

# STYLISH FURNISHED HOUSE IN INNOVATIVE RESIDENTIAL COMPLEX BY THE SEA

Yucatán | Chelem | Puerto Lindo



YUCATAN PROPERTY SCOUTS



for sale | 2,850,000 MXN

## Description

Property Code | YPS-02-0117

With this stylish property, you and your family can easily fulfill the dream of owning a modern, affordable home by the sea. Only 200 meters (about 650 ft) from the beach, nestled in the magnificent surroundings of the residential complex (Privada) "Puerto Lindo", with its innovatively designed houses, you will enjoy many exclusive amenities, such as access to the nearby beach club, 24/7 security, various parks, recreational areas, etc.

Like all the houses in the development, the spacious, single-story home benefits from the fresh ocean breezes of the Gulf of Mexico. Nevertheless, air conditioners and ceiling fans ensure a constantly pleasant indoor climate even on particularly hot summer days. The house is sold fully furnished and features a spacious living/dining area and a fully equipped kitchen with a breakfast bar.

In total, the property offers three bedrooms with convenient open closets, with the master suite having its own bathroom, while the two regular bedrooms share a bathroom. The garden offers ample space for a terrace and a pool with an outdoor shower. Directly in front of the house, you will find two parking spaces.

The exclusive amenities of the residential complex, its location, and the numerous advantages of the house itself make this property a solid and safe investment. The favorable entry price also promises above-average future returns in the Yucatan Riviera real estate market, which is currently characterized by strong growth.

Further information on the equipment and the location can be found in the following sections Facts and Location.

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## Facts

### HIGHLIGHTS

- PRIVADA / BEACH CLUB WITH EXCLUSIVE AMENITIES
- SINGLE STORY BUILDING
- FULLY FURNISHED (exclusive private belongings)
- MASTER SUITE WITH PRIVATE BATHROOM
- QUIET LOCATION NEAR THE BEACH

### HARD FACTS

- *Year of construction* | 2018
- *Year of latest renovation* | --
- *Alignment* | Nort-South
- *Lot* | 193 m<sup>2</sup> (2,074 ft<sup>2</sup>)
- *Width x Length* | 9 m x 21.4 m
- *Construction* | 92 m<sup>2</sup> (988 ft<sup>2</sup>)

### HOUSE AND LOT

- Single-story building with:
  - Living/dining room
  - Fully equipped kitchen with breakfast bar
  - Master suite with bathroom
  - 2 regular bedrooms
- Bathroom
- Garden with terrace, pool, and outdoor shower
- Direct access to the garden
- 2 parking spaces

### GENERAL FEATURES

- Fully furnished (excluding private belongings)
- Air conditioning in the bedroom and living room
- Ceiling fans
- Kitchen with stove, microwave, refrigerator, stainless steel sink
- Washing machine
- Hot water boiler
- Gas cylinder
- Connected to the public power grid
- Water supply by the residential community
- Well
- Septic tank
- Cistern
- Starlink internet connection available in the area

## PRIVADA PUERTO LINDO / BEACH CLUB

- Beach Club
- Security service 24/7
- Park
- Dog park
- Playground
- BBQ Area
- Community pool
- Sports fields and playing fields
- Running track
- Bike path
- Commercial areas
- Outdoor fitness areas

## Location

### CHELEM

The town of Chelem is located directly on the Gulf of Mexico in the municipality of Progreso, one of 106 municipalities in the Mexican state of Yucatán, on the peninsula of the same name. In recent years, the once dreamy fishing village has become a trendy destination for vacationers and expatriates, mainly from Canada and the USA. Together with the open-minded locals and the annual returning snowbirds, they form a colorful, peaceful, and lively community.

Numerous freshly renovated and new beach houses, as well as Chelem's completely redesigned town center, bear witness to the positive development of the entire region. This also includes the improved infrastructure of the coastal strip in all areas, for example through the expansion of the electricity and fiber optic networks, new hotels, restaurants, etc.

Besides Chelem's beaches, its hinterland also enjoys great popularity. The vast mangrove forest of the huge brackish water lagoon is home to spectacular fauna and flora and is a paradise for nature lovers. Along with the majestic pelicans, the elegant flamingos are probably the most popular, and the alligators are the rarest species you'll find here.

While the hinterland is known for its humid climate, Chelem's climate is classified as semi-arid due to its coastal location. Average temperatures vary little, although the winter months from December to March are noticeably cooler. Rainfall is rare throughout the year but occurs more frequently from June through October. On average, there are about 36 days with measurable precipitation.

#### DISTANCES FROM THE PROPERTY TO

- Chelem Centro | 3.3 km (2 mi)
- Progreso | 7 km (4.4 mi)
- Archaeological Site Dzibilchaltún | 29 km (18 mi)
- Mérida North (Galerías Mérida, Costco) | 31 km (19.3 mi)
- Mérida Centro | 39 km (24.2 mi)
- Mérida Int. Airport | 52 km (32.3 mi)
- Cancún Int. Airport | 350 km (217 mi)

#### PROGRESO

Progreso or Progreso de Castro, as it is also called, is the main port city in Yucatán (Mexico). It was founded in 1872 as the port of Mérida and served mainly for the export of sisal fibers and fishing. The city received its epithet after Juan Miguel de Castro († 1884), the main political proponent of port construction in the second half of the 19th century. With more than 40,000 inhabitants, it is by far the largest city and the cultural center on the coast, which stretches from Chuburna Puerto to Dzilam de Bravo and is nowadays also called the "Yucatan Riviera".

