

PRIME LA ERMITA OASIS: BRAND-NEW HOME REDEFINING WORRY-FREE LIVING

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



for sale | 8,100,000 MXN

Description

Property Code | YPS-02-0140

Nestled in the heart of Mérida's tranquil historic Centro neighborhood, La Ermita, this brand-new home sets the standard for worry-free living at its finest. Boasting a prime location in a vibrant and colorful neighborhood, this property invites you to indulge in a lifestyle of unparalleled serenity.

The main house, a testament to meticulous craftsmanship, opens its doors to a grand reception area that leads seamlessly into a spacious living room. The heart of the home is an expansive, fully equipped kitchen adorned with cabinets and granite countertops, catering to the culinary enthusiast's every need. The master bedroom, a sanctuary of comfort, features cedar wardrobes, an en-suite bath, and access to the large terrace for moments of quiet reflection. Additional conveniences include a half bathroom, a laundry room with washing machine and tumble dryer as well as a garage with an electric gate.

Complementing the main house is an annex with two bedrooms, each equipped with cedar wardrobes and en-suite baths. The outdoor space is a haven of relaxation, featuring a low-maintenance garden, a large, covered terrace, and a generously sized pool with a Chukum finish, perfect for refreshing dips on warm afternoons. The property is partially furnished, ensuring a smooth transition into your new home.

Noteworthy features abound, from the colonial façade and colorful Talavera tiles to custom ironwork doors and windows. Bright rooms bask in natural light streaming through large windows and skylights, creating an inviting atmosphere throughout. Modern amenities include air conditioners, ceiling fans, and a kitchen equipped with a refrigerator, dishwasher, stove, and a water osmosis filter for pristine drinking water.

Yucatan Property Scouts | René Jeremias

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With a water pressure system, water filtration system, and a toilet paper-friendly plumbing system, this house anticipates and exceeds every expectation. High-speed internet availability ensures connectivity in this haven of comfort and style. Embrace worry-free living in a location that seamlessly blends history and modernity, where every detail reflects the highest standard of quality and convenience.

Facts

HIGHLIGHTS

- BRAND NEW / FIRST OCCUPANCY
- GREAT LOCATION IN COLORFUL, NEAT NEIGHBORHOOD
- EXTENSIVE EQUIPMENT ON A HIGH LEVEL
- VERY GOOD CONSTRUCTION QUALITY
- LARGE FILTERED POOL, GARAGE, PARTLY FURNISHED, ...

HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 329.9 m² (3,551 ft²)
- *Width x Length* | 9.6 m x 36.9 m
- *Construction* | 253 m² (2,723 ft²)

MAIN HOUSE

- Receiver
- Living Room
- Large, open fully equipped kitchen, with cabinets and granite countertops
- Master bedroom with cedar closets, en-suite bath, and terrace access
- Half Bathroom
- Laundry room
- Garage with electric gate

ANNEX HOUSE

- Two bedrooms with cedar closets, en-suite bathrooms, and garden access
- Machinery room

EXTERIOR

- Low maintenance garden
- Large, covered terrace
- Big, filtered pool with Chukum finish
- Outdoor shower

GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Bright rooms with natural light from large windows and skylights
- Kitchen with refrigerator, dishwasher, stove, water osmosis filter for drinking water treatment
- Washing machine
- Tumble dryer
- Colonial facade
- Colorful Talavera tiles
- Custom ironwork doors and windows
- Cistern (12,000 liters)
- Roof water tank (1,100 liters)
- Water pressurization system
- Water filtration system
- Hot water boiler
- City water (drinking water)
- Well for the pool
- Four-Chamber Bio-Septic Tank
- Toilet paper-friendly plumbing
- High-speed internet available in the neighborhood

Location

HISTORICAL CENTER | LA ERMITA

Mérida's historic center stands as the city's premier attraction, offering a captivating blend of beautifully restored colonial-era buildings. Strolling along the renowned Paseo de Montejo or exploring the enchanting parks of Santa Ana, Santa Lucia, and Santiago, visitors are treated to a vibrant tapestry of theaters, museums, lively galleries, exquisite restaurants, and cozy cafés. This captivating old town exerts a magnetic pull on culturally inclined travelers from around the globe, as well as numerous North American expatriates who have wholeheartedly embraced the allure of the Centro neighborhoods. Many of them have acquired and painstakingly refurbished colonial-style houses, adding to the area's charm and character.

