

NEW MODERN HOME IN CONVENIENTLY LOCATED PRIVADA NORTH OF MÉRIDA

Yucatán | Mérida | Conkal



YUCATAN PROPERTY SCOUTS



for sale | 4,600,000 MXN

Description

Property Code | YPS-02-0123

Located within a secure, gated residential complex just north of Mérida at the entrance to the charming town of Conkal, this brand-new modern home awaits its first occupants. With its prime location, generous space, and convenient room layout, it promises a contemporary lifestyle of comfort and tranquility.

As you step inside, you are greeted by a spacious living room that boasts double-high ceilings, creating an open and airy atmosphere. The adjacent bright dining room seamlessly flows into the open kitchen, complete with sleek cabinets, a stainless-steel sink, and a stylish breakfast bar. This space is ideal for entertaining guests or enjoying family meals together.

The ground floor also accommodates a bedroom with a closet and en-suite bathroom, ensuring privacy for guests or family members. Additionally, there's a half bathroom and a utility room with its own half bathroom, adding to the home's practicality.

Heading upstairs, you'll find the master bedroom, complete with a walk-in closet and an en-suite bathroom. Another regular bedroom with a closet and en-suite bathroom ensures that everyone enjoys their personal space.

The outdoor area is equally impressive, featuring a tranquil garden adorned with a lawn and tropical plants. A sizable terrace with a solid bar beckons for outdoor gatherings and al fresco dining. The inviting filtered pool provides a refreshing escape from the Yucatán heat, while a two-car garage ensures that your vehicles are sheltered from the elements.

Modern conveniences abound, with air conditioners and ceiling fans throughout, closets in all bedrooms, a hot water heater, a gas tank, and more. High-speed internet availability in the area ensures that you're well-connected for work and leisure.

Yucatan Property Scouts | René Jeremias

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With its terrific location, thoughtful design, and modern amenities, this house offers the perfect blend of comfort and convenience, making it an ideal place to call home in the heart of the Yucatán Peninsula.

Facts

HIGHLIGHTS

- NEW CONSTRUCTION / FIRST OCCUPANCY
- TERRIFIC CALM AND CONVENIENT LOCATION
- GENEROUS SPACE AND CONVENIENT ROOM LAYOUT
- LIVING ROOM WITH DOUBLE HIGH CEILINGS

HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | --
- *Lot* | 335 m² (3,608 ft²)
- *Width x Length* | 10 m x 33.5 m
- *Construction* | 290 m² (3,122 ft²)

HOUSE AND LOT

HOUSE – DOWNSTAIRS

- Entrance area
- Spacious living room with double-height ceiling
- Bright dining room
- Open kitchen with cabinets, stainless steel sink, and sleek breakfast bar
- Bedroom with closet and en-suite bathroom
- Half bathroom
- Utility room with half bathroom

HOUSE – UPSTAIRS

- Master bedroom walk-in closet and en-suite bathroom
- Bedroom with closet and en-suite bathroom

OUTDOOR AREA

- Tranquil garden with lawn and tropical plants
- Big terrace with solid bar
- Filtered pool
- Machinery room for the filtration system
- Garage for two cars
- Service corridor leading to the garden and the kitchen

GENERAL FEATURES

- Air conditioners throughout
- Ceiling fans throughout
- Closets in all bedrooms
- Living room with double high ceilings
- Hot water heater
- Gas tank
- Pool pump and filtration system
- Tiled floor throughout
- City water (potable water)
- High-speed internet available in the neighborhood

Location

CONKAL

Conkal, a charming town nestled just north of Mérida in the Yucatan, offers a tranquil escape from the city's hustle and bustle. Its quaint streets are adorned with colorful, mostly colonial-style homes draped in vibrant bougainvillea vines, often creating a postcard-worthy atmosphere.

At the heart of Conkal lies the Central Plaza, where a picturesque church serves as the focal point for community gatherings and festive celebrations. The residents of Conkal are known for their warm hospitality, earnestly preserving the rich Yucatecan traditions that define the region's cultural identity.

Because of the short distances to Mérida's northern city limits, Conkal enjoys proximity to the city's premier healthcare facilities, including Star Medica and Faro del Mayab. For those seeking retail therapy or dining options, attractive shopping malls such as Altabrisa and La Isla Cabo Norte are within easy reach.

Conkal's strategic location also offers excellent connectivity to the popular beaches of the Yucatan Riviera, from lively Progreso to the dreamy fishing village of Dzilam de Bravo. With its charm, tranquility, and convenient amenities, Conkal offers the perfect blend of modern convenience and traditional Mexican allure.

