

# PASEO DE MONTEJO ADJACENT PROPERTY: UNPARALLELED INVESTMENT POTENTIAL

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



for sale | 5,995,000 MXN

## Description

Property Code | YPS-02-0143

This investment opportunity offers an unparalleled location just 70 meters from Paseo de Montejo, Mérida's famous and iconic boulevard, ensuring exceptional visibility and foot traffic. Its great location allows for a variety of uses such as a shop, gallery, café, restaurant, boutique hotel, or residential townhouses or apartments as shown in the renderings. Due to its modern construction method, the current building itself is subject to fewer restrictions from the National Institute of Anthropology and History (INAH), which facilitates the design and construction process and favors the implementation of creative architectural designs.

What's more enticing is the presence of an approved construction project, streamlining the commencement of development without delay. The property boasts a solid two-story construction, providing a sturdy foundation for adaptation and redesign according to envisioned plans. Its clean state and existing city water connection, public power grid linkage, and high-speed internet accessibility in the vicinity ensure convenience for further construction.

This opportunity is not just about a property; it's about the potential to create a multifaceted, high-impact establishment in a prime location. The flexibility in redefining the room layout and the range of possibilities from commercial ventures to residential spaces amplify the investment's allure. With the groundwork already set and approvals in place, this property stands ready for transformation into a dynamic and profitable enterprise.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- EXCELLENT LOCATION; ONLY 70 M (230 FT) TO PASEO DE MONTEJO
- UNIQUE INVESTMENT OPPORTUNITY
- REDUCED INAH RESTRICTIONS
- NUMEROUS UTILIZATION OPTIONS
- APPROVED CONSTRUCTION PROJECT AVAILABLE

### HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 179 m<sup>2</sup> (1,922 ft<sup>2</sup>)
- *Width x Length* | 8.8 m x 20.5 m
- *Construction* | 329 m<sup>2</sup> (3,543 ft<sup>2</sup>)

### GENERAL FEATURES

- Solid two-story construction
- Room layout can be redefined
- Already completely cleaned, ready for further construction work
- City water connection (drinking water)
- Connected to the public power grid
- 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.

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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)

