

LA CASA DEL TIGRE: COLONIAL GEM AND INVESTMENT UNIQUE OPPORTUNITY

Yucatán | Mérida | Centro | Santa Ana - Paseo de Montejo



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0142

Welcome to Casa del Tigre, an exquisite colonial gem located just 70 meters away from Mérida's iconic Paseo de Montejo. This meticulously preserved property embodies the allure of colonial architecture while offering an unparalleled investment opportunity, especially when combined with the likewise available adjacent property.

Stepping into this well-appointed home, you're greeted by a receiver/living room adorned with original wooden doors and windows, showcasing the timeless charm of the era. The fully equipped kitchen stands ready to inspire culinary adventures, boasting modern amenities against a backdrop of historic charm.

The interior layout seamlessly blends functionality and elegance, featuring a versatile second bedroom or additional living space alongside a serene bedroom boasting an en-suite bathroom.

Beyond the doors lies an inviting low-maintenance garden dotted with stately palm trees and tropical plants. The terrace beckons for leisurely evenings, while a cozy plunge pool, finished with Chukum, invites you to unwind in style. A comfortable seating area completes this outdoor oasis.

Modern amenities such as air conditioning and ceiling fans complement the colonial architectural elements such as the pasta tiled floors, the high beamed ceilings and the imposing colonial-style façade, harmonizing modern comfort with authentic historical character.

Casa del Tigre presents not just a home, but an opportunity to own a piece of Mérida's rich heritage, a fusion of timeless elegance and modern convenience in one of the city's most coveted locations.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

Facts

HIGHLIGHTS

- EXCELLENT LOCATION; ONLY 70 M (230 FT) TO PASEO DE MONTEJO
- VERY WELL-PRESERVED COLONIAL HOME WITH ALL DESIRED COLONIAL FEATURES
- UNIQUE INVESTMENT OPPORTUNITY TOGETHER WITH NEIGHBORING PROPERTY
- PARTLY FURNISHED, FULLY EQUIPPED KITCHEN, POOL, ...

HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 189 m² (2,034 ft²)
- *Width x Length* | 9 m x 21 m
- *Construction* | 110 m² (1,179 ft²)

HOUSE

- Receiver/Living Room
- Fully equipped kitchen
- 2nd Bedroom/Living Room
- Bedroom with en-suite bathroom

EXTERIOR

- Low-maintenance garden with palm trees and tropical plants
- Terrace
- Cozy plunge pool with Chukum finish
- Inviting seating area

GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Kitchen with refrigerator, microwave, stove, and washing machine
- Colonial facade
- High beamed ceilings
- Original wood doors and windows
- Pasta tile floors
- Roof water tank (Tinaco)
- Water heater
- City water (drinking water)
- Well for the pool
- High-speed internet available in the neighborhood

Location

SANTA ANA | PASEO DE MONTEJO

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 holds a prime location in the coveted Centro neighborhood of Santa Ana, merely 70 meters from the iconic Paseo Montejo, Mérida's bustling main boulevard and vibrant pedestrian zone.

Santa Ana and Paseo Montejo epitomize Merida Centro's vibrant charm. Santa Ana offers a quaint ambiance, boasting the famed church and lively park, a hub for cultural events. Adjacent, Paseo Montejo stands as the city's grand boulevard, adorned with stately mansions and wide promenades, showcasing French-inspired architecture. This iconic avenue hosts art exhibitions, markets, and festive gatherings, exuding historical richness. Both areas intertwine history and modernity, offering gastronomic delights, boutiques, and a glimpse into Merida's colonial past. Santa Ana's intimate allure and Paseo Montejo's grandeur create an unmissable fusion of heritage and contemporary vibrancy, drawing locals and visitors alike into Merida's heart.

DISTANCES FROM THE PROPERTY TO

- Paseo de Montejo | 70 m (230 ft)
- Parque de Santa Ana | 500 m (1,640 ft)
- Paseo 60 / ADO bus terminal | 400 m (0.3 mi)
- Parque La Plancha | 650 m (0.4 mi)
- Parque Remate / Calle 47 (culinary pedestrian área) | 650 m (0.4 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 9.3 km (5.8 mi)

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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.

