

# VERY WELL-KEPT PROPERTY WITH SOLAR PANELS IN TOP LOCATION

Yucatán | Mérida | Temozón Norte



YUCATAN PROPERTY SCOUTS



for sale | 10,950,000 MXN

## Description

Property Code | YPS-02-0090

The starting point of every real estate search is regularly the three basic questions of where, how, and at what price you would like to live in the future. If a well-maintained property with a large garden and pool in an attractive, quiet neighborhood is just as important to you as a practical, one-floor construction with low monthly operating costs, you should take this property on the shortlist.

The house offers a total of four bedrooms, each with its en-suite bathroom and dressing room. Three bedrooms have views and direct access to the garden. The living area includes a large, bright main living room and a further cozy living room with access to the master bedroom. In addition, the house offers a spacious dining room and adjacent to it a beautiful kitchen with pine cabinets and a breakfast bar. A half bathroom and another bedroom with a bathroom, for any house staff, complete the extensive offer of the interior.

With a total plot size of 1,597 m<sup>2</sup> (17,193 ft<sup>2</sup>), the garden of the property is also correspondingly large. In addition to well-kept grounds, and various palm and fruit trees, it offers, as a special highlight, a mature Ceiba tree, the sacred tree of the Maya, which, according to the myths, connects the underworld with earth and sky.

Not to forget and worth mentioning is the (4 m x 7 m) large pool, which, like the entire water supply of the house, is fed by a 25-meter deep well. Due to the self-supply with water, there are no external water costs. Only the power consumption for the pump, as well as for the air conditioning and other power consumers must be considered. But this is also reduced to a minimum by the 18 installed solar panels. Other features of the exterior include a covered terrace, an electric entrance gate, as well as a two-car garage, and a utility area.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- TOP LOCATION IN AN ATTRACTIVE, QUIET NEIGHBORHOOD
- LOW OPERATING COSTS DUE TO SOLAR PANELS
- LARGE PLOT
- VERY WELL MAINTAINED
- ONE FLOOR ONLY

### HARD FACTS

- *Year of construction* | 2002
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 1,597 m<sup>2</sup> (17,193 ft<sup>2</sup>)
- *Width x Length* | 39.8 m x 46 m
- *Construction* | 328 m<sup>2</sup> (3,526 ft<sup>2</sup>)

### HOUSE AND LOT

#### INTERIOR

- Hallway
- Two living rooms
- Dining room
- Kitchen with pine wood cabinets and breakfast bar
- Half bathroom
- Master bedroom with bathroom, dressing room, and access to the garden
- Two regular bedrooms with bathroom, dressing room, and access to the garden
- One regular bedroom with bathroom and dressing room
- One bedroom with bathroom for domestic staff

#### EXTERIOR

- Large, well-kept garden with green areas, palm trees, fruit trees, and a large ceiba tree
- Swimming pool (4 m x 7 m)
- Covered terrace
- Garage for two cars
- Utility area

## FURTHER FEATURES

- 5 air conditioners (mini split)
- Ceiling fans
- 18 solar panels
- alarm system
- 2 water boilers
- Electric entrance gate
- Well (25 m deep)
- Stationary gas tank
- Water tank
- Bio septic tank
- High-speed Internet via fiber optic line is possible

## Location

### Temozón Norte

The property is located in a well-kept, quiet neighborhood within the Colonia Temozón Norte. The prosperous area near the brand-new shopping center and adventure district "La Isla Cabo Norte", Mérida's new center, is one of the most sought-after residential areas in the north of Yucatan's capital.

But it's not just La Isla that contributes to the area's appeal with its great shopping and recreational activities. Elegant, modern residential neighborhoods provide a pleasant, high-quality living ambiance everywhere. The recently opened hospital "Faro del Mayab" offers medical care at the highest level far beyond the Temozón Norte region.

Another reason for the area's continued popularity is its proximity to some of the country's best educational institutions, such as Anáhuac Mayab University and Madison International School. With its 30-year history and more than 8,000 graduates in around 25 courses, the Universidad Anáhuac Mayab is the most important private university in southeastern Mexico. 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 among the leading teaching institutions of its kind in the country.

Also, in the immediate vicinity of Temozón Norte are the Mayan sites of Dzibilchaltún, which are well worth seeing, the renowned GNP Seguros Events Forum, the large Museum of the Mayan World in Merida, and the popular shopping centers "Galerías Mérida" and "The Harbor". The port city of Progreso, the cultural center of the Yucatán Gulf Coast, as well as the beaches all the way up to San Crisanto, also known as the "Yucatan Riviera," can also be reached quickly from Temozón Norte via the four-lane highway that connects Mérida with Progreso.

