

CASA DE PLAYA TORTUGA - PALMS, BEACH, AND SEA AT ITS BEST IN TELCHAC PUERTO

Yucatán | Telchac Puerto



YUCATAN PROPERTY SCOUTS



for sale | 699,000 USD

Description

Property Code | YPS-02-0111

As the name suggests, Casa De Playa Tortuga is located directly on a beautiful, quiet, white sandy beach, which serves sea turtles in the nesting season from April to October as a breeding ground. Framed by palm trees, the fully furnished house with five bedrooms and a separate casita offers sufficient space even for large families and is also suitable as a rental property.

The covered deck of the master suite on the upper floor of the house offers breathtaking views of the azure sea during the day and the region's spectacular sunsets in the evening. In addition to the master suite with a covered terrace and private bathroom, the upper floor houses two more spacious bedrooms, each with a balcony, and a bathroom.

Easily accessible on the ground floor, you will find two further bedrooms, a complete bathroom, and the bright, cozy living area consisting of the living/dining room with a bar and a fully equipped open kitchen. The living area grants access to the rear part of the garden facing the sea with a covered terrace and a large, filtered pool. From here you can enjoy an equally magnificent view of the ocean as from the deck of the upper floor.

The generous space of the property is rounded off on the ground floor by a utility room already equipped with a washing machine and dryer, and outside by a casita with a bedroom and bathroom. Air conditioning in combination with ceiling fans in the entire living and sleeping area always ensures a pleasant feel-good room climate. Protection against storm damage is provided by special aluminum shutters, which were installed on the side of the house facing the sea. Further information on the equipment and the location can be found in the following sections Facts and Location.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- STUNNING BEACHFRONT LOCATION
- FULLY FURNISHED
- MASTER SUITE WITH MAGNIFICENT SEA VIEW
- GARDEN WITH PALM TREES AND A BIG POOL

HARD FACTS

- *Year of construction* | 1990
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 451 m² (4,859 ft²)
- *Width x Length* | 15 m x 30.6 m
- *Construction* | 310 m² (3,339 ft²)

HOUSE AND LOT

GROUND FLOOR

- 2 bedrooms
- Bathroom
- Fully equipped open kitchen
- Large living/dining room with bar
- Covered terrace
- Service room

UPPER FLOOR

- Master suite with bathroom and covered deck with sea view
- Spacious bedroom with bathroom and balcony
- Regular bedroom with balcony with sea view

OUTSIDE AREA

- Grand beach with palm trees and vegetation
- Garden with palm trees and tropical plants
- Large, filtered pool in Chukum finish
- Casita with bedroom and bathroom
- Parking for up to three vehicles

GENERAL FEATURES

- Fully furnished (excluding art and private items)
- Air conditioners (living and sleeping area)
- Ceiling fans
- Kitchen with stove, microwave, refrigerator, stainless steel sink
- Flat-screen TV
- Washing machine + tumble dryer
- Aluminum storm shutters
- Hydropneumatic water pressure system
- Hot water boiler
- Gas cylinder
- Connection to the public power grid
- City water
- Well
- Cistern
- Septic tank

Location

Fine white sandy beaches, extensive palm groves, and small, dreamy fishing villages characterize the coastal region from San Bruno to Dzilam de Bravo, as does the relaxed, maritime lifestyle of its residents. Here, life swings to a particularly harmonious rhythm.

Telchac Puerto, the location of the property, is one of those idyllic fishing villages without the hotel complexes and hectic tourist activity of the Riviera Maya, but with a gleaming white lighthouse and a picturesque pier. The 1,700-soul resort is located about 40 km (25 mi) east of Progreso on one of the most beautiful stretches of beach on the Yucatan Rivera, as the Yucatan Gulf Coast is also known.

The property itself is located west of the town center, close to the small fishing harbor and the recently completed modern marina. The great beachfront location guarantees an unobstructed sea view. The location is ideal for all sunbathers who prefer their own stretch of beach as well as for boat owners who want their good bit just around the corner.

Just as spectacular as the coast itself is the hinterland of the region. It is a paradise for all nature lovers. The huge brackish water lagoon with its extensive mangrove forest is home to spectacular fauna and flora. Besides the majestic pelicans, the elegant flamingos are probably the most popular and the alligators the rarest species you will find here.

