY CONCEPT
- BEST LOCATION DIRECTLY AT AWARD-WINNING GOLF COURSE
- FIRST-CLASS EQUIPMENT OF THE BEST QUALITY
- UNOBSTRUCTED VIEW OF THE GOLF COURSE

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 1,043 m² (11,227 ft²)
- *Width x Length* | 25 m x 41.7 m
- *Construction* | 551 m² (5,931 ft²)

HOUSE AND LOT

GROUND FLOOR

- Hallway
- Large living room with a view of the golf course
- Dining room
- Fully equipped kitchen with pantry
- Library with bathroom (can be used as a bedroom)
- Half bathroom
- Service area

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UPPER FLOOR

- Master bedroom with huge walk-in closet, spa bathroom, and balcony overlooking the golf course
- 2 bedrooms with en-suite bathrooms and closets
- TV room with terrace (golf course view)

OUTSIDE AREA

- Well-kept garden with a large two-zone pool and sun deck
- Large covered and fully tiled terrace overlooking the pool and golf course
- Garage for 2 cars
- 4 additional parking spaces
- Entrance for service staff to the garden

FURTHER FEATURES

- Furniture can be purchased separately
- Central air conditioning (zone controlled)
- Ceiling fans
- Window coverings
- Chukum interior wall plaster
- Wooden beam ceiling in the living room
- High-quality equipment and materials (windows, doors, tiles, ...)
- Ceiling floodlights throughout the house
- Professional six-burner gas stove and oven
- Extractor hood
- Microwave oven
- Dishwasher
- Large refrigerator with freezer compartment
- Stationary gas tank
- Water filtration system
- Hydropneumatic water pressure system
- City water
- Cistern
- Up to date electrical installation
- High-speed internet available
- Bio septic tank
- ...

YUCATAN COUNTRY CLUB

- 320-hectare residential community
- Award-winning golf course
- Exclusive clubhouse
- Various residential areas with different living concepts
- Beautifully landscaped and meticulously maintained parks
- 24/7 security service
- ...
- Numerous sports and recreational facilities
- Restaurants / Bars
- Tennis courts
- Swimming pools
- Spa / Gym
- Horse riding facilities
- Soccer fields
- Water sports facilities
- ...

Location

The Yucatán Country Club is by far the finest residential address in Merida and is considered the most impressive and exclusive residential complex on the Yucatan Peninsula. In addition, the club is one of the most important projects of its kind in all Latin America. Various, harmoniously coordinated areas on the total area of 320 hectares ensure the highest level of exclusive quality of life and the personal, family, and social well-being of its residents.

The heart of the complex is the architecturally sophisticated, luxurious clubhouse with the surrounding award-winning golf course "El Jaguar" designed by Jack Nicklaus, whose transitions to the various residential areas have been deliberately designed to flow. A game on this golf course is a special experience for every golfer. The course was designed around four lakes and five natural cenotes with crystal clear water and is considered the only course in the world where real archaeological remains of the former Mayan high culture can be found.

In addition to unique golfing experiences, the beautiful club offers its members numerous other amenities such as restaurants, bars, tennis courts, swimming pools, a spa, and a gym, and friends of equestrian sports, soccer, water sports, and much more will also find an attractive offer here.

The golf course is surrounded by seven different residential areas, each of which has its own architectural accents and favors different living models. What they all have in common is their exclusivity, a well-thought-out security concept, and their noble, well-kept appearance.

The attractiveness of the Yucatan Country Club as a place to live due to its excellent facilities, well-kept grounds, and unique overall concept is further enhanced by its close proximity to some of the best educational institutions in the country. For example, directly adjacent to the club grounds are the campuses of Anáhuac Mayab University and Madison International School. With its 30-year



