

NEW, ATTRACTIVELY DESIGNED, AND FULLY EQUIPPED, 3 BR HOME IN MÉRIDA CENTRO

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



for sale | 6,000,000 MXN

Description

Property Code | YPS-02-0109

This appealing home, which was only completed in 2022, delights with a full complement of features, attractive design, a lovingly landscaped interior garden plus a garden with a filtered pool, and a quiet location near the eagerly awaited brand-new park, La Plancha.

The house has a total of three bedrooms and three full bathrooms. The master suite with a private bathroom is easily accessible on the first floor. Two regular bedrooms share a bathroom on the upper floor of the house.

In addition to the beautiful interior garden, one of the highlights of the property is the actual living area, consisting of the salon/TV room and the large, open-plan living/dining room with a fully equipped kitchen. The double-height ceilings in the kitchen and dining room area provide residents with a great, airy feeling of space and combined with the large windows, bring plenty of light into every corner of the house, right up to the first-floor sleeping area.

The large window front gives access from the living area to the low-maintenance garden with the 2 x 4 m filtered pool. There is also a bar, a full bathroom, and a utility room. The complete equipment of the property includes furniture, kitchen appliances, and a washing machine, as well as air conditioners in the entire bedroom and living area, ceiling fans, and a hydropneumatic water pressure system.

Due to its complete equipment as well as attractive design and good location, this as-new property is suitable both as a property for owner-occupancy and as an investment property for rental via Airbnb, etc. Further information on the equipment features and the location of the property can be found in the following sections FACTS and LOCATION.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- AS NEW - COMPLETION 2022
- TUNK-KEY, FULLY FURNISHED (excl. private items)
- INTERIOR GARDEN + GARDEN WITH POOL
- QUIET NEIGHBORHOOD NEAR THE NEW PARK LA PLANCHA

HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 186 m² (2,002 ft²)
- *Width x Length* | 8.6 m x 21.9 m
- *Construction* | 160 m² (1,722 ft²)

HOUSE AND PLOT

- Master suite with bathroom
- Two regular bedrooms
- Two additional full bathrooms
- Living/dining room
- Salon/TV-room
- Fully equipped open kitchen with cooking island
- Hallway
- Bar
- Lovingly landscaped interior garden
- Garden with pool (filtered, 2 x 4 m)
- Utility room
- Storage room

GENERAL FEATURES

- Fully furnished (excl. private belongings)
- Air conditioning throughout the living and sleeping areas
- Ceiling fans
- Double-height ceilings (kitchen, dining room)
- Attractive colonial-style façade
- Solid hardwood doors and windows
- Aesthetic natural stone walls
- Floors with colorful Talavera tile applications
- High-speed Internet
- Stationary gas tank
- Potable water (city water)
- Well for the pool
- Water tanks
- Water boiler (electric)
- Hydropneumatic water pressure system
- Bio septic tank

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Location

HISTORICAL CENTER | CHEN BECH - LA PLANCHA

Mérida's historic center is also the city's greatest overall attraction. Its magnificently restored buildings from the colonial era, for example along the famous Paseo de Montejo or around the popular parks Santa Ana, Santa Lucia, or Santiago, today house theaters, museums, colorful galleries, fine restaurants, dreamy cafés, and much more. The old town is a real magnet for culturally interested travelers from all over the world, as well as for many North American ex-pats who regularly succumb to the charm of the various Centro neighborhoods and have already bought and lovingly restored many colonial-style houses here.

The property is quietly located east of Plaza Grande in the area of the popular Chen Bech market and the highly anticipated brand-new La Plancha park. This part of Mérida's historic center tends to be a bit more tranquil than the areas north of Plaza Grande, which appeals to foreigners and locals alike who want a relaxed and authentic living environment. The neighborhood's appearance is characterized by a charming mix of already restored homes and dwellings with rustic charm.

DISTANCES FROM THE PROPERTY TO

- Mercado Chen Bech | 1 km (0.6 mi)
- Parque La Plancha | 1.4 km (0.9 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.8 km (1.1 mi)
- Mérida Int. Airport | 9 km (5.6 mi)

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.

