

NEWLY BUILT MÉRIDA CENTRO HOME: MODERN ELEGANCE IN HISTORIC CHARM

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



for sale | 7,000,000 MXN

Description

Property Code | YPS-02-0141

Beautifully located in Mérida's quiet historic Centro district of La Ermita, a vibrant and colorful neighborhood, this brand-new home awaits its first residents. The carefully designed two-story house offers an elegant blend of modern comfort and colonial charm and is a testament to first-class craftsmanship.

As you step into the ground floor, a spacious receiver/living room greets you, leading seamlessly into the dining area. The open kitchen, adorned with granite countertops and cedar cabinets, beckons culinary exploration. A tranquil bedroom boasting cedar closets, an en-suite bathroom, and terrace access provides a serene retreat. Nearby, a thoughtfully designed laundry area caters to convenience.

Ascending the wrought iron staircase embellished with Parota wood, the upper floor unveils the master suite adorned with cedar closets, an en-suite bathroom, and a private balcony. Adjacent, a cozy bedroom, also adorned with cedar closets, offers an en-suite bathroom and its own private balcony, inviting peaceful moments amid this enchanting locale.

Outside, the low-maintenance garden, graced by a tree, sets the stage for relaxation. A large, covered terrace provides an ideal space for al fresco gatherings, overlooking the impressive, filtered pool finished with Chukum. The exterior also boasts a half bathroom for added convenience.

This splendid home boasts an array of features, including air conditioners and ceiling fans for climate control, a colonial facade exuding timeless charm, and vibrant Talavera tiles adding a touch of color. The bathrooms and pool exhibit the exquisite Chukum finish, while tempered glass bathroom doors and custom wrought iron doors and windows speak of elegance and durability.

Yucatan Property Scouts | René Jeremias

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Moreover, the house is equipped with a water pressurization and filtration system, and city water, complemented by a dedicated well for the pool. Its plumbing is thoughtfully designed to accommodate toilet paper. Additionally, high-speed internet availability in the neighborhood ensures seamless connectivity.

In essence, this home epitomizes a harmonious blend of modern convenience and timeless elegance, promising a lifestyle of tranquility and refinement in the heart of Mérida's historic charm.

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

HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 191 m² (2,053 ft²)
- *Width x Length* | 6.4 m x 29.8 m
- *Construction* | 249 m² (2,679 ft²)

GROUND FLOOR

- Receiver/Living Room
- Dining Room
- Open kitchen with granite countertops and cedar cabinets
- Bedroom with cedar closets, en-suite bathroom, and terrace access
- Laundry area

UPPER FLOOR

- Master suite with cedar closets, en-suite bathroom, and private balcony
- Regular bedroom with cedar closets, en-suite bathroom, and private balcony

EXTERIOR

- Low-maintenance Garden with tree
- Large, covered terrace
- Large, filtered pool with Chukum finish
- Half bathroom
- Machinery room

GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Bright rooms with natural light from large windows and skylights
- Kitchen with water osmosis filter for drinking water treatment
- Colonial facade
- Colorful Talavera tiles
- Bathrooms and Pool in Chukum finish
- Tempered glass bathroom doors
- Up to 3.9 m (12.8 ft) ceilings downstairs
- Custom wrought iron doors and windows
- Wrought iron staircase with Parota wood
- Cistern (2,000 liters)
- Roof water tank (2,000 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.

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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

