

BRAND NEW FURNISHED BEACH HOME IN TELCHAC PUERTO

Yucatán | Telchac Puerto



YUCATAN PROPERTY SCOUTS



for sale | 15,500,000 MXN

Description

Property Code | YPS-02-0118

This recently completed beach property spoils its residents with a fantastic location right on the wonderful fine sandy beach on the Gulf of Mexico in Telchac Puerto, as well as a large garden with palm trees and a pool on the side of the house facing away from the gulf.

The first floor of the two-story house houses the fully equipped kitchen with breakfast bar as well as the spacious, open plan living, and dining room, one of the four bedrooms, including a bathroom and a further full guest bathroom. Upstairs there are three more bedrooms, all equipped with inverter air conditioners. In addition to that, the master suite delights with a walk-in closet and, together with the neighboring bedroom, direct access to a large balcony with unobstructed views of the beach and the sea.

Likewise, a fantastic view of the sea is offered from the large, covered terrace on the first floor, from which it is only a few steps into the water. The house has high-speed Internet access, as well as Sky, and is sold fully furnished. With its extensive equipment, generous space, and excellent location directly on the beach, this property is suitable both as a vacation or permanent residence for families as well as a first-class rental property.

Facts

HIGHLIGHTS

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

Yucatan Property Scouts | René Jeremias

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HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | Nort-South
- *Lot* | 528 m² (5,683 ft²)
- *Width x Length* | 9.7 m x 54.9 m
- *Construction* | 284 m² (3,054 ft²)

HOUSE AND LOT

GROUND FLOOR

- Open kitchen with breakfast bar
- Spacious living, dining room
- Bedroom with bathroom
- Guest bathroom
- Covered terrace with sea-view

UPPER FLOOR

- Master suite with bathroom, walk-in closet, and access to a large balcony with sea-view
- Bedroom with open closet and access to a large balcony with sea-view
- Bedroom with open closet
- Bathroom

OUTSIDE AREA

- Fine white sandy beach
- Garden with palm trees
- Large pool
- Casita with utility room and sleeping room for staff
- Parking for several vehicles

GENERAL FEATURES

- Fully furnished (excluding private items)
- Air conditioners
- Ceiling fans
- Kitchen with breakfast bar, stove, microwave, refrigerator, stainless steel sink
- Flat-screen TV
- Washing machine
- Hot water boiler
- Connection to the public power grid
- High-speed internet connection
- 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 10 km (6.2 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.



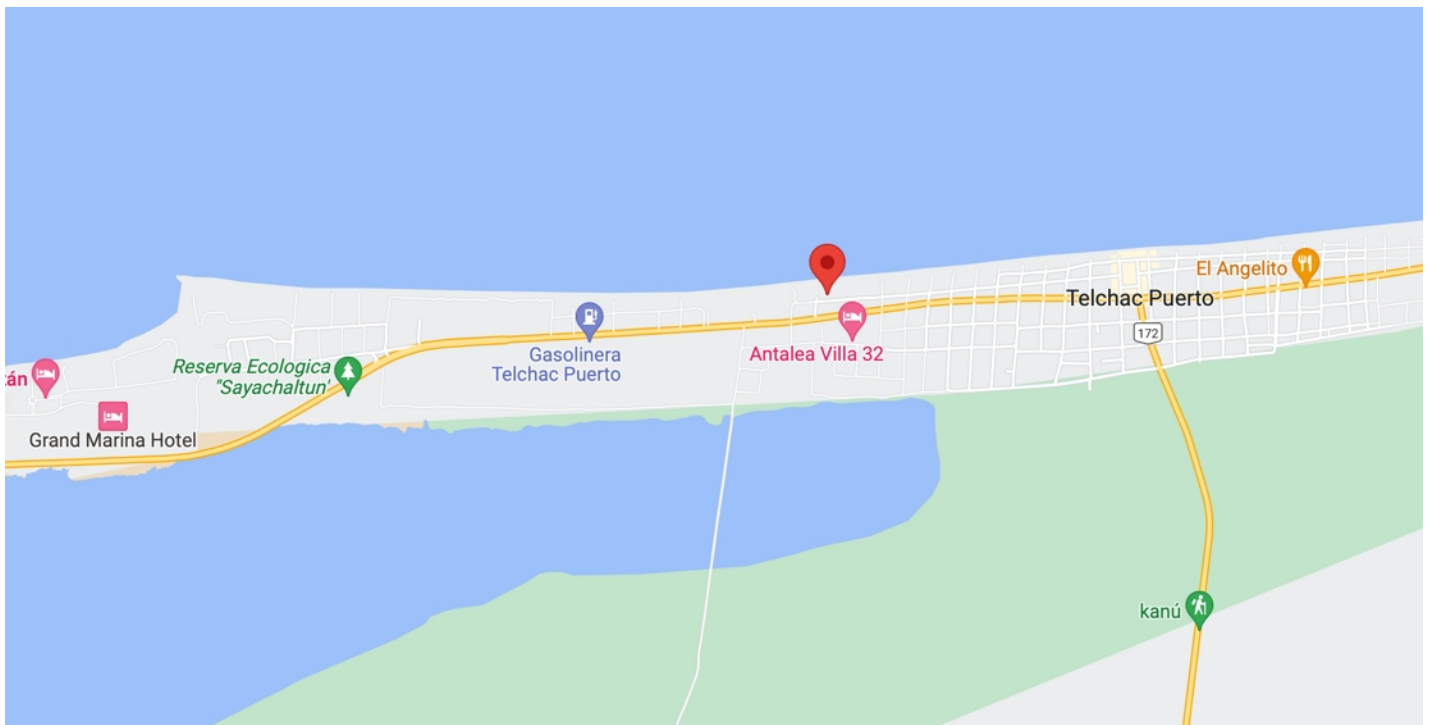
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The north of Mérida is easily reached by car in about 50 minutes. The prosperous capital of Yucatan offers the comfort and interesting, lively lifestyle of a modern city. Here you can visit the impressive historic center, dine in fine restaurants, 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 | 10 km (6.2 mi)
- Progreso | 42 km (26 mi)
- Mérida Altabrisa | 62 km (38.5 mi)
- Mérida Int. Airport | 87 km (54 mi)
- Archaeological Site Chichen Itza | 144 km (89.5 mi)
- Cancún Int. Airport | 350 km (217 mi)

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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