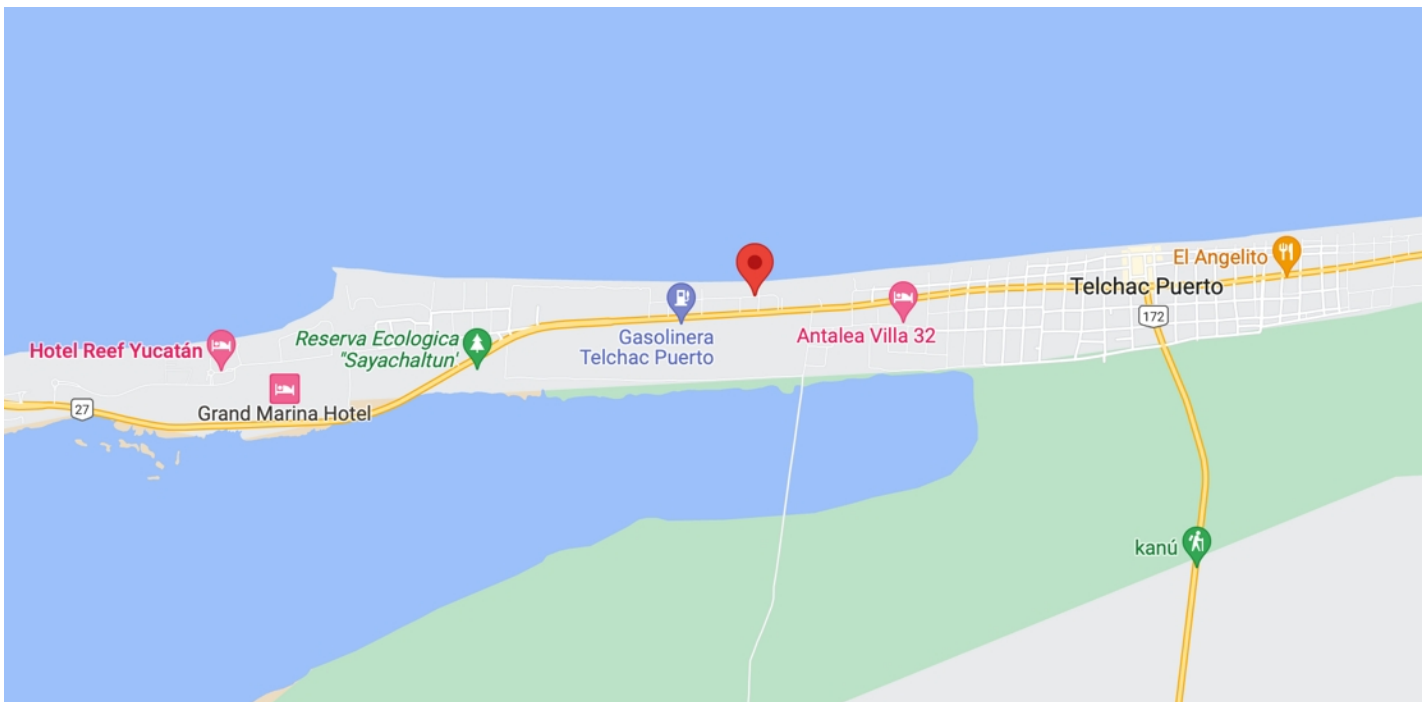
Friends of the ancient high culture of the Maya will also get their money's worth in the immediate vicinity. Just 9.5 km (5.9 mi) from the property is the former Mayan settlement of Xcambó, whose stone remains in the form of pyramids and houses are also popular with yogis and meditators due to the tranquility and peace they exude.

The north of Mérida is easily reached by car in about 50 minutes. The prosperous capital of Yucatan offers the comfort and interesting, lively lifestyle of a modern city. Here you can visit the impressive historic center, dine in fine restaurants, stroll along Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, and immerse yourself in the rich culture of the Maya. In addition, numerous shopping centers, such as the brand-new mall La Isla Cabo Norte, offer tempting shopping and other recreational opportunities. Shopping is of course also possible in the large stores of the North American chains Costco, Wal-Mart, Home Depot, etc., all of which have at least one store in Mérida.

DISTANCES FROM THE PROPERTY TO

- Archaeological Site Xcambó | 9.5 km (5.9 mi)
- Progreso | 40 km (25 mi)
- Mérida Altavrisa | 60 km (37 mi)
- Mérida Int. Airport | 85 km (53 mi)
- Archaeological Site Chichen Itza | 148 km (92 mi)
- Cancún Int. Airport | 350 km (217 mi)

PROPERTY LOCATION



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THE YUCATAN RIVERA FROM AN INVESTOR'S PERSPECTIVE

Predicting the future potential of Mexican real estate is relatively easy at this point if you understand the growth pattern. All of Mexico's major vacation areas, consequently those with the highest property values, were literally created out of thin air. It all started regularly with a strategic investment by the Mexican government.

As the government has impressively demonstrated in places like Cancún, Playa del Carmen, Merida, and Campeche, it has a successful strategy for bringing growth and prosperity to special regions. Thus, following the government's investment in an area has always been a wise strategy for private investors.

Knowing that the government has big development plans in mind for the Yucatan Riviera, the coast from Progreso to Dzilam de Bravo promises to become an important destination for tourists from all over the world in the future. The focus of the measures is less on building huge hotel complexes as in Cancún but rather concentrates on a more environmentally friendly, gentle tourism that honors and preserves the natural treasures of the region.

The development of the Yucatan Riviera has just begun to blossom. Real estate prices are currently still pleasingly affordable in direct comparison to other vacation regions in Mexico or North America, making this the right and perfect time to invest in the region.

Real estate along the Yucatan Riviera will increase greatly in value over the next few years and for those who recognize and take advantage of this opportunity before anyone else, there is a great chance to acquire a wonderful property and generate an above-average profit with it.

Picture Selection

Further pictures are available on demand.



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