

ELEGANT MANSION WITH A BEAUTIFUL GARDEN IN LA CEIBA

Yucatán | Mérida | La Ceiba Club de Golf Yucatán



YUCATAN PROPERTY SCOUTS



for sale | 25,000,000 MXN

Description

Property Code | YPS-02-0083

The idyllic setting of Golf Club La Ceiba, one of the finest residential addresses in Yucatan, provides the appropriate setting for this magnificent property with a lot size of 1,900 m² (20,451 ft²). Already the prestigious front garden inspires residents and visitors alike with the wide hotel-like driveway, the well-kept grounds, and the great view of the villa kept in harmonious yellow.

The likewise well-kept garden with its numerous trees, palm trees, and tropical plants and the automatic irrigation system leaves an equally positive impression. Also, part of the garden is the attractively designed leisure area with a large, filtered pool, a sundeck, a terrace as well as toilets and changing rooms.

A spectacular highlight and central element of the house is the bright living room with its impressive double-height ceiling. From here you can reach the directly adjacent fireplace room with a real fireplace, the spacious dining room as well as the hallway, a half bathroom, and the gym, which can be used as a bedroom. The wide window front grants access to the large, covered terrace.

Also located on the ground floor is the large, fully equipped kitchen with a cooking island and breakfast bar as well as a bedroom with a bathroom. Rounding out the first-floor space is the service area, consisting of a bedroom with a bathroom for the service staff, as well as a utility room and a large pantry.

Due to the double ceiling height, the large living room feels like it is continued on the upper floor and merges seamlessly into the family or TV room. The upper floor also offers four bedrooms, each with an en-suite bathroom and some with access to the surrounding terrace. The master bedroom delights with its own terrace overlooking the garden, as well as a huge dressing room and bathroom with a Jacuzzi tub.

Yucatan Property Scouts | René Jeremias

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The house is air-conditioned in all areas and equipped with ceiling fans. The installed solar panels keep the electricity costs at a pleasingly low level even during the hot summer months. A fast and stable connection to the Internet is established via a high-speed fiber-optic line. Further information on the facilities and on the Golf Club La Ceiba can be found in the following Facts and Location sections.

Facts

HIGHLIGHTS

- TOP RESIDENTIAL COMPLEX WITH A 24/7 SECURITY CONCEPT
- ALARM SYSTEM WITH CCTV SYSTEM (9 CAMERAS)
- LARGE LOT WITH TOP MAINTAINED GARDEN
- IMPRESSIVE CENTRAL LIVING ROOM WITH DOUBLE HEIGHT CEILING

HARD FACTS

- *Year of construction* | 2002
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 1,900 m² (20,451 ft²)
- *Width x Length* | 33.5 m x 55.2 m
- *Construction* | 972 m² (10,460 ft²)

HOUSE AND LOT

GROUND FLOOR

- Hallway
- Large central living room with double-height ceiling
- Fireplace room
- Dining room
- Fully equipped kitchen with cooking island
- Pantry (storage room)
- Gym (bedroom or studio)
- Bedroom with bathroom
- Half bathroom
- Utility room
- Bedroom with bathroom for service staff

UPPER FLOOR

- Master bedroom, incl.
 - Terrace with views over the garden
 - Bathroom with Jacuzzi
 - Large dressing room
- Three bedrooms with
 - Bathroom
 - Closets
 - Partly with access to a wrap-around terrace
- Family/TV room with access to a wrap-around terrace
- Large, bright hallway

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OUTDOOR AREA

- Representative front garden
- Top maintained garden with palm trees and fruit trees
- Pool with automatic filter system
- Sun deck + open terrace
- Toilets and changing room
- Large, covered terrace
- Wide entrance and exit
- Garage for up to eight cars and storage space for car accessories
- Separate access to the garden for service staff

FURTHER FEATURES

- High-speed Internet via fiber-optic line
- Alarm system with CCTV system (9 cameras)
- Solar panels
- Air conditioning throughout the house
- Ceiling fans
- Partly double-height ceilings
- Tile floors
- Gas stove
- Oven
- Large refrigerator with freezer
- Jacuzzi bathtub
- Automatic irrigation system
- Stationary gas tank
- Water filtration system
- Hydropneumatic water pressure system
- Potable water
- Well
- Cistern
- Bio septic tank
- Pets allowed
- ...

GOLF CLUB LA CEIBA

- Well maintained residential complex
- Demanding 18-hole golf course
- Clubhouse
- Beautifully landscaped and maintained parks
- 24/7 security service
- Numerous sports and leisure facilities
- Restaurants and Bars
- Tennis courts
- Swimming pools
- Spa
- Gym
- ...