### Mérida

Mérida is both the capital of the state of Yucatan and the administrative seat of the municipality of Mérida. Its turbulent history dates back to the time of the ancient Mayan civilization. The city received its name in 1542 from the Spanish conquistador Francisco de Montejo, in whose honor Mérida's main boulevard, Paseo de Montejo, was named. Numerous, splendid colonial buildings in the historic city center still bear witness to the former wealth of the city and give it a unique flair. In terms of tourism, Mérida is considered the gateway to the world of the Maya. Every year, thousands of visitors start from here to explore the world-famous Mayan sites such as Chichen Itzá and Uxmal.



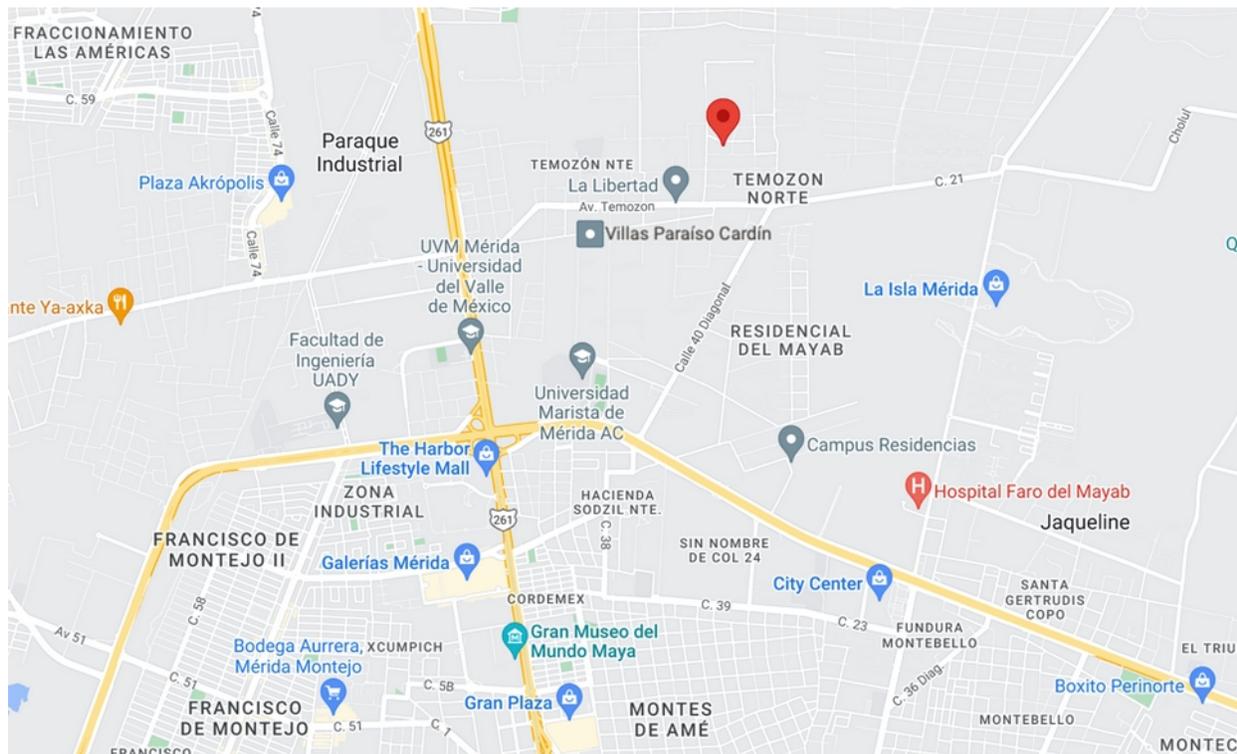
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From the point of view of its inhabitants, Mérida is above all a modern city with a very high quality of life. As the entire state of Yucatan, the city is one of the safest regions in Mexico and, not least because of this, is very popular with North American ex-pats, who choose Mérida as their preferred domicile. The best hospital network in México also contributes to its great popularity. An excellent healthcare system has been created here through medical cooperation with cities like Houston. Some private clinics even surpass the standards of leading industrial nations. In addition, of course, the generally good weather is a decisive factor in the well-being of the city's residents.

#### DISTANCES FROM THE PROPERTY TO

- La Isla Cabo Norte (mall) | 3 km (1.9 mi)
- Hospital Faro del Mayab | 4.8 km (3.0 mi)
- Costco (mall) | 5 km (3.1 mi)
- Historical Mayan Sites of Dzibilchaltún | 8.5 km (5.3 mi)
- Mérida Centro | 12.5 km (7.8 mi)
- Progreso (Golf of Mexiko) | 26.5 km (16.5 mi)
- Mérida International Airport | 25 km (15.5 mi)

#### PROPERTY LOCATION



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## Picture Selection

Further pictures are available on demand.



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