DISTANCES FROM THE PROPERTY TO

- Conkal Centro | 3.0 km (1.9 mi)
- Plaza Altabrisa (Mall) | 8.0 km (5.0 mi)
- Star Medica (Premier Hospital) | 8.5 km (5.3 mi)
- Mérida's New Center La Isla Cabo Norte (Mall) | 12 km (7.5 mi)
- Mérida Centro (Remate) | 14 km (8.7 mi)
- Chicxulub Puerto (Beach) | 33 km (20.5 mi)
- Mérida International Airport | 31 km (19.3 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.

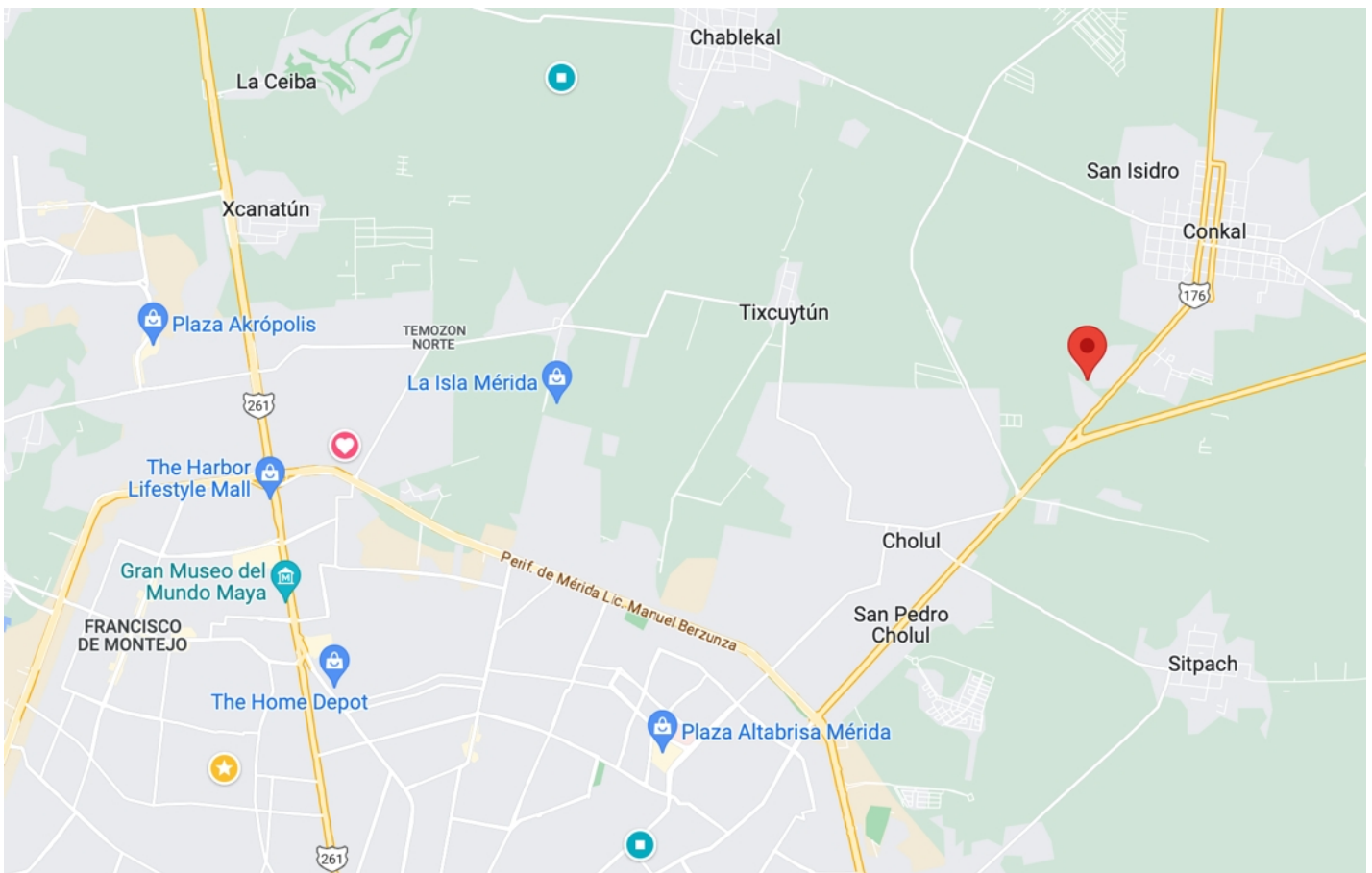
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by 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.



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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.

PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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