Location

The idyllic and extremely sought-after La Ceiba residential complex with its attractive 18-hole golf course is located in northern Mérida near the famous Mayan site of Dzibilchaltún. The history of the resort dates back to 1969, the year visionary architect Felix Mier y Terán and his partner Vicente Erosa brought golf to Yucatan. Together they bought the land of today's Golf Club, designed the layout of the course, and built the first houses. At the time, both founders advertised extensively in American golf magazines to inspire retired Americans interested in golf to live in Yucatan around their beloved sport. Hardly imaginable today, the first colonial-style homes with 300 m² (3,229 ft²) lots cost only USD 33,000 at the time. A truly attractive offer!

In 1988, the club was extensively remodeled to make it what it is today, one of the most sought-after residential communities in Yucatan, as well as a place of sport, relaxation, and well-being for families and golfers alike. In addition to the challenging 18-hole (72 par) golf course, the complex offers numerous other opportunities for sports and recreation around its clubhouse, such as tennis courts, a swimming pool, a gym, a restaurant and bar, and many more. Permanent Golf Club members, as well as interested parties with shortened membership or day visitors, are pleased about the equipment rental, golf carts, a practice field, a putting green as well as a pro shop. Numerous tournaments held on the premises throughout the year increase La Ceiba's popularity among golf enthusiasts residents and foreign participants.

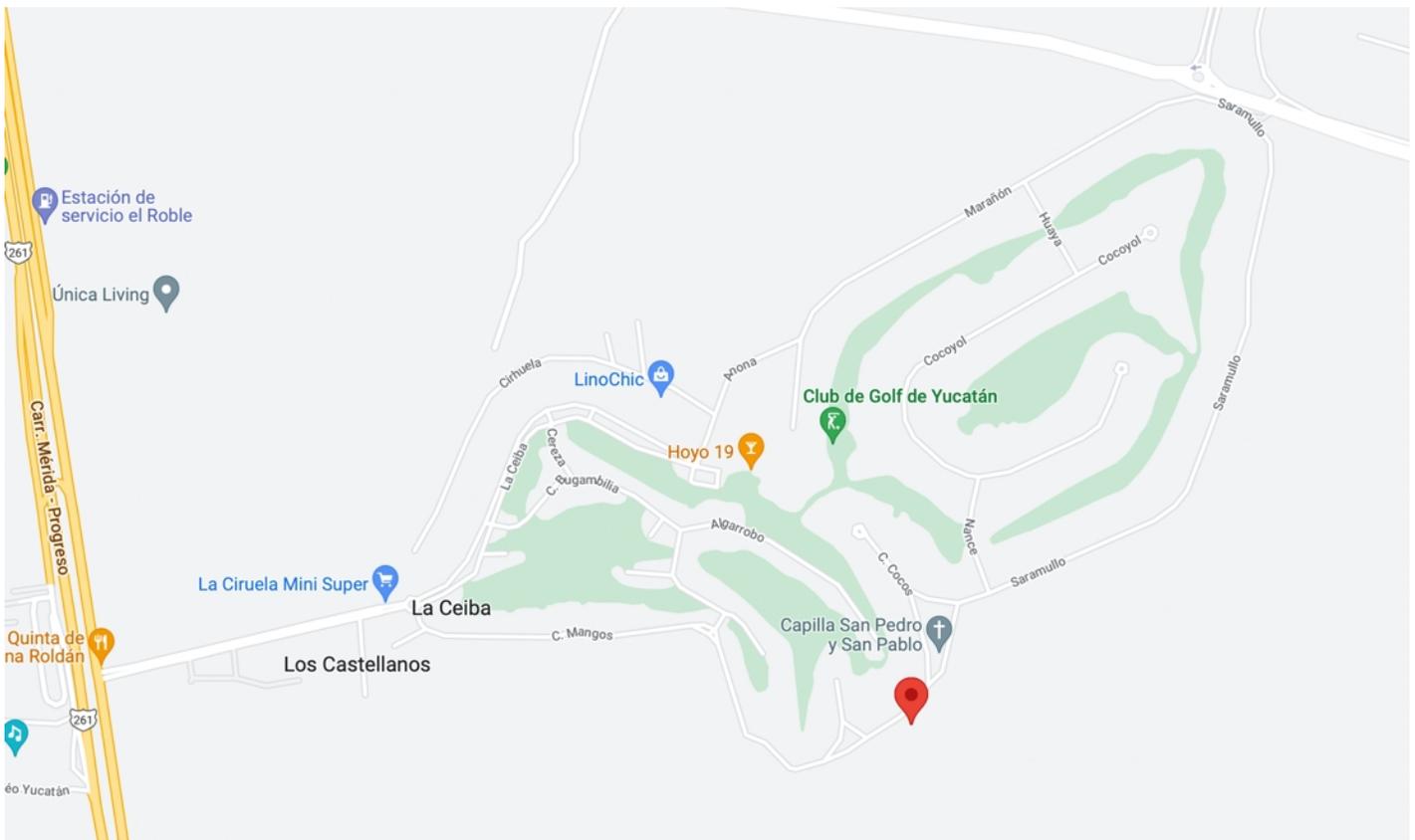
The attractiveness of La Ceiba Golf Club as a place to live, in addition to its good facilities and well-maintained grounds, is further enhanced by its proximity to some of the best educational institutions in the country. Not far from the club's facilities are the campuses of the University of Anáhuac Mayab and the Madison International School. With its 30-year 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, too, is considered among the leading teaching institutions of its kind in the country.

