

HARMONIOUS HOME FOR LONG-TERM RENT IN MÉRIDA CENTRO

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



for rent | 1,650 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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Facts

HIGHLIGHTS

- **FULLY FURNISHED & EQUIPPED:** Move-in ready with tasteful furnishings and all necessary appliances.
- **GREAT LOCATION IN MERIDA'S HISTORIC CENTER:** Situated in the heart of Mérida, offering easy access to cultural landmarks and vibrant city life.
- **TRANQUIL GARDEN OASIS WITH STYLISH POOL:** A serene outdoor space featuring a sleek pool, perfect for relaxation and entertaining.
- **AIR CONDITIONING IN LIVING & SLEEPING AREAS:** Comfortable climate control throughout the home.
- **WELL-MAINTAINED (BUILT IN 2022):** A modern property with recent construction, ensuring minimal maintenance needs.
- **ENERGY-EFFICIENT SOLAR PANELS:** Eco-friendly energy solutions for reduced utility costs and sustainability.

HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 231 m² (2,490 ft²)
- *Width x Length* | 4 m x 58 m
- *Construction* | 220 m² (2,372 ft²)

PROPERTY LAYOUT

MAIN HOUSE - DOWNSTAIRS

- **Small Garage:** Secure parking and storage.
- **Hallway/Foyer:** Welcoming entryway with thoughtful design.
- **Living/Dining Room:** Open-plan area with interior garden and elegant stone accents.
- **Utility Room:** Functional space for laundry and storage.
- **Half Bathroom:** Conveniently located for guests and residents.
- **Fully Equipped Open Kitchen:** Features a breakfast bar, modern appliances, and custom cabinetry.

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MAIN HOUSE - UPSTAIRS

- **Master Suite:** Spacious upstairs retreat with a private terrace overlooking the garden.
- **Standard Bedroom:** Upstairs, front-facing, with a balcony; currently used as a gym with various fitness equipment.
- **Full Bathroom.**

GARDEN AND CASITA

- **Idyllic Garden:** Low-maintenance, beautifully lit outdoor space.
- **Stylish Pool:** A focal point for relaxation and recreation.
- **Separate Casita:** Offers a large bedroom and private bathroom, ideal for guests or additional living space.

GENERAL FEATURES

- Fully furnished and equipped with all essentials.
- Air conditioning and ceiling fans for comfort.
- High-speed fiber optic internet for seamless connectivity.
- Kitchen with modern appliances, including a large refrigerator, stove, hood, microwave, toaster, coffee maker, and kettle.
- Washer and dryer for convenient laundry care.
- 55" HDTV with Amazon Prime Video for entertainment.
- Vibrant Talavera tiles and partially original "Mampostería" walls, adding character and charm.
- Dramatic exterior lighting for enhanced ambiance.
- Window grill in the front area for added security.
- Energy-efficient solar panels for eco-friendly living.

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Rental Details

- **Availability:** Available from May 2025.
- **Rental Period:** Long-term rentals only. Minimum rental period: 6 months.
- **Included in Rent:**
 - Maid service (choice of 4-hour weekly or 8-hour biweekly)
 - Standard fiber optic internet connection
 - Potable water
 - Gas for the stove
 - Garbage disposal
- **Excluded from Rent:**
 - Electricity: Not included; tenants are responsible for all electricity costs.
 - Additional Living Costs, such as gardening and pool maintenance costs are the responsibility of the tenant.
- **Deposit:** A damage deposit will be held by the owner and returned after a satisfactory check-out inspection.
- **Smoking Policy:** Smoking is strictly prohibited anywhere on the property.
- **Pet Policy:** Pets are allowed only with prior approval from the landlord.
- **Occupancy:** The maximum number of overnight guests is limited to four.

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.



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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.

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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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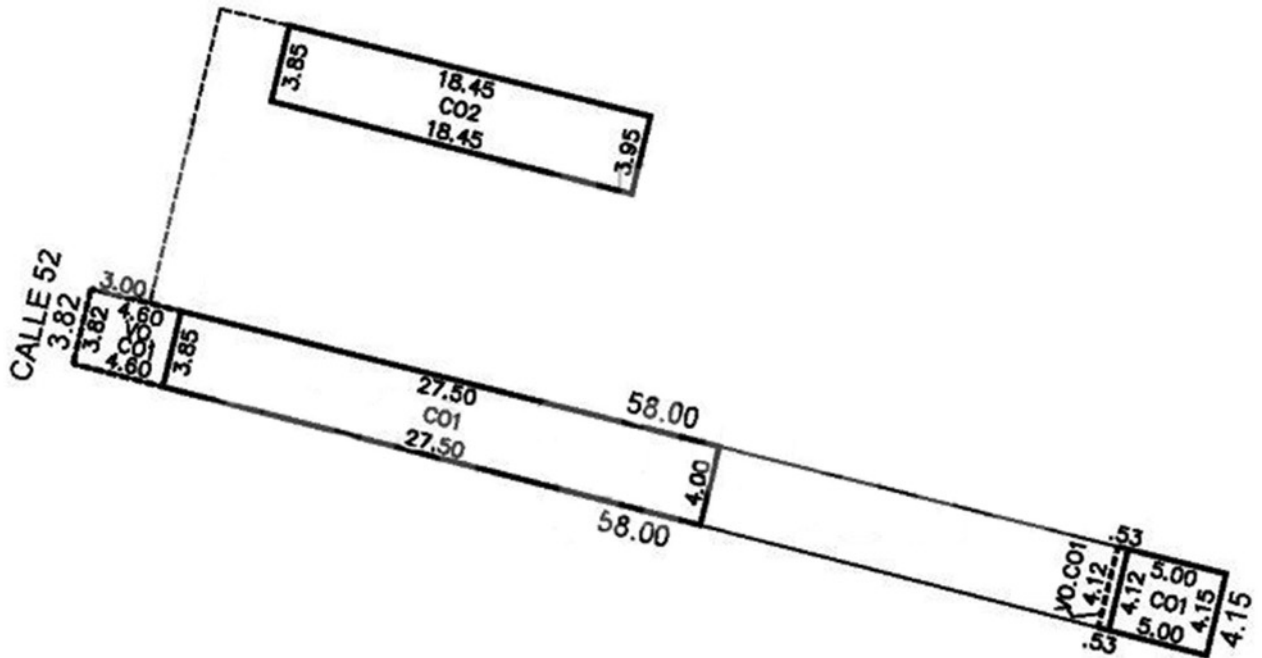
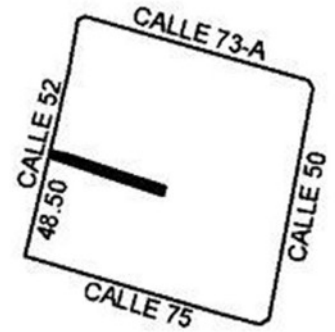
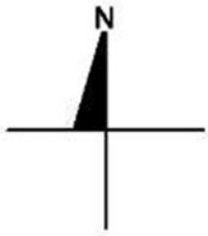
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Cadastral Plan



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Picture Selection

Further pictures are available on demand.



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