

DREAMLIKE HACIENDA-STYLE MANSION WITH A HUGE LOT IN IZAMAL

Yucatán | Izamal | San Juan



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0061

This beautiful mansion was built in the elegant style of a stately historical hacienda and is equipped with furniture and accessories that are as elegant as they are uniquely designed. It forms the center of an area of more than one hectare (2.5 acres), with a spacious, well-kept garden with fruit and palm trees, etc.

The central element of the mansion is the large living area with a living room, a dining room, a library, and a lounge area. Wide, elegant windows ensure a bright feel-good atmosphere in all corners of the living area and ensure good air circulation.

The dining room flows seamlessly into the impressive, fully equipped kitchen with a central cooking island. What's impressive here is the successful blend of modern and historic, rustic design. Combined with the high ceiling that extends throughout the home, one feels transported back to a bygone era, yet has access to all the modern conveniences of today.

Labeling the bedrooms as such does not do them justice. At least two of the bedrooms are perfectly apt to be called suites. The master suite, for example, has, in addition to a large bedroom, its own spa area with several showers and even a pool. The second suite also offers a large bedroom, which is complemented by two bathrooms and its own living room. The third bedroom is classically designed with an en-suite bathroom.

The outdoor area offers residents and guests numerous possibilities for leisure activities as well as space for large events and further construction projects. Directly behind the house is a large terrace. From there, a beautiful stone staircase leads to a roof terrace, from where you can enjoy beautiful views over the garden and the quiet neighborhood.

Yucatan Property Scouts | René Jeremias

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The large, currently used garden offers two pool areas. Close to the villa, you will find the main pool with a sun deck, sunbeds, and a sanitary area. A bit further away, separated by a stone wall, there is a second pool with a covered terrace in the middle of a large green area. In addition to the areas currently in use, there are numerous other open spaces that have already been cleaned up and offer an ideal starting point for future construction projects.

In the current constellation, this fantastic mansion with the well-kept garden, the open spaces, and the great location near the historic center of Izamal opens up numerous attractive possibilities for use. Here are some ideas.

- Exclusive private residence for high demands
- Noble Hacienda Boutique Hotel
- Implementation of a high-quality residential project
- Community Resort - Live in a community among like-minded people
- Event venue with high standards
- Restaurant for special culinary delights
- Retreat for executives

Certainly, there are numerous other possibilities for using this great property. There are almost no limits to the imagination of the owners. Further information on the equipment and the location of the property can be found in the following sections Facts and Location.

Facts

HIGHLIGHTS

- ELEGANT FURNISHINGS & UNIQUE DESIGN
- FULLY FURNISHED
- TOP LOCATION IN THE PUEBLO MAGICO IZAMAL
- LARGE LOT WITH UNUSED AREAS

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 1.02 ha (2.53 acres)
- *Width x Length* | 95 m x 177 m
- *Construction* | 538 m² (5,797 ft²)

HOUSE AND LOT

HACIENDA STYLE MANSION

- Imposing entrance area (front garden)
- Spacious, bright living area with
 - Living room
 - Dining room
 - Library
 - Lounge
- Hallway
- Fully equipped kitchen with cooking island
- Master suite with large spa area, including pool
- Suite with living room and two bathrooms
- Bedroom with bathroom
- Large terrace
- Roof terrace
- Half bathroom

OUTDOOR AREA

- Spacious, top-maintained garden with fruit trees, palms, etc.
- Large filtered main pool
- Sun deck with sunbeds
- Toilets
- Utility room
- Second pool with covered terrace
- Large storage
- Parking spaces
- Further, structurally separated open spaces

FURTHER FEATURES

- Fully furnished (except art and personal belongings)
- Air conditioning throughout the house
- Heat pump
- Ceiling fans
- Double height ceilings throughout
- Large windows in the living room for lots of light
- Pasta tile floors
- Polished cement floors
- Gas stove
- Oven
- Large refrigerator with freezer compartment
- Extractor hood
- Microwave oven
- Stationary gas tank
- Water filtration system
- Hydropneumatic water pressure system
- Hot water boiler
- Potable water
- Well
- Cistern/Water tanks
- Bio septic tank
- Completely walled and gated
- Internet via cable
- Connection to the public power grid (with its own transformer)
- ...

Location

The gorgeous hacienda-style mansion is located at the eastern end of the picturesque town of Izamal. The city center is only about 1.4 km (0.87 mi) away from the property and very easy to reach on foot. Just turn left at the small chapel in San Juan and follow Calle 31 directly to the center.

Izamal is a historically significant town right in the heart of the state of Yucatan. The history of the city reaches far back into the time of the Mayan civilization, of which numerous pyramid-like buildings still bear witness today. These, in combination with the beautiful colonial buildings from the time of the Spanish conquistadors, give the city a unique flair. The efforts of the municipality to preserve its architectural and cultural heritage were rightly recognized by the Mexican Secretariat of Tourism with the award of Pueblo Mágico. Among the most important buildings in Izamal are the Monastery of San Antonio de Padua and the Kinich Kak Moo pyramid. Together with the continuously restored yellow facades of the city, they are an absolute crowd-puller and must not be missing in any travel guide today.