The property is situated in the serene Mérida Centro neighborhood of La Ermita, known for its tranquility and historic charm. Just one block away from the picturesque La Ermita Park, one can explore the remarkable Santa Isabel Church, a must-see attraction in the area. La Ermita, along with the neighboring districts of San Sebastian and San Juan, forms one of the oldest and most colorful Centro neighborhoods. The area was just recently awarded the prestigious title of "Barrio Mágico", based on the already well-known "Pueblo Mágico" award for places that are particularly worth seeing throughout México.

Unlike the bustling area north of Plaza Grande, La Ermita offers a more relaxed and authentic living environment, drawing both locals and visitors seeking a peaceful atmosphere. The neighborhood's allure lies in its delightful blend of meticulously restored colonial-style houses and rustic dwellings, creating a visually appealing streetscape. Many of these vibrant facades hide sought-after Airbnb accommodations and exquisitely designed residential properties.

DISTANCES FROM THE PROPERTY TO

- Parque de La Ermita | 220 m (722 ft)
- Parque de San Sebastián | 500 m (1,640 ft)
- Parque de San Juan | 500 m (1,640 ft)
- ADO bus terminal Centro Histórico | 850 m (0.5 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.2 km (0.8 mi)
- Mérida International Airport | 6.1 km (3.8 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.

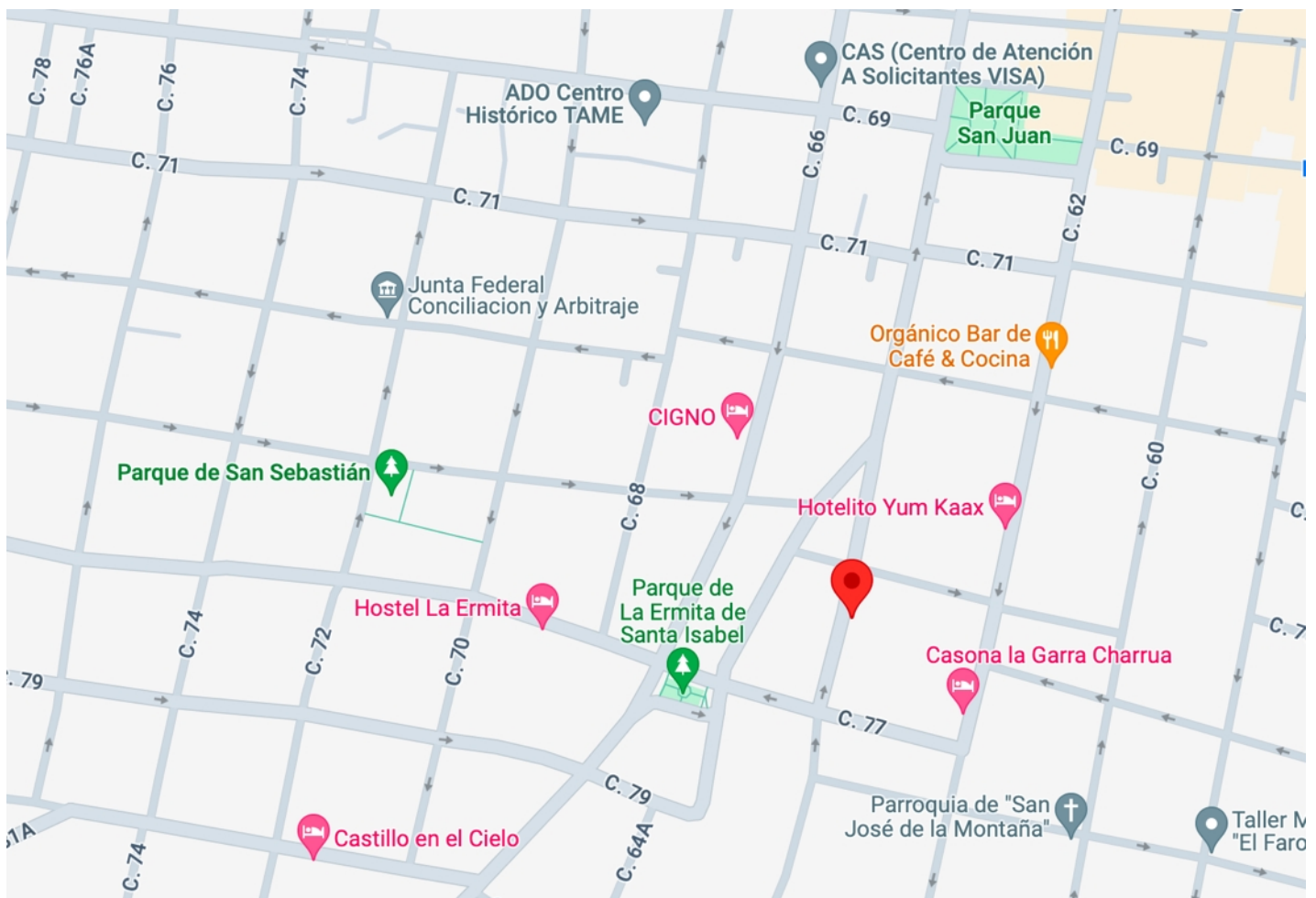
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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



