

GREAT DUPLEX APARTMENT IN PRIVADA ARCADIA

Yucatán | Mérida | Privada Arcadia



YUCATAN PROPERTY SCOUTS



for rent | 25,000 MXN monthly

Description

Property Code | YPS-02-0135

Welcome to the great duplex apartment in the prestigious Privada Arcadia, a truly exceptional residence that seamlessly combines comfort and luxury within a secure, 24/7-guarded residential complex.

Upon entering this bright and fully furnished duplex apartment, you're greeted by an inviting space. The first floor boasts an open-plan design, with a fully equipped kitchen complete with modern appliances, a dining area for family meals, and a cozy living room. The adjoining balcony offers picturesque views of the pool and bar, providing a tranquil oasis for relaxation. A storage room and a convenient half-bathroom complete this level.

Ascending the internal staircase to the second floor, you'll discover the private sanctuaries of this duplex. Two spacious bedrooms await, each with its own modern private bathroom and ample wardrobe space.

This residence offers numerous amenities for your convenience and entertainment, including one resident parking space and an additional visitor parking space, air conditioning to keep you comfortable, three televisions for entertainment, and high-speed Internet via fiber optic cable.

The Privada Arcadia complex itself is a haven of luxury. Enjoy a sports bar for socializing, a meeting room for business needs, and a laundry room with complimentary washers and dryers. The restrooms feature steam baths, separate for men and women, while a fully-equipped gym ensures you can maintain your fitness routine. The large swimming pool with a lap lane beckons for a refreshing swim, and the common area offers a pizza oven and barbecue for outdoor gatherings.

This duplex apartment offers an exquisite blend of modern living, security, and a wealth of amenities, making it a truly exceptional place to call home.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- BRIGHT COMFORTABLE DUPLEX APARTMENT
- FULLY FURNISHED
- GREAT RESIDENTIAL COMPLEX WITH 24/7 SECURITY
- LUXURY AMENITIES (SPORTS BAR, POOL GYM, ...)
- CLOSE PROXIMITY TO THE BEACH

HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | -- m² (-- ft²)
- *Width x Length* | -- m x -- m
- *Construction* | 105 m² (1,130 ft²)

APARTMENT

FIRST FLOOR

- Apartment entrance
- Equipped kitchen
- Dining area
- Living room
- Balcony overlooking the pool and bar
- Storage room
- Half bathroom

SECOND FLOOR

- Accessible by internal staircase (duplex)
- Two bedrooms, each with a modern private bathroom and wardrobe

GENERAL FEATURES

- 1 resident parking space
- 1 visitor parking space
- Air Conditioning
- Ceiling fans
- 3 Televisions
- Hot water heater
- Potable water (provided by the community)
- High-speed Internet via fiber optic cable

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COMMON SOCIAL AREA

- Sports Bar
- Meeting room
- Laundry room with several free washers and dryers
- Restrooms with steam bath, one for women and one for men
- Gym
- Large swimming pool with a long lap lane
- Common area with pizza oven and barbecue

Rental Details

- The rent includes:
 - Internet connection (Wi-Fi)
 - Free water
- On request, the following services can be ordered for an extra charge:
 - Cleaning service
- ELECTRICITY is not included in the rental price!
- The owner retains a DEPOSIT FOR POSSIBLE DAMAGE during the entire stay (two months rent guarantee deposit or one-month guarantee deposit plus Aval). If there is no damage at departure, the deposit will be refunded.
- SMOKING is not permitted anywhere on the property.

Location

PRIVADA ARCADIA

Located in the brand-new residential complex of Arcadia, in the north of Mérida, next to the renowned La Ceiba Golf Club, this great duplex apartment offers an exceptional living experience in one of Mérida's most sought after neighborhoods.

History and culture enthusiasts will revel in the apartment's close proximity to the iconic Mayan site of Dzibilchaltún, providing a window into ancient civilizations just a stone's throw away.

Families with a keen focus on education will appreciate the convenience of being near some of the country's finest institutions. The University of Anáhuac Mayab, with its impressive 30-year history and a plethora of degree programs, stands as the most esteemed private university in the Southeast. The Madison International School, dedicated to internationalism and multilingualism, offers a diverse curriculum, including subjects such as art, French, Chinese-Mandarin, and more, making it one of the nation's top teaching institutions.

Additionally, the apartment's location ensures easy access to a host of attractions, including the renowned GNP Seguros Events Forum, the Great Museum of the Mayan World in Mérida, and the popular shopping destinations of Galerías Mérida and The Harbor.

And for those seeking a coastal escape, the beautiful beaches of Progreso are within effortless reach, making this duplex apartment in Privada Arcadia the epitome of comfortable and well-connected living in Mérida's north.

DISTANCES FROM THE PROPERTY TO

- GNP Seguros Event Forum | 1.5 km (0.9 mi)
- Maya Ruins of Dzibilchaltún | 6.5 km (4.0 mi)
- Galerías Mérida (mall) | 6.5 km (4.0 mi)
- Mérida Centro | 14 km (8.7 mi)
- Progreso (Golf of México) | 22 km (13.7 mi)
- Mérida International Airport | 27 km (16.8 mi)



MÉRIDA

Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to him, Mérida's principal boulevard was aptly named Paseo de Montejo. Numerous magnificent colonial buildings in the historic city center, stand as a testament to the city's past wealth and exudes a truly unique charm. Regarded as the gateway to the captivating realm of the Maya, Mérida attracts countless tourists each year who embark on their journey to explore renowned Mayan sites like Chichen Itzá and Uxmal, thereby immersing themselves in their timeless allure.

From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its outstanding healthcare system, which boasts the best hospital network in the country. Through collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.

Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take leisurely strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the city by visiting its diverse range of museums, theaters, and cinemas, all while unraveling the fascinating Mayan heritage. And for the avid shoppers, Mérida offers a plethora of options with its modern malls located in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. Moreover, you'll find a range of well-known North American retail chains, including Costco, Wal-Mart, and Home Depot, conveniently situated throughout the city.

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PROPERTY LOCATION



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Plan



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Picture Selection

Further pictures are available on demand.



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