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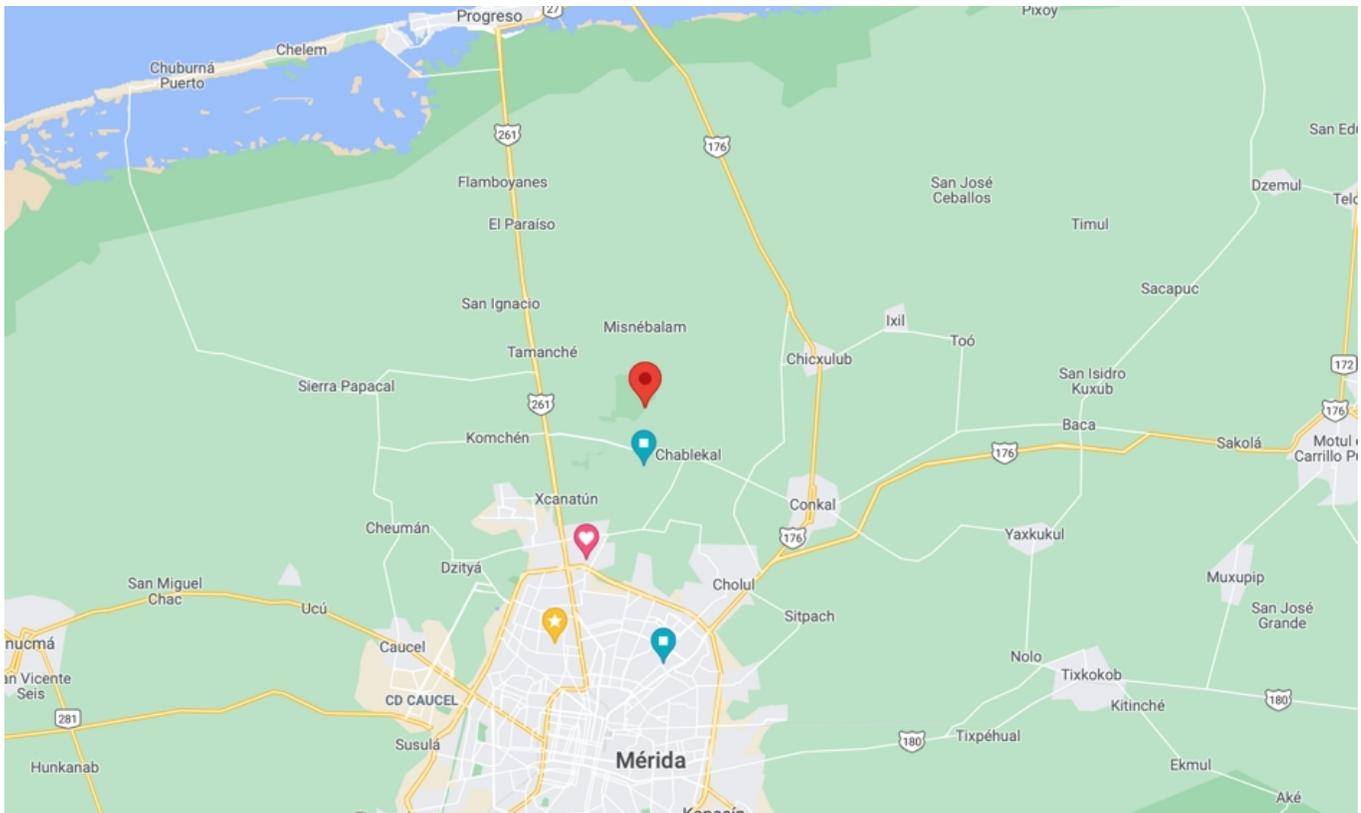
history and more than 8,000 graduates in some 25-degree programs, Universidad Anáhuac Mayab is the most important private university in the Southeast. Focused on internationalism and multilingualism, the Madison school has teachers of art, French, Chinese-Mandarin, engineering, music, neuromotor development, and many more. It is also one of the leading teaching institutions of its kind in the country.

Not directly adjacent but still not far from the Yucatan Country Club are numerous other attractions such as the Mayan sites of Dzibilchaltún, the renowned GNP Seguros Events Forum, the Great Museum of the Mayan World in Merida, the popular malls Galerías Mérida and The Harbor, and even the beautiful beaches of Progreso can be quickly reached via the eight-lane highway.

