

CALIFORNIA STYLE DREAM HOME IN MÉRIDA, TEMOZÓN NORTE

Yucatán | Mérida | Temozón Norte



YUCATAN PROPERTY SCOUTS



for sale | 16,990,000 MXN

Description

Property Code | YPS-02-0091

This well-kept property arouses absolute enthusiasm in anyone interested in real estate due to its extensive equipment, its large lot, and its location in one of the most sought-after residential areas in Mérida's north. Especially the unique leisure area with its large pool, the sun deck, and the fantastic pool house with bar makes hearts beat faster. Furthermore, the 24 installed solar panels, which reduce the energy costs of the property to a minimum, provide for regularly recurring enthusiasm.

The main house, built in the attractive California style, offers four bedrooms. The master bedroom, equipped with a bathroom including a Jacuzzi and a dressing room, provides access to a beautiful, covered terrace that overlooks the entire pool area. Two further bedrooms offer an en-suite bathroom as well as real wood closets. The fourth bedroom is also ideal for use as an office or as a treatment room. It does not have its own bathroom but is right next to a half bathroom, so short distances are guaranteed.

All bedrooms are connected by a light-flooded hallway, which also brings together the living and dining rooms. Also extending over the entire living/sleeping area is the cleanly laid, uniform tile floor, which gives the house a southern European touch. Adjacent to the living room is the kitchen with real wood cabinets and a breakfast area. A utility room with a full bathroom for staff as well as a laundry room and large storage room complete the extensive room space available in the main house.

Outside, the prestigious front garden with palm trees and tropical plants, as well as the elegantly designed hotel-like entrance and exit area, create a positive first impression upon entering the property. The garage, likewise, located in the front area of the property, offers space for two vehicles. A separate passageway on the left side of the main house allows service personnel to access the rear portion of the property without having to enter the main house.

Yucatan Property Scouts | René Jeremias

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The idyllic interior garden, located between the two side wings of the house, is with its palm trees, tropical plants, and the open terrace, the central element of the estate. The large windows of the hallway literally invite nature into the house. At the same time, the garden serves as a transition to the rear part of the property. With the already mentioned fantastic pool area, additional parking facilities, and the large hacienda-style entrance gate, this part of the property opens up numerous possible uses such as a recreation area, but also as a party location, meeting area, etc.

The water supply for the entire property is ensured by two deep wells. Due to the self-supply with water, there are no external water costs. Only the power consumption for the pumps, as well as for the installed air conditioners and other power consumers must be considered. But this is also greatly reduced by the 24 installed solar panels. Further information on the equipment and the neighborhood of the property can be found in the following sections FACTS and LOCATION.

Facts

HIGHLIGHTS

- ATTRACTIVE CALIFORNIA-STYLE ONE-FLOOR ARCHITECTURE
- EXTENSIVE EQUIPMENT
- FANTASTIC SPA- AND SOCIAL AREA
- LARGE LOT
- VERY WELL MAINTAINED
- LOW OPERATING COSTS DUE TO SOLAR PANELS
- GREAT NEIGHBORHOOD

HARD FACTS

- | | |
|---|---|
| ▪ <i>Year of construction</i> 2003 | ▪ <i>Lot</i> 1,738 m ² (18,708 ft ²) |
| ▪ <i>Year of latest renovation</i> -- | ▪ <i>Width x Length</i> 26.3 m x 70.2 m |
| ▪ <i>Alignment</i> North-South | ▪ <i>Construction</i> 660 m ² (7,104 ft ²) |

HOUSE AND LOT

INTERIOR

- Light-flooded circumferential hallway in the living and sleeping area
- Living room
- Dining room
- Kitchen with real wood cabinets and breakfast area
- Half bathroom
- Master bedroom with bath (including Jacuzzi), dressing room, and covered terrace overlooking the pool
- Two regular bedrooms with bathroom and wood closets
- Bedroom/office
- Utility room with bathroom
- Laundry room
- Large storage room