#### 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.

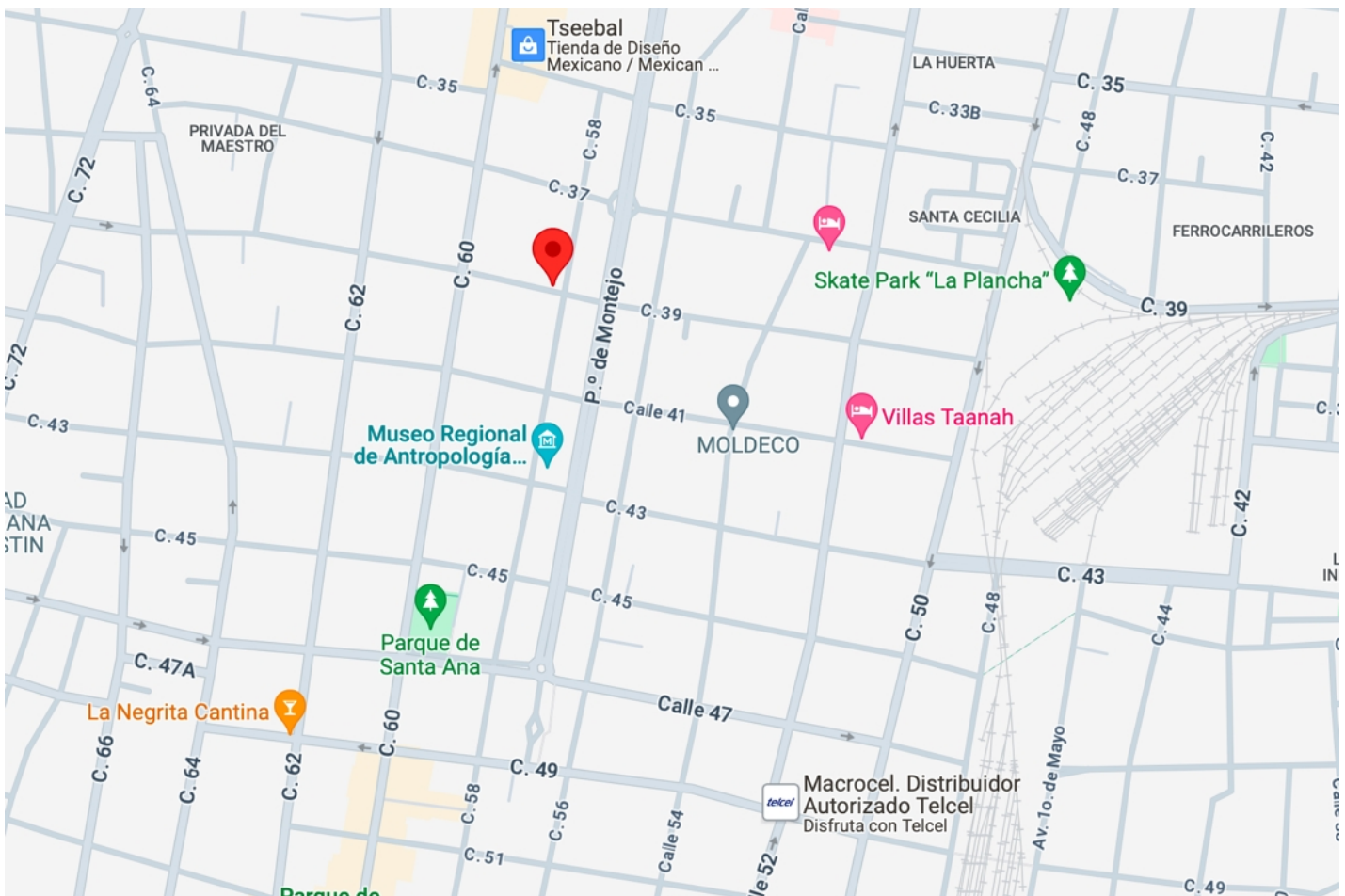
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by 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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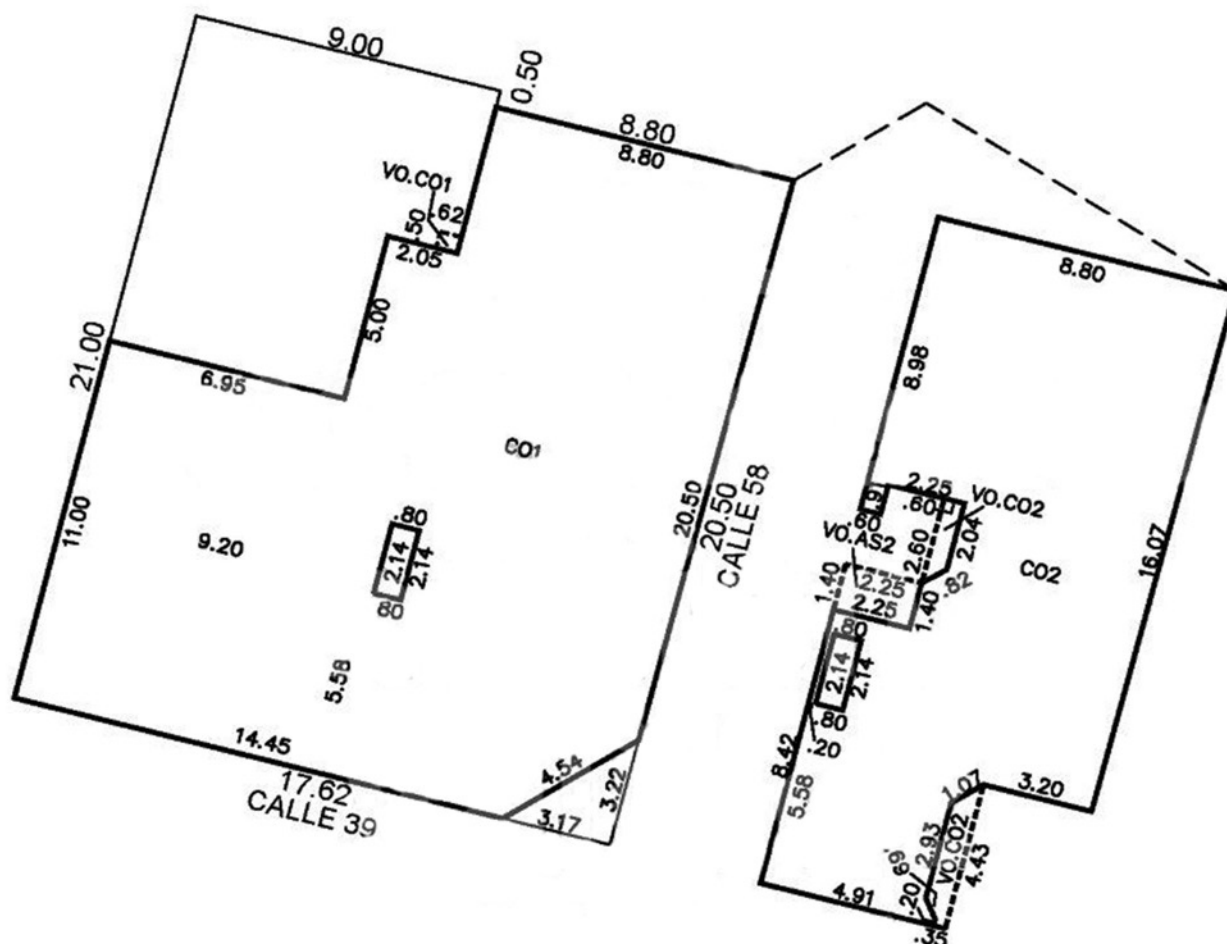
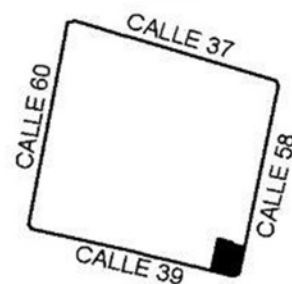
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Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take leisurely strolls along the renowned boulevard, Paseo 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.



YUCATAN PROPERTY SCOUTS



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