DISTANCES FROM THE PROPERTY TO

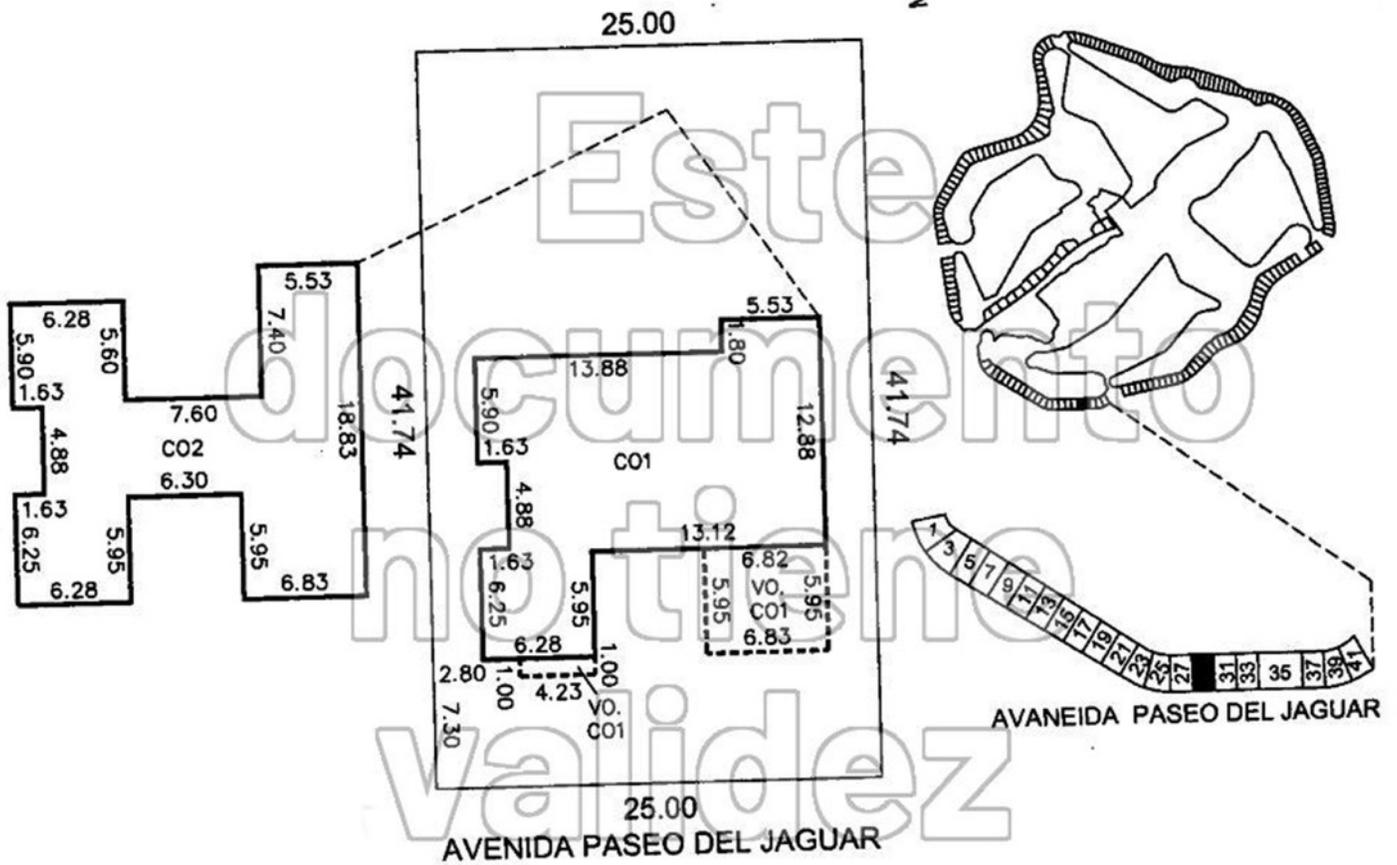
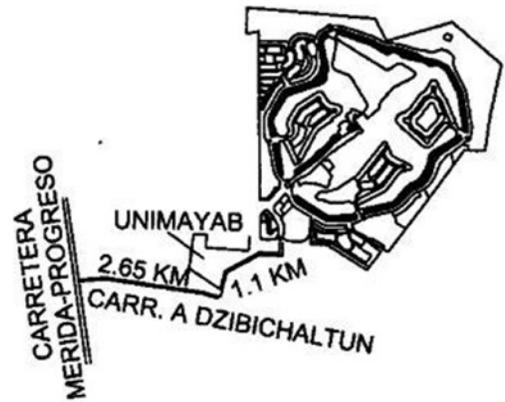
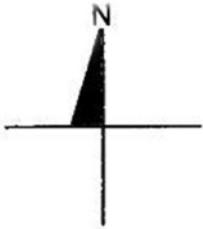
- Maya Ruins of Dzibilchaltún | 4 km (2.5 mi)
- GNP Seguros Event Forum | 6.2 km (3.9 mi)
- Galerías Mérida (mall) | 11.5 km (7.1 mi)
- Mérida Centro | 20 km (12.4 mi)
- Progreso (Golf of Mexiko) | 25 km (15.5 mi)
- Mérida International Airport | 28 km (17.4 mi)

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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