

# RARE BEACHFRONT OPPORTUNITY WITH STUNNING VIEWS AND GREAT POTENTIAL

Yucatán | Telchac Puerto



YUCATAN PROPERTY SCOUTS



for sale | 10,000,000 MXN

## Description

Property Code | YPS-02-0122

This beachfront home in Telchac Puerto offers a rare opportunity for those seeking a tranquil and unique seaside retreat. Nestled directly on the white, sandy beach, this property boasts stunning ocean views and an excellent location. While the house requires some finishing touches, it provides a fantastic canvas for customization and personalization.

The home features two spacious bedrooms, each equipped with walk-in closets to accommodate your storage needs. There are also two generously sized bathrooms, ensuring comfort and convenience for residents and guests alike. Furthermore, you will find a dining room as well as a living room and a kitchen.

One of the standout features of this beachfront home is the expansive terrace that offers panoramic ocean views. This outdoor space serves as a private oasis where you can bask in the warm sun, entertain guests, or simply savor the beauty of the surroundings. It is an idyllic spot for enjoying the beautiful sunsets that grace the Gulf of Mexico each evening. The beach is directly accessible from the house, with 14.5 meters of beachfront to relish.

With its prime location right on the white sandy beach of Telchac Puerto, magnificent ocean views, and a spacious floor plan, this beach house presents a great opportunity to create your own personal coastal paradise.

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

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## Facts

### HIGHLIGHTS

- UNIQUE OPPORTUNITY
- EXCELLENT LOCATION DIRECTLY ON THE BEACH
- SPACIOUS FLOOR PLAN
- LARGE TERRACE

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 435 m<sup>2</sup> (4,682 ft<sup>2</sup>)
- *Width x Length* | 14.5 m x 30 m
- *Construction* | 427 m<sup>2</sup> (4,600 ft<sup>2</sup>)

### HOUSE AND LOT

- 2 bedrooms with dressing room
- 2 bathrooms
- Dining room
- Living room
- Kitchen
- Terrace with beautiful ocean views
- Large garden with direct access to the beach
- Parking for several vehicles under the house

### GENERAL FEATURES

- Stable foundation on piles for good ventilation and plenty of storage space
- Air conditioners
- Ceiling fans
- Tile floors
- Hot water heater
- Connection to the public power grid
- City water
- 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 village center. Its great beachfront location guarantees unobstructed ocean views. The location is ideal for all beach lovers who prefer their own stretch of beach and would like to reach the village center comfortably on foot.

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 11.5 km (7.2 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.

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.

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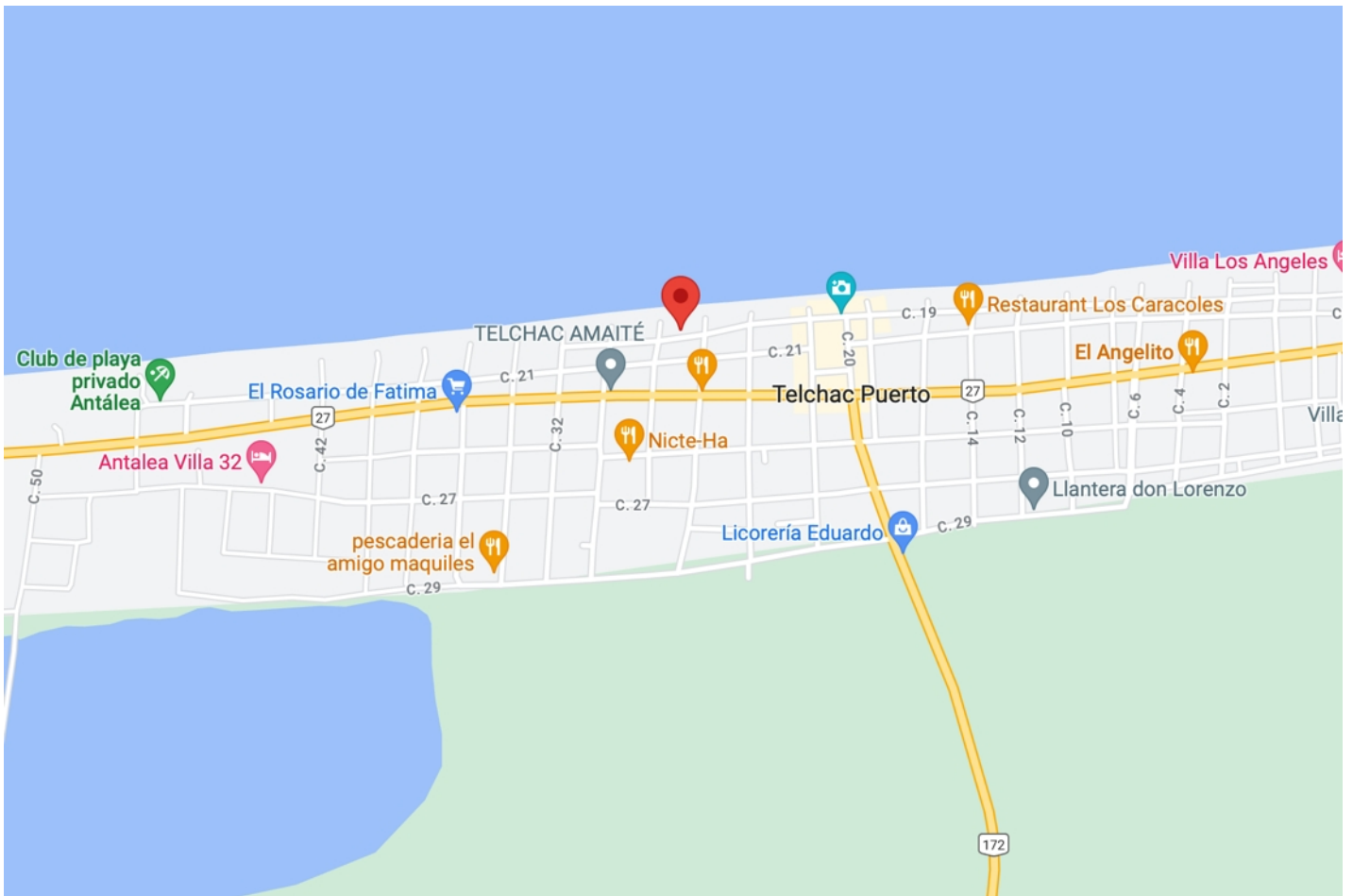


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### DISTANCES FROM THE PROPERTY TO

- Archaeological Site Xcambó | 11.5 km (7.2 mi)
- Progreso | 43 km (26.7 mi)
- Mérida Altavrisa | 62 km (38.5 mi)
- Mérida Int. Airport | 88 km (54.7 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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