YUCATAN PROPERTY SCOUTS

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



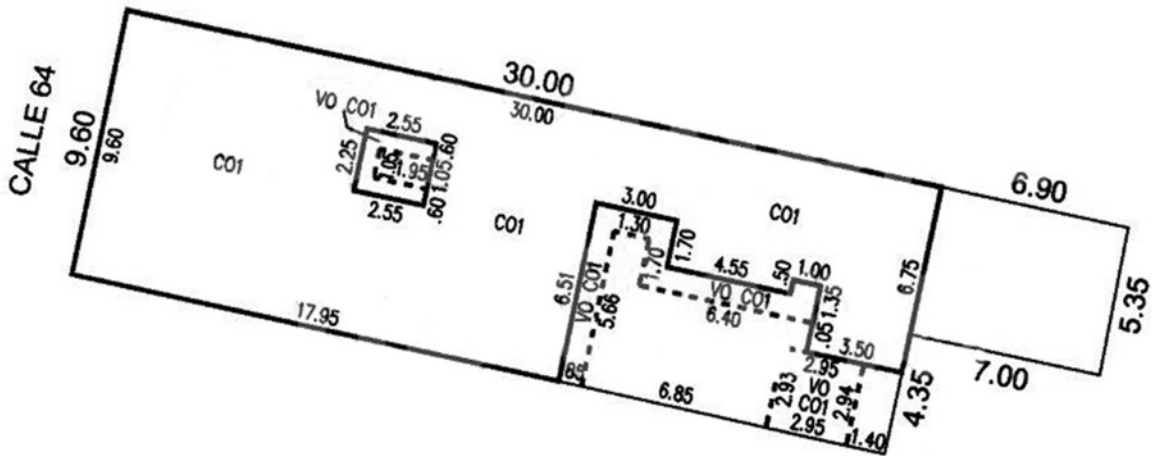
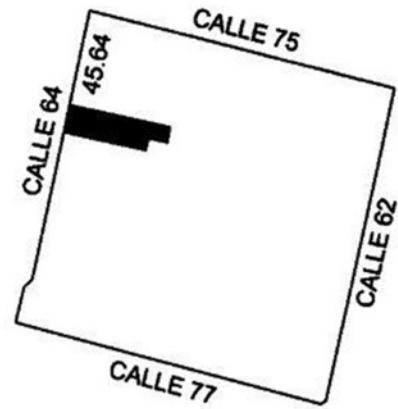
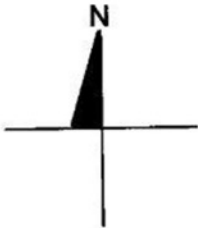
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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