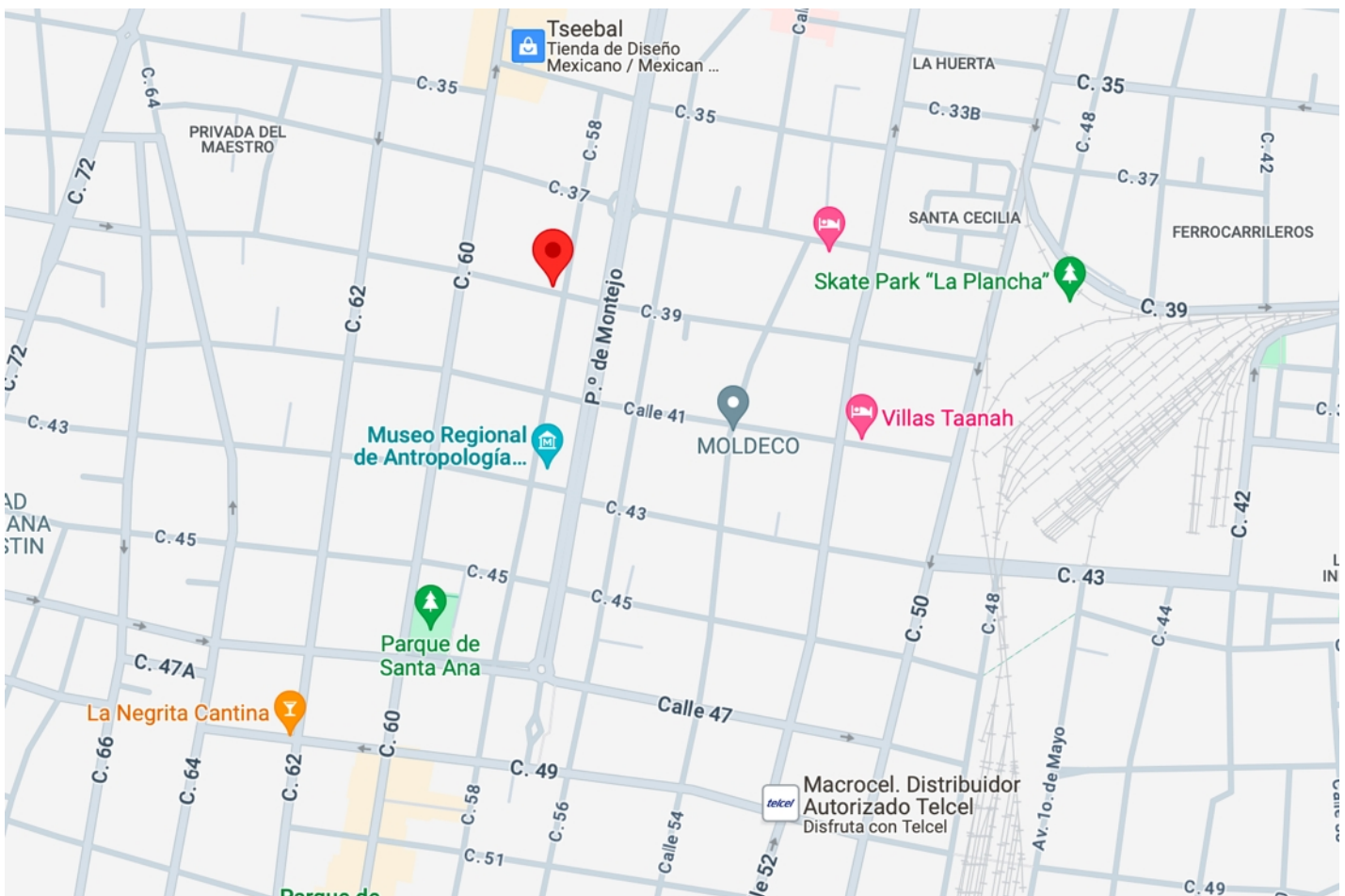
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PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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