With the completion of the "[Tren Maya](#)", the most important infrastructure project in the south of Mexico, which is already under construction, Izamal and with it the location of the hacienda is gaining immense importance. The course of the railroad line, which in the future will connect many great historical cities, cities, and tourist hotspots of the Yucatan Peninsula, leads directly through Izamal. But that's not all, the yellow city gets its own architecturally appealing train station. While Izamal, together with Chichen Itzá and Uxmal, is already one of the absolute tourists highlights of Yucatan, the opening of the train station is expected to result in a further sharp increase in visitor numbers and the number of overnight stays in the area.

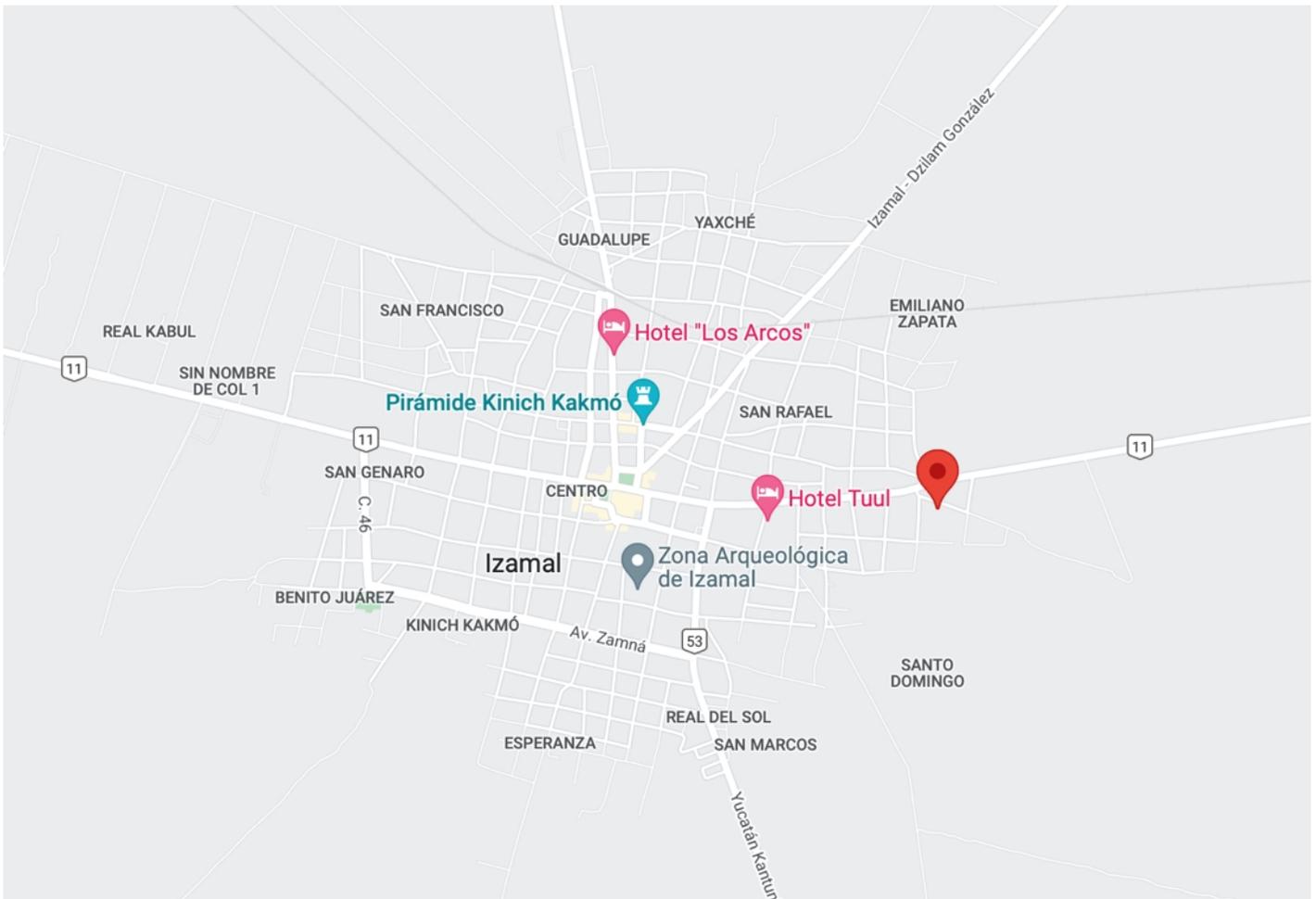
DISTANCES FROM THE PROPERTY TO

- Izamal Center | 1.4 km (0.87 mi)
- Motul de Carrillo Puerto | 40 km (24.9 mi)
- Dzilam de Bravo (Beach) | 56 km (35 mi)
- Mérida Center | 70 km (43.5 mi)
- Int. Airport Mérida | 86 km (53.4 mi)
- Archaeological Site Chichen Itza | 73 km (45.4 mi)
- Int. Airport Cancun | 260 km (162 mi)



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PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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