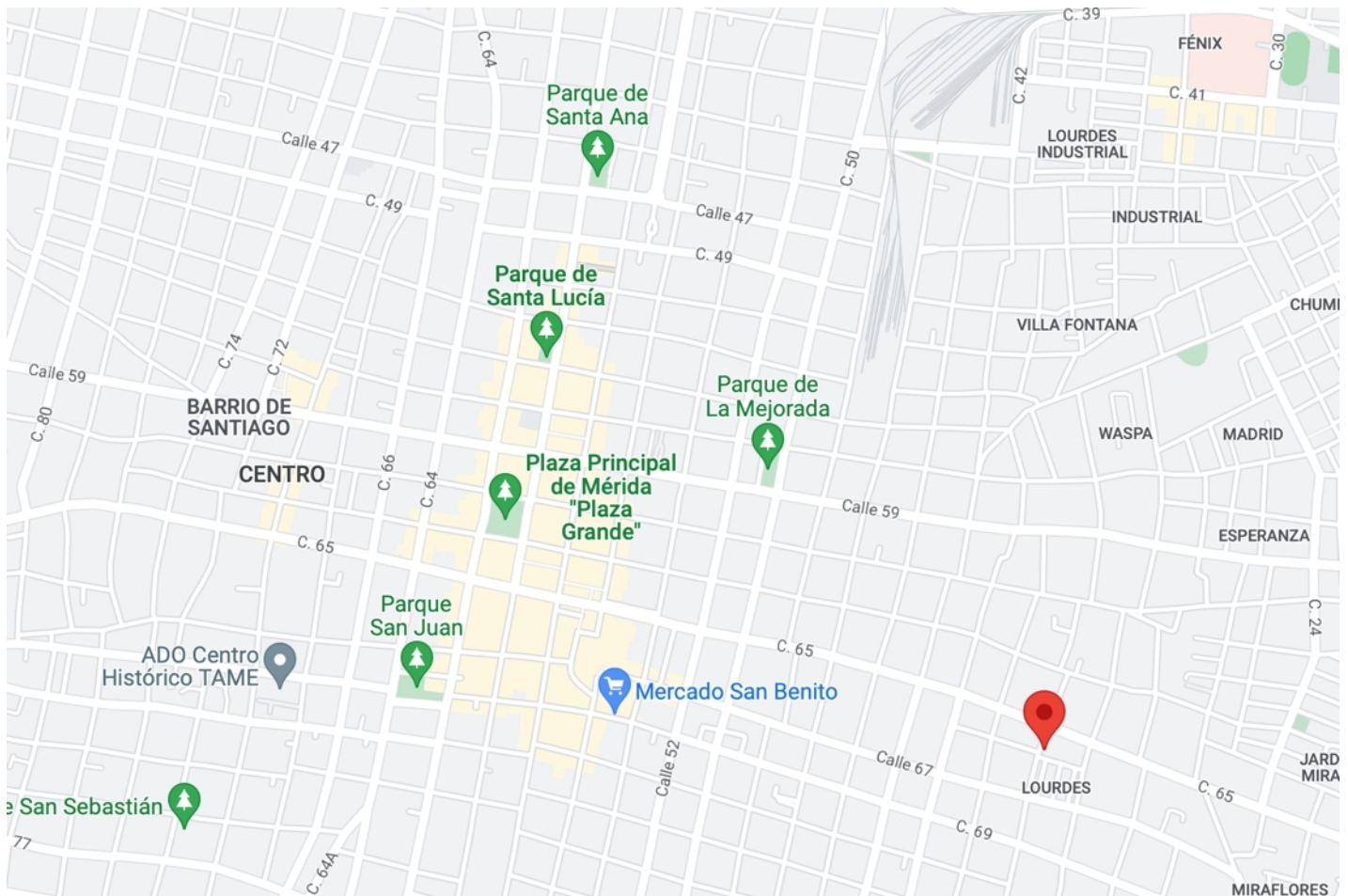
From the point of view of its inhabitants, Mérida is above all a modern city with a very high quality of life. As the entire state of Yucatan, the city is one of the safest regions in Mexico and, not least because of this, is very popular with North American ex-pats, who choose Mérida as their preferred 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.



