

HUGE ESTATE WITH GREAT AMENITIES IN SUPERB NEIGHBORHOOD

Yucatán | Mérida | Itzimná



YUCATAN PROPERTY SCOUTS



for sale | 24,000,000 MXN

Description

Property Code | YPS-02-0104

With its extraordinary lot size of 2,905 m² (31,274 ft²) and its ideal location in the attractive neighborhood of Itzimná, this fully furnished property is currently an absolute rarity in Mérida's real estate market. Due to its characteristics, the property is just as perfect for young families with high space requirements and the need for short distances to renowned schools as well as for prospective buyers with the desire for a spacious, quiet living environment with very good access to Mérida's historic center and its modern north with its excellent shopping and leisure facilities.

The various areas of the main house are spacious and bright throughout. In addition to the actual living room, the living area includes a large, covered terrace as an extension of the living room, a dining room, and a cozy bar. The fully equipped kitchen with breakfast bar and dining area offers enthusiastic amateur cooks and professionals alike ample space to develop their art. The sleeping area extends over a master suite with a bath and dressing room, as well as two regular bedrooms, each with an en-suite bath. Other rooms such as an office, two utility rooms, a large open terrace, etc. complete the space available in the main house.

The extensive lawns of the well-kept garden elegantly surround the individual buildings of the property and the palm trees and tropical plants set stylish accents. This harmonious picture fits the large, shapely pool with the covered terrace, the sun deck, and the adjacent pool house with a bar. In addition to the main house with the inviting spa area, the property has an outbuilding with its own access to the property from the rear and a large social room in the center of the garden.

Of course, the property is equipped with all modern amenities such as air conditioning throughout the living and sleeping areas, ceiling fans, a water pressure system, etc. A Lightning-fast internet connection via fiber optic cable is readily available in the neighborhood. In addition to that, abundant covered and open parking is available at the front and rear of the property.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- IDEAL LOCATION IN AN ATTRACTIVE NEIGHBORHOOD
- FULLY FURNISHED (exclusive private items)
- GREAT SPA AND SOCIAL AREA
- LARGE LOT
- WELL-KEPT GARDEN WITH A LARGE POOL
- FAVORABLE PRICE/AREA RATIO

HARD FACTS

- *Year of construction* | 1995
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 2,905 m² (31,274 ft²)
- *Width x Length* | 40 m x 82.8 m
- *Construction* | 835 m² (8,990 ft²)

HOUSE AND LOT

MAIN BUILDING

- Hallway/foyer
- Living room
- Dining room
- Bar
- Fully equipped kitchen with breakfast bar and dining area
- Master suite with bathroom and dressing room
- Two regular bedrooms with en-suite bathrooms
- Office
- Half bathroom
- Large, covered terrace
- Large, open terrace
- 2 utility rooms
- Storage room
- Garage with two parking spaces
- Two additional open parking spaces

OUTBUILDING

- Bedroom
- Bathroom
- Garage with two parking spaces
- Separate entrance from the back of the property

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OUTSIDE AREA

- Wonderful, well-kept garden with palm trees and tropical plants
- Large pool
- Pool house with a bar and bathroom
- Large social room
- Machinery room

GENERAL FEATURES

- Fully furnished (exclusive private items)
- Air conditioning throughout the living, sleeping, and social areas
- Ceiling fans
- Uniform tile flooring throughout living and sleeping areas
- Completely walled and gated
- Front and rear access to the property
- High-speed Internet via fiber optic line available
- Large stationary gas tank
- Gas water boiler
- Hydropneumatic water pressure system
- Satellite antenna
- Washing machine and tumble dryer
- Skylights and domes
- 2 cisterns
- 3 wells
- Potable (city) water
- Bio septic tank

Location

ITZIMNÁ

Colonia Itzimná is immediately adjacent to the historic center of Mérida and is one of the city's most beautiful and desirable neighborhoods. During the colonial times, Itzimná, whose name probably derives from the Mayan creator god Itzamná, was a small village on the outskirts of the city. Later a part of Santa Ana, it is now a distinct neighborhood. The central point of the Colonia is the small park with the red colonial church. In the cityscape of Itzimná, besides the typical townhouses of the region, there are old mansions in neoclassical style as well as modern, contemporary buildings.

Residents of Itzimná appreciate the quiet atmosphere of the neighborhood, the proximity to the Parque Aleman with its sports facilities, and Paseo de Montejo with the Monumento a la Patria. Wayan'e, one of the city's most popular street food restaurants, is also located in the neighborhood. Also, in the neighborhood or immediately adjacent are the renowned Modelo school and the Colegio Montejo A.C. Residents with visas will find the immigration office just around the corner and with the Gran Chapur Norte department store, Itzimná also offers a great shopping opportunity.

DISTANCES FROM THE PROPERTY TO

- National Migration Institute (INM) | 0.4 km (0.25 mi)
- Department store Gran Chapur Norte | 0.7 km (0.4 mi)
- Parque Alemán | 1.2 km (0.8 mi)
- Paseo de Montejo – Monumento a la Patria | 1.4 km (0.9 mi)
- ADO Bus Terminal Alterna Paseo 60 | 2.3 km (1.4 mi)
- Parque Santa Ana | 3.2 km (2.0 mi)
- Mérida International Airport | 12 km (7.5 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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Picture Selection

Further pictures are available on demand.



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