

# TRADITION MEETS MODERN ELEGANCE: HARMONIOUS TOWNHOUSE OASIS IN MÉRIDA

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



for rent | 1,500 USD monthly

## Description

Property Code | YPS-02-0110

This lovingly restored and thoughtfully redesigned townhouse combines seamlessly the charm of Yucatan's traditional architecture with modern, stylish elements, resulting in an ambiance that is both exciting and elegant. By combining the architectural styles with an interior design influenced by the Far Eastern teachings of Feng Shui harmony, the hosts have created a peaceful oasis of well-being with an open and relaxed atmosphere right in the heart of Mérida's historic old town.

The property is fully furnished and well-equipped. The main house boasts a spacious master suite with a generous terrace overlooking the garden. Currently repurposed as a gym, another bedroom with a balcony adds versatility to the space. Equally appealing is the separate modern casita, housing a bedroom and bathroom, accessible via an extravagant staircase that spans over the inviting pool.

The main house's spacious living area includes a foyer, a living/dining room, an interior garden adorned with stone applications, and a fully equipped open kitchen with a convenient breakfast bar. Completing the living space are a full bathroom, a half bathroom, a laundry room with a washer and dryer, and a compact garage, ensuring convenience and functionality throughout the residence.

Stepping outside, the picturesque, low-maintenance garden surrounding the stylish pool creates a serene and welcoming atmosphere, accentuated by dramatic outdoor lighting after sunset. The property's entire living/sleeping area is equipped with air-conditioning, providing comfort year-round. Lightning-fast internet access is delivered through a fiber optic line.

To optimize energy efficiency and minimize electricity costs, state-of-the-art solar panels have been recently installed to harness the abundant power of the sun. This eco-friendly solution ensures a sustainable and cost-effective energy source, even during the sweltering summer months.

Yucatan Property Scouts | René Jeremias

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For more details on the property's amenities and location, please refer to the FACTS and LOCATION sections below. Your dream home awaits, where tradition and modernity blend to create a harmonious retreat in the heart of Mérida's historic charm.

## Facts

### HIGHLIGHTS

- FULLY FURNISHED AND EQUIPPED
- GREAT LOCATION IN THE HEART OF MERIDA'S HISTORIC CENTER
- TRANQUIL GARDEN OASIS FEATURING A STYLISH POOL
- AIR CONDITIONING IN LIVING AND SLEEPING AREAS
- WELL, MAINTAINED (YEAR BUILT 2022)
- ENERGY-EFFICIENT SOLAR PANELS

### HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 231 m<sup>2</sup> (2,490 ft<sup>2</sup>)
- *Width x Length* | 4 m x 58 m
- *Construction* | 220 m<sup>2</sup> (2,372 ft<sup>2</sup>)

### HOUSE AND LOT

- Hallway/Foyer
- Living/Dining room with interior garden and stone applications
- Fully equipped open kitchen with breakfast bar
- Spacious master suite with terrace overlooking the garden (upstairs, back)
- Standard bedroom with balcony, currently used as a gym, equipped with stationary exercise bike, lat-machine, barbells, and dumbbells (upstairs, front)
- Separate casita with large bedroom, and bathroom
- Full Bathroom
- Half bathroom
- Utility room
- Idyllic, low-maintenance garden with picturesque outdoor lighting
- Stylish pool
- Small garage

## GENERAL FEATURES

- Fully furnished and equipped
- Air conditioning
- Ceiling fans
- High-speed internet via fiber optic line
- Kitchen with large refrigerator, stove, hood, microwave, toaster, coffee maker, kettle
- Washer and dryer
- 55" HDTV with Amazon Prime Video
- Colorful Talavera tiles
- Partially original "Mampostaria" walls
- Dramatic exterior lighting
- Window grill in the front area
- Energy-efficient solar panels
- Gas tank for the stove
- Potable water (connected to the municipal water system)

## Rental Details

- LONG-TERM RENTALS preferred.
- A standard INTERNET CONNECTION (Wi-Fi) is included in the rent.
- ELECTRICITY is not included in the rent! A reading of the electric meter must be performed upon check-in and check-out. One KWh is charged at 4 MXN. All amounts are due in cash.
- ALL OTHER COSTS OF LIVING such as gas, garbage disposal, interior cleaning, gardening, and pool maintenance are to be borne by the tenant.
- A DAMAGE DEPOSIT will be held by the owner until check-out.
- SMOKING is not permitted anywhere on the property.
- PETS are allowed only by prior arrangement.
- The maximum number of OVERNIGHT GUESTS is limited to four guests.