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Enjoy the comfortable lifestyle of the spirited capital of Yucatan as well. Visit the impressive historic center, dine in fine restaurants, stroll along Mérida's famous boulevard Paseo de Montejo, discover the numerous museums, theaters, and cinemas, and discover the Mayan culture. There is also nothing in the way of an extensive shopping tour. The modern malls in the north of the city, such as La Isla Cabo Norte or Galerías Mérida, welcome you. In addition, many large North American retail chains, such as Costco, Wal-Mart, or Home Depot, have at least one store in the city.

PROPERTY LOCATION



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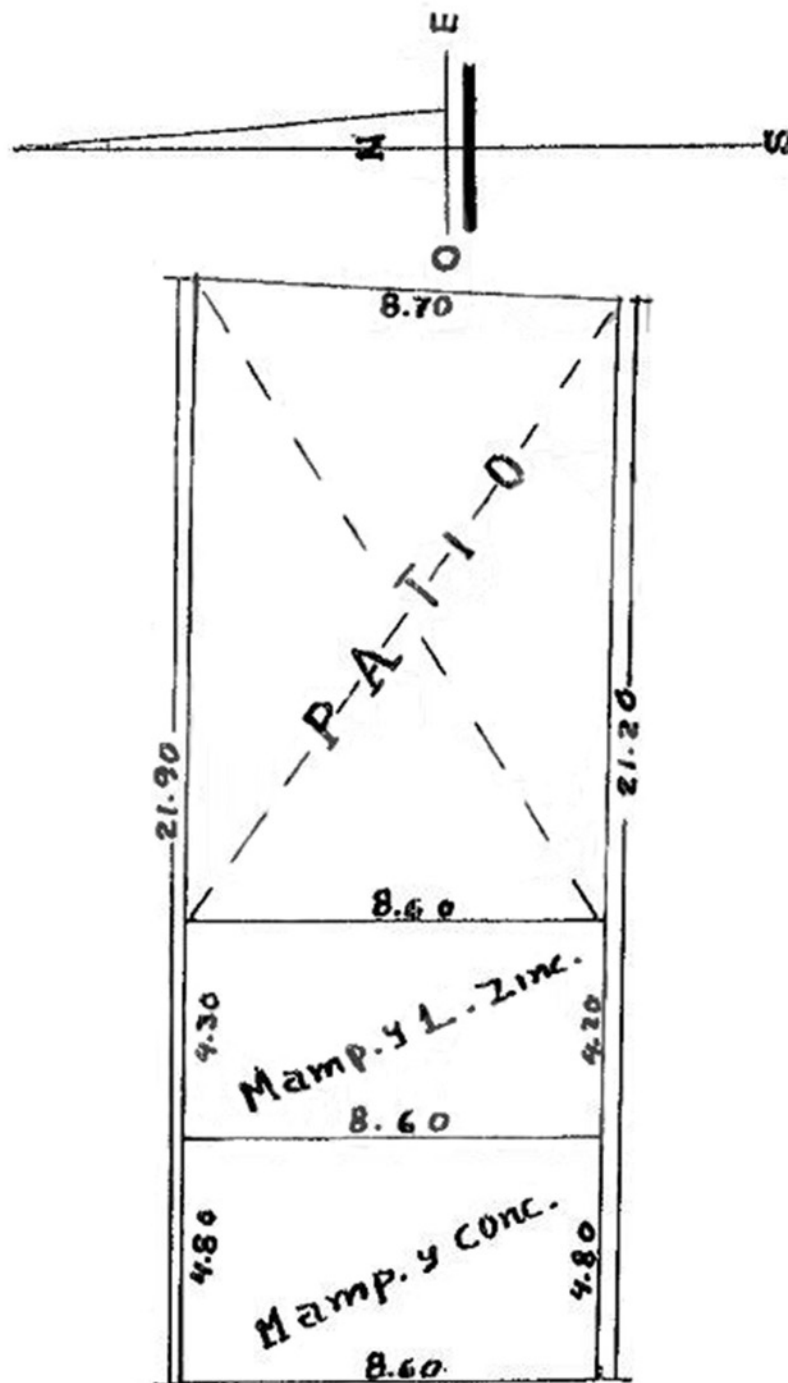
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Cadastral Plan



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Picture Selection

Further pictures are available on demand.



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