Progreso's famous pier was built in the late 1930s. With a length of 6.5 kilometers, it is one of the longest in the world. Today, large container ships can anchor here and, to the delight of residents and tourists, large cruise ships. For information about the schedule of the imposing ocean giants and the cruise scene in general, simply click on the following link. [CRUISE INFO](#)

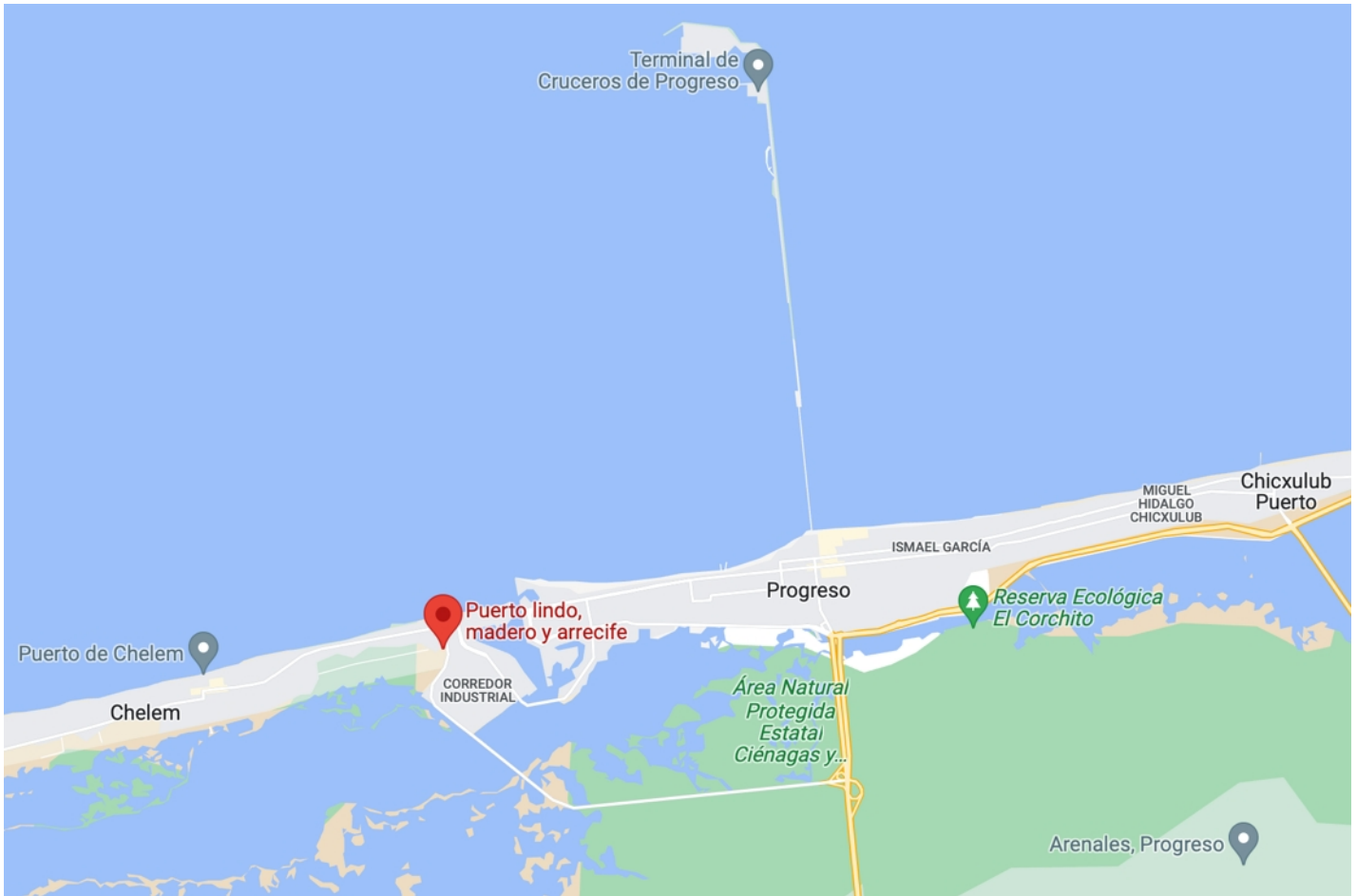
Besides its function as a port, Progreso is a very popular destination for tourists and, especially during vacations, for the inhabitants of Mérida. The surrounding beaches are as popular as the remarkable Mayan ruins of Dzibilchaltún and Xcambó not far from Progreso.

In only 30 minutes you can reach Mérida, the prosperous capital of Yucatán, on the very well-developed four-lane highway. Mérida offers all the amenities and the vibrant 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 delve deeply into the rich Mayan culture. In addition, numerous shopping centers, such as the brand-new La Isla Cabo Norte, offer tempting shopping and other recreational opportunities. Shopping is also possible in the large stores of the North American retail chains Costco, Wal-Mart, Home Depot, etc., all of which have at least one store in Mérida.



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## PROPERTY LOCATION



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## THE YUCATAN RIVIERA 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.

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## Picture Selection

Further pictures are available on demand.



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