## Location

### HISTORICAL CENTER | PROPERTY LOCATION

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.

This charming accommodation is located in the heart of Mérida's attractive old town, not far from the parks of "San Juan" and "La Ermita". The neighborhood is characterized by colorful, mostly single-story houses and is very popular with locals, ex-pats, and tourists alike. For those seeking relaxation and exercise, there is a renowned yoga studio right next door. Another notable attraction in the nearby vicinity is Mérida's famous Lucas de Galvez Market. This lively area offers a wide variety of fresh, locally grown produce at remarkably affordable prices. Serving as a bustling hub of activity, the market hosts diverse vendors offering hand-crafted footwear, household supplies, bicycles, pastries, and more. Additionally, it's a haven for those seeking delectable street food options. In general, most of Mérida Centro's attractions are within easy walking distance of the property. In addition, Mérida has a dense network of drivers that are easily accessible through Uber, inDrive, Didi, etc. They will take you quickly, safely, and inexpensively to more distant destinations, such as the modern north of the city.

### DISTANCES FROM THE PROPERTY TO

- Mercado Lucas-de-Gálvez | 650 m (0.4 mi)
- Parque San Juan | 1.1 km (0.7 mi)
- Parque de La Ermita | 1.2 km (0.75 mi)
- ADO Terminal Centro Histórico | 1.5 km (0.9 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.5 km (0.9 mi)
- Mérida International Airport | 7.3 km (4.5 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.

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.

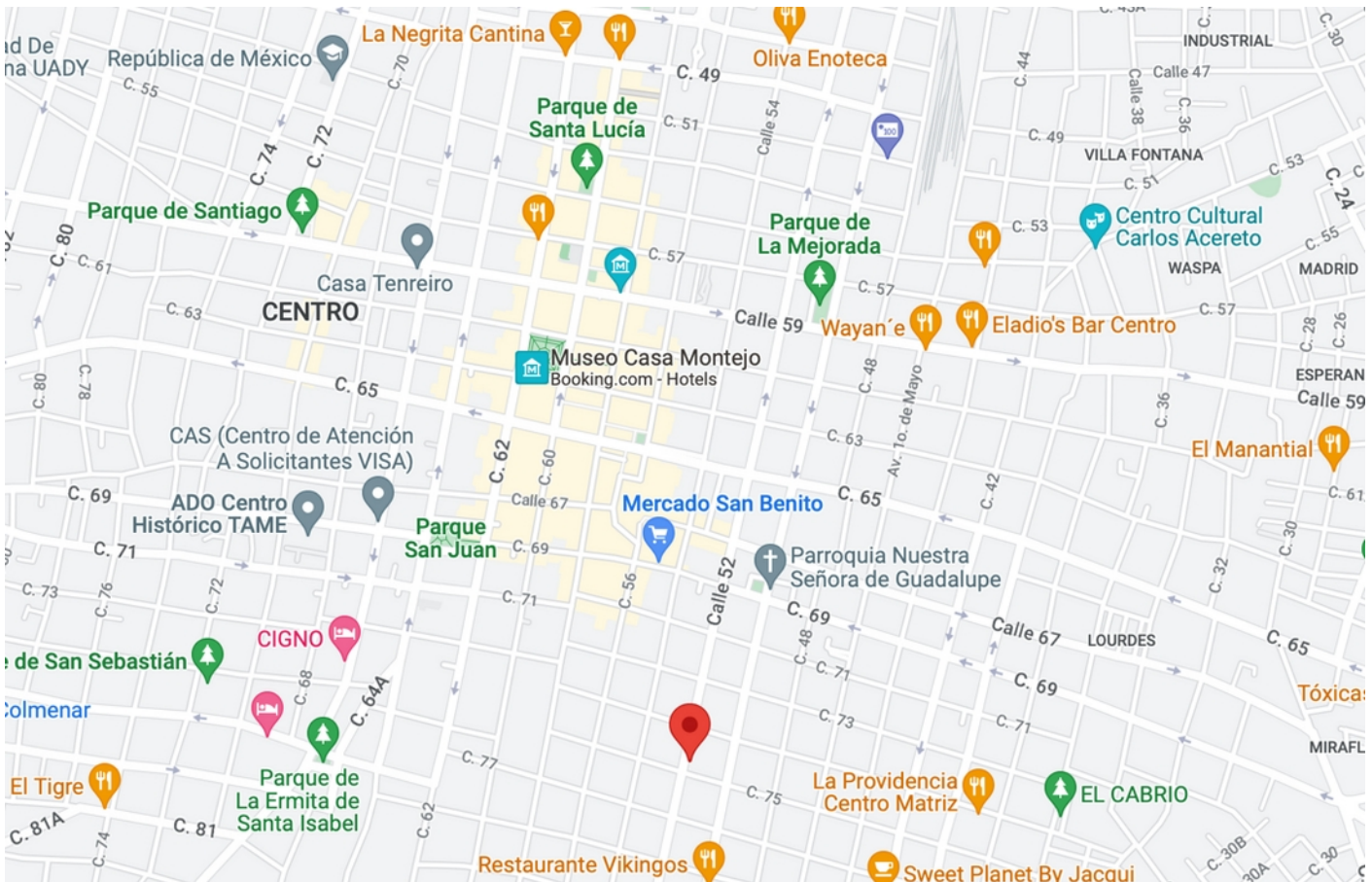
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## PROPERTY LOCATION