Also, in close proximity to La Ceiba Golf Club are numerous other attractions such as the aforementioned Mayan sites of Dzibilchaltún, the renowned GNP Seguros Events Forum, the Great Museum of the Mayan World in Merida, and the popular malls Galerías Mérida and The Harbor. The beautiful beaches of Progreso are also within easy reach via the eight-lane highway that connects Mérida with Progreso.

DISTANCES FROM THE PROPERTY TO

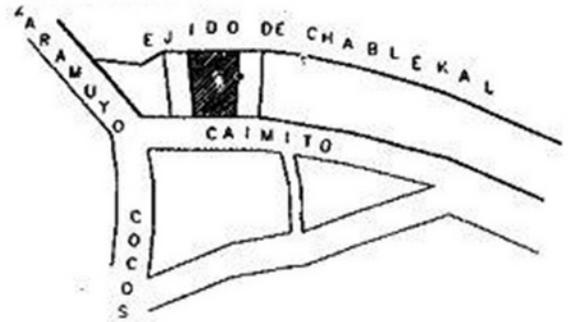
- GNP Seguros Event Forum | 1.5 km (0.9 mi)
- Maya Ruins of Dzibilchaltún | 1.7 km (1.0 mi)
- Galerías Mérida (mall) | 6.5 km (4.0 mi)
- Mérida Centro | 14 km (8.7 mi)
- Progreso (Golf of México) | 22 km (13.7 mi)
- Mérida International Airport | 27 km (16.8 mi)

PROPERTY LOCATION



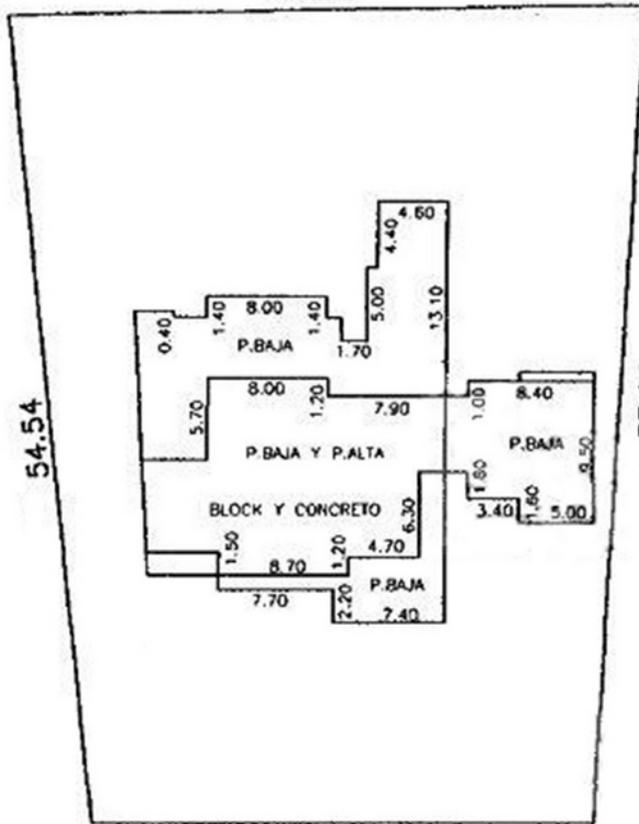
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EJIDO DE CHABLEKAL

42.50



33.50

CALLE CAIMITO

55.20

TAB. 0302110

Picture Selection

Further pictures are available on demand.



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