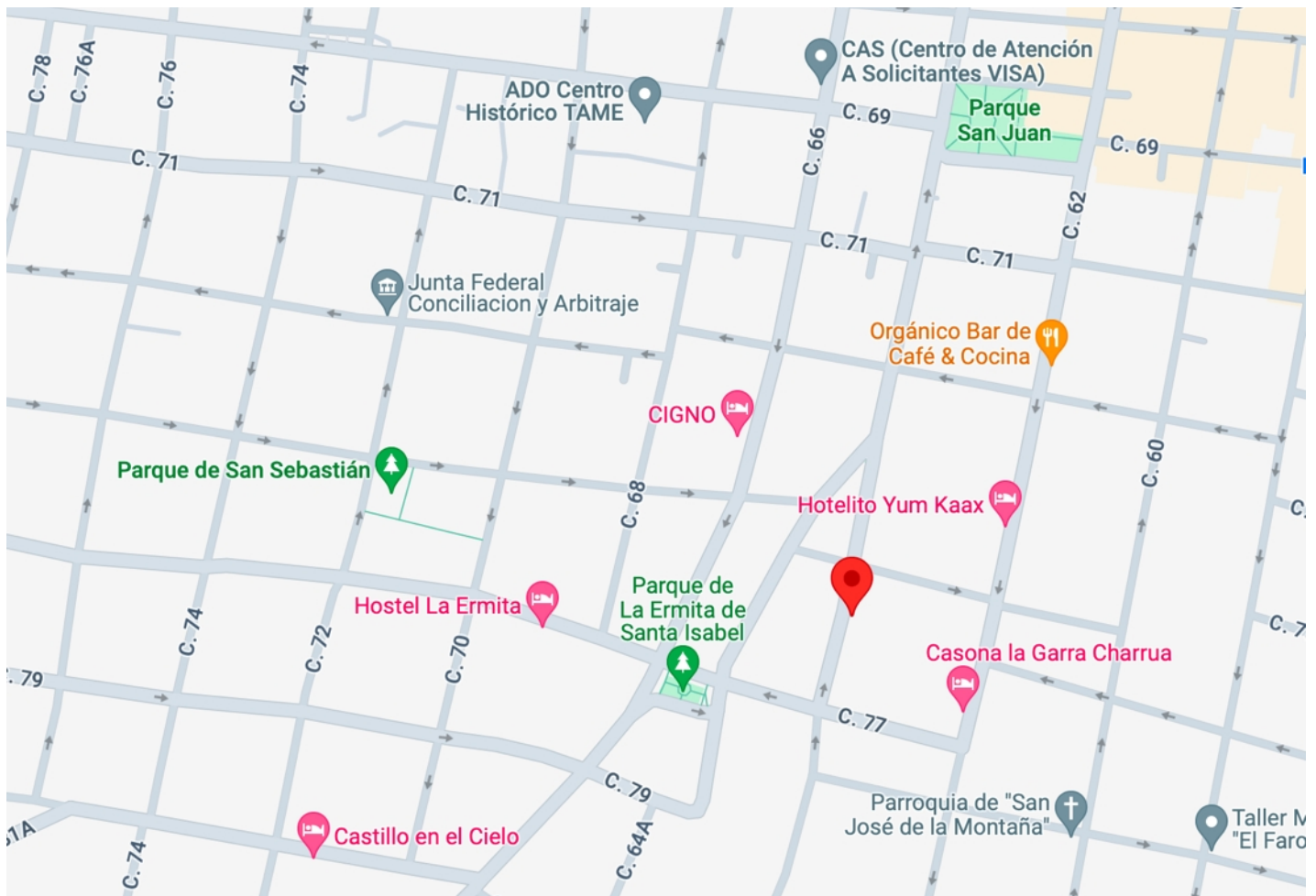


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leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.

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.

PROPERTY LOCATION



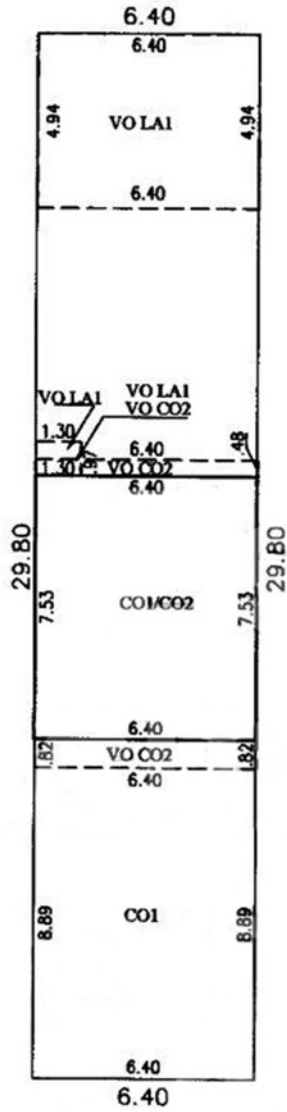
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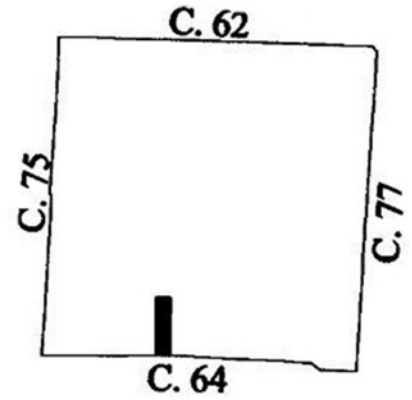
Floor Plan



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CALLE 64



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Picture Selection

Further pictures are available on demand.



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