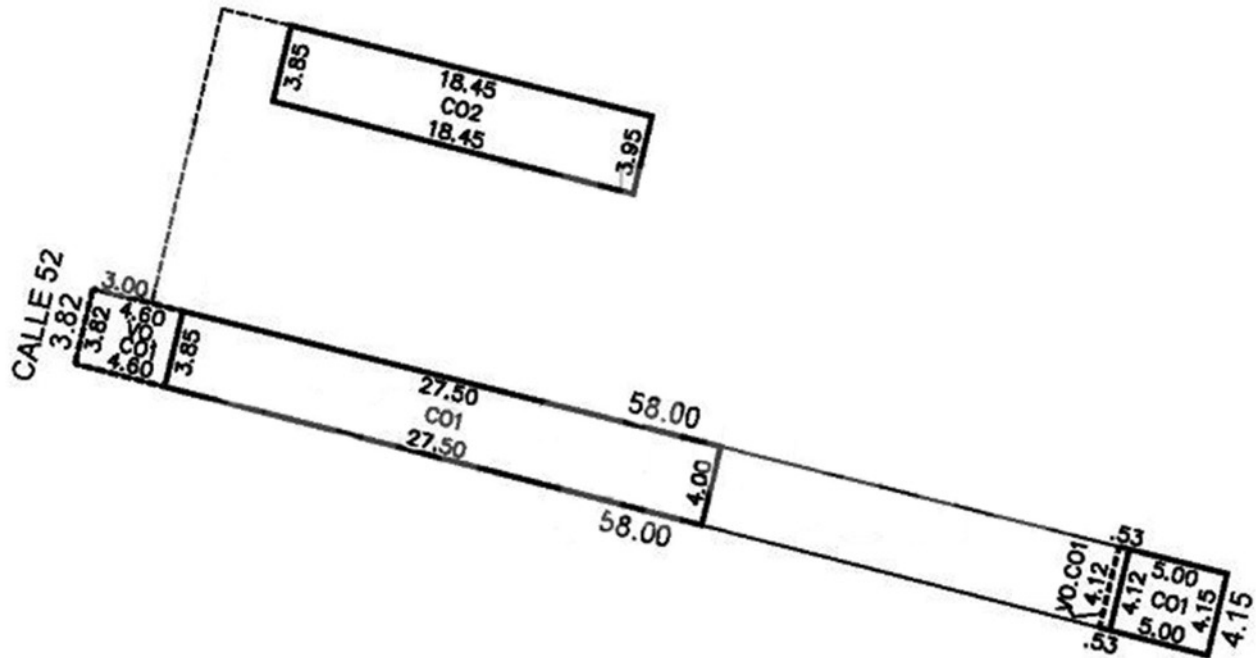
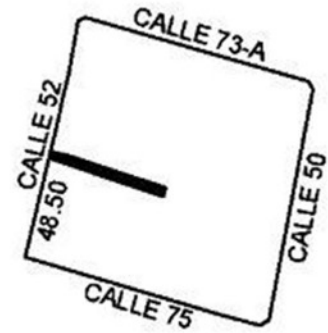
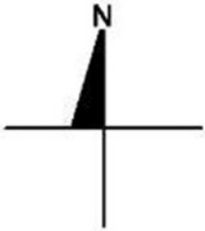
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Cadastral Plan



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## Picture Selection

Further pictures are available on demand.



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