

CHARMING MÉRIDA TOWNHOUSE RESTORED BEAUTY WITH MODERN TOUCHES

Yucatán | Mérida | Centro | Barrio San Cristóbal



YUCATAN PROPERTY SCOUTS



for sale | 3,800,000 MXN

Description

Property Code | YPS-02-0107

This brand-new, lovingly restored townhouse in Mérida's historic old town seamlessly blends traditional Yucatecan architecture with modern, stylish elements. It's a true gem, offering excellent value for money. As you enter the main house, you'll be greeted by a welcoming receiver/living room, leading to a charming dining room. The furnished kitchen boasts modern appliances, while the half bathroom is convenient for guests. A cozy covered patio provides a perfect retreat.

Beyond the patio lies an idyllic, low-maintenance garden adorned with trees, plants, and a refreshing pool, creating a serene oasis. Separated from the main house, a two-story casita houses the sleeping quarters. Downstairs, a terrace offers a tranquil spot to unwind. The bedroom with an en-suite bathroom exudes comfort.

Upstairs, a balcony extends from the casita, inviting you to enjoy Mérida's pleasant weather. Another bedroom with an en-suite bathroom provides privacy and relaxation. Throughout the property, you'll discover highlights like a dining room with a natural stone wall application, polished concrete floors adorned with colorful Talavera tiles, and a Colonial-style façade. Some walls maintain their original "Mampostaria" charm.

High-speed internet is readily available in the area, and property taxes are remarkably low. This house harmoniously marries tradition and modernity, offering a unique opportunity to experience Mérida's rich history in style and comfort.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- BRAND NEW - FIRST-TIME USE
- EXCELLENT VALUE FOR MONEY
- FURNISHED
- VERY LOW PROPERTY TAX

HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 151 m² (1,624 ft²)
- *Width × Length* | 4.5 m x 33.5 m
- *Construction* | 148 m² (1,596 ft²)

HOUSE AND LOT

- Receiver / Living Room
- Dining Room
- Furnished kitchen with stove and sink
- Half Bathroom
- Cozy covered patio
- Landscaped garden with trees and plants
- Pool
- Casita downstairs: terrace, bedroom with en-suite bathroom
- Casita upstairs: balcony, bedroom with en-suite bathroom
- Small interior garden

GENERAL FEATURES

- Brand new construction (2023)
- Furnished
- Ceiling fans
- Dining room with natural stone wall application
- Polished concrete floors, partly with colorful Talavera tiles
- Skylights
- Colonial style façade
- Partially original "Mampostaria" walls
- Natural stone wall in the garden
- Water tanks
- Potable water (connected to the municipal water system)
- High-speed internet available in the area

Location

HISTORICAL CENTER | PROPERTY LOCATION

Mérida's historic center is also the city's greatest overall attraction. Its magnificently restored buildings from the colonial era, for example along the famous Paseo de Montejo or around the popular parks Santa Ana, Santa Lucia, or Santiago, today house theaters, museums, colorful galleries, fine restaurants, dreamy cafés, and much more. The old town is a real magnet for culturally interested travelers from all over the world, as well as for many North American ex-pats who regularly succumb to the charm of the various Centro neighborhoods and have already bought and lovingly restored many colonial-style houses here.

The charming accommodation is located in the heart of Mérida's attractive old town, not far from the parks "El Cabrio", "San Juan" and "La Ermita". The neighborhood is characterized by colorful, mostly single-story houses and is very popular with locals, ex-pats, and tourists alike. Many Centro attractions are within walking distance from here. In addition, a dense network of drivers is available in Mérida, who you can easily reach via Uber, inDrive, Didi, etc. They will take you quickly, safely, and inexpensively to more distant destinations, such as the modern north of the city.

DISTANCES FROM THE PROPERTY TO

- Sweet Planet By Jacqui (Espresso Bar) | 190 m (623 ft)
- Mercado San Benito | 1.3 km (0.8 mi)
- Parque de La Ermita | 1.5 km (0.9 mi)
- Parque San Juan | 1.9 km (1.2 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.1 km (1.3 mi)
- Mérida International Airport | 7.0 km (4.3 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.



YUCATAN PROPERTY SCOUTS

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.

PROPERTY LOCATION



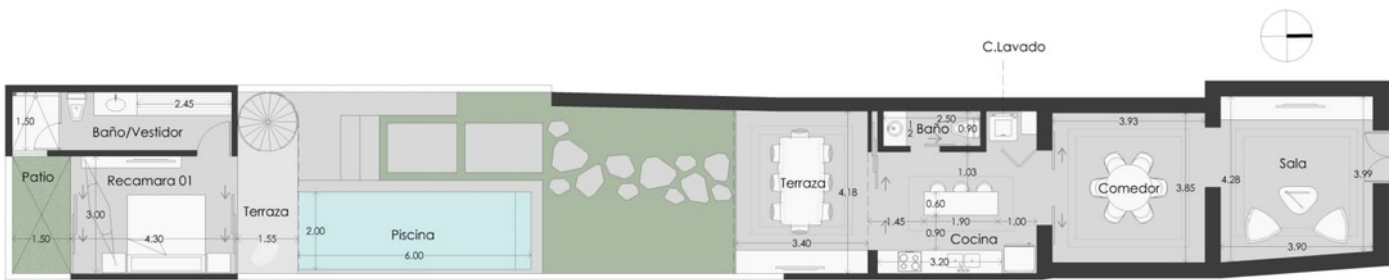
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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