EXTERIOR

- Representative front yard with palm trees and tropical plants
- Separate entrance and exit on the front side of the property
- Idyllic interior garden with palm trees, tropical plants, and an open terrace
- Garage for two cars
- 4 additional parking lots
- Fantastic Spa/social area with:
 - Pool house with bright salon, incl. bar, and separate toilets
 - Sun deck
 - Large pool in Chukum finish
(6 m (width) x 10 m (length) x 2 m (depth, rising))
- Front terrace with the main entrance
- Separate access to the garden for service staff
- Paved area in the back (parking, party location, meeting area, ...)
- Large hacienda-style entrance gate at the back of the property

FURTHER FEATURES

- 24 solar panels
- 6 air conditioners (mini-split)
- 8 ceiling fans
- Satellite antenna
- Complete perimeter wall, partially landscaped
- Access to the property via front and rear
- Pitched roof for better drainage of rainwater
- 2 deep wells for complete water supply to the property
- Uniform tiled floor throughout the living and sleeping areas
- Gas water boiler
- Stationary gas tank (300 kg)
- 4 water tanks
- Bio septic tank
- High-speed Internet via fiber optic line is possible

Location

Temozón Norte

The property is located in the heart of the equally attractive and popular 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

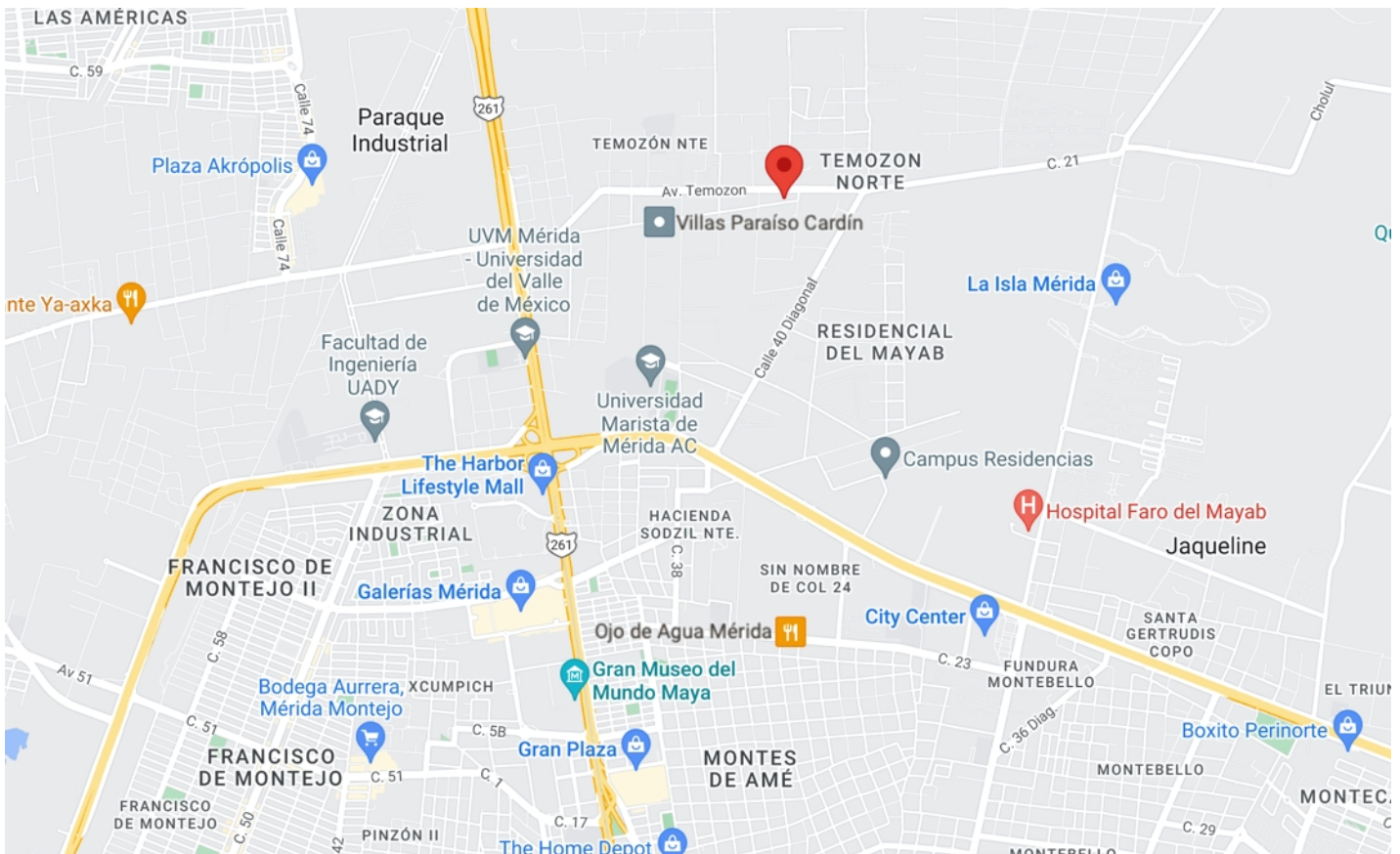
Mérida is both the capital of the state of Yucatan and the administrative seat of the municipality of Mérida. Its turbulent history dates back to the time of the ancient Mayan civilization. The city received its name in 1542 from the Spanish conquistador Francisco de Montejo, in whose honor Mérida's 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.

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) | 2.7 km (1.7 mi)
- Hospital Faro del Mayab | 4.5 km (2.8 mi)
- Costco (mall) | 4.1 km (2.5 mi)
- Historical Mayan Sites of Dzibilchaltún | 8.5 km (5.3 mi)
- Mérida Centro | 12.5 km (7.8 mi)
- Progreso (Golf of Mexiko) | 28 km (17.4 mi)
- Mérida International Airport | 21 km (13 mi)

PROPERTY LOCATION

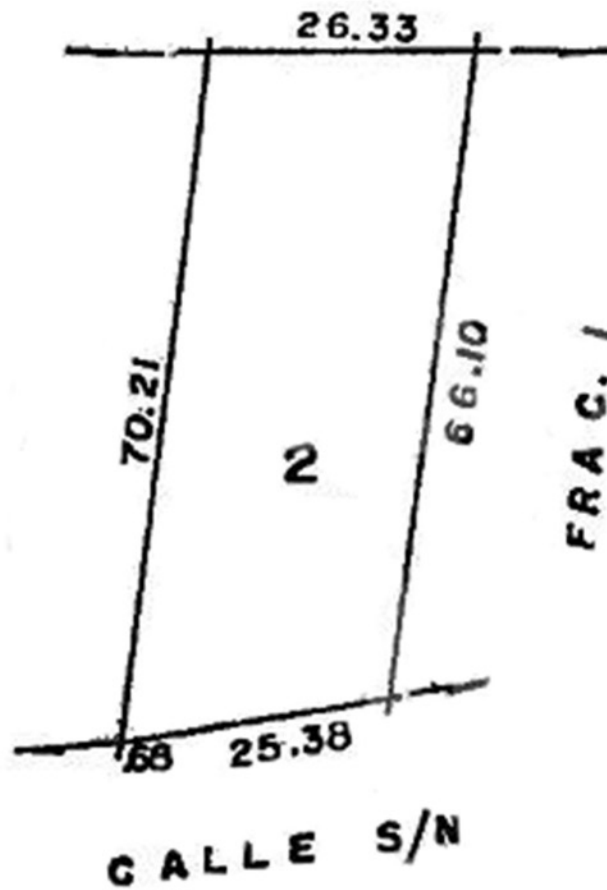


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CARRETERA A TEMOZON NTE. —



Picture Selection

Further pictures are available on demand.



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