

EXCLUSIVE CALIFORNIA-STYLE PROPERTY: LUXURY, SECURITY, TOP LOCATION COMBINED

Yucatán | Mérida | Benito Juárez Norte



YUCATAN PROPERTY SCOUTS



for sale | 16,990,000 MXN

Description

Property Code | YPS-02-0144

Centrally located in the prestigious Benito Juárez Norte neighborhood, surrounded by elegant mansions and stylish modern buildings, this elegant California-style property represents a luxurious lifestyle in a secure environment that offers its residents all modern amenities.

The property's excellent state of maintenance is already evident in the well-kept outdoor facilities. A boundary wall surrounding the entire property provides security and privacy. An electric entrance gate leads to a prestigious front garden with majestic palm trees and tropical plants that create an inviting atmosphere. A large garage offers space for three vehicles.

The interior combines a generous amount of space with a practical room layout to create a harmonious living ambiance. An impressive front terrace leads to the hallway of the house, which opens the way to various rooms such as the living room, dining room, TV/games room, and a fully equipped kitchen with granite worktops and stylish wooden cabinets. A breakfast room and two regular bedrooms with walk-in closets and en-suite bathrooms offer comfortable living.

The highlight of the sleeping area is the spacious master suite. It impresses with its en-suite bathroom, walk-in closet, and direct access to the garden. An office, which can also be used as a bedroom, as well as a half bathroom and a complete service area, complete the generous space on offer.

A large, covered terrace offers a great view of the property's centrally located main garden. In addition to the well-kept green areas, the garden impresses with its exclusive pool area. This includes a large, filtered pool lined with mosaic tiles as well as a natural stone fountain, and a sun deck, perfect for relaxing outdoor moments.

Among the many features of this property are 24 solar panels for an environmentally friendly energy supply, air conditioning, and ceiling fans throughout the house, an automatic irrigation system, and

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

a hydropneumatic water pressure system. Bespoke wrought iron doors and windows add a touch of sophistication, while the availability of high-speed internet ensures a fast and stable connection with the outside world.

All in all, this elegant California-style property combines luxury and security with a prime location in an exclusive neighborhood. From manicured grounds, with an exclusive pool area, to generously designed interiors, including a master suite, it offers comfort and sophistication, complemented by eco-friendly technologies and numerous other features.

Facts

HIGHLIGHTS

- FANTASTIC LOCATION IN A POSH NEIGHBORHOOD
- WELL KEPT GARDENS WITH MAJESTIC PALM TREES
- GENEROUS SPACE AND CONVENIENT ROOM LAYOUT
- VERY GOOD CONDITION
- LARGE FILTERED POOL WITH FOUNTAIN

HARD FACTS

- *Year of construction* | 2003
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 1,035 m² (11,141 ft²)
- *Width x Length* | 20.8 m x 50 m
- *Construction* | 529 m² (5,694 ft²)

HOUSE

- Front terrace
- Receiver
- Living Room
- Half Bathroom
- Office/Bedroom
- Dining room
- Breakfast room
- Fully equipped kitchen with granite countertops and wooden cabinets
- Pantry
- Laundry room
- Service area
- TV/Game room
- Two regular bedrooms with walk-in closet and en-suite bathroom
- Huge master suite with walk-in closet, en-suite bathroom and garden access
- Large, covered terrace with views over the garden and pool
- Housekeeper room with bathroom

EXTERIOR

- Representative front garden with majestic palm trees and tropical plants
- Garage for up to three vehicles
- Storage room
- Well maintained green main garden
- Large, filtered pool with mosaic tiles and natural stone fountain
- Service hall way

GENERAL FEATURES

- 24 Solar panels
- Air conditioning throughout the house
- Ceiling fans
- Kitchen with dish washer, stove, oven, refrigerator, hood fan, microwave, breakfast bar
- Irrigation system
- Hydropneumatic water pressurization system
- Water heater
- Custom wrought iron doors and windows
- Large gas tank
- Cistern
- City water (drinking water)
- Well for the pool
- Bio-Septic Tank
- Completely surrounding boundary wall
- Electric entrance gate
- High-speed internet available in the neighborhood

Location

COLONIA BENITO JUAREZ NORTE

Benito Juarez Norte is a posh, safe, and quiet residential neighborhood in the north of Mérida, Yucatán. It is characterized by a mixture of large stately mansions, traditional style homes, and modern constructions offering an elegant and modern lifestyle with a touch of sophistication. Benito Juarez Norte is conveniently located within the Periférico limits, bridging the gap between Mérida's historic center and its new center, La Isla Cabo Norte. The district is popular with locals and expats alike. Families in particular enjoy the safe and comfortable living environment.

Benito Juarez Norte is easily accessible by car and is strategically located near various modern facilities such as hospitals, prestigious schools, universities, and supermarkets. The prestigious shopping centers City Center, Gran Plaza, and Galerías Mérida are nearby and enrich the lifestyle with shopping, dining, and entertainment options. The area is well-connected to public transportation, making it easy to get around the city.

Overall, Benito Juarez Norte strikes a balance between an upscale, quiet residential neighborhood and a location that offers easy access to major amenities, allowing for an upscale standard of living in Mérida.

DISTANCES FROM THE PROPERTY TO

- Gran Plaza (mall) | 1.5 km (0.9 mi)
- City Center (mall) | 2 km (1.2 mi)
- Club Campestre de Yucatán (Sport club) | 2 km (1.2 mi)
- Galerías Mérida (mall) / Costco | 3 km (1.9 mi)
- Mérida's new center La Isla Cabo Norte | 4.3 km (2.7 mi)
- Mérida Centro (Remate) | 6 km (3.7 mi)
- Mérida International Airport | 14.8 km (9.2 mi)
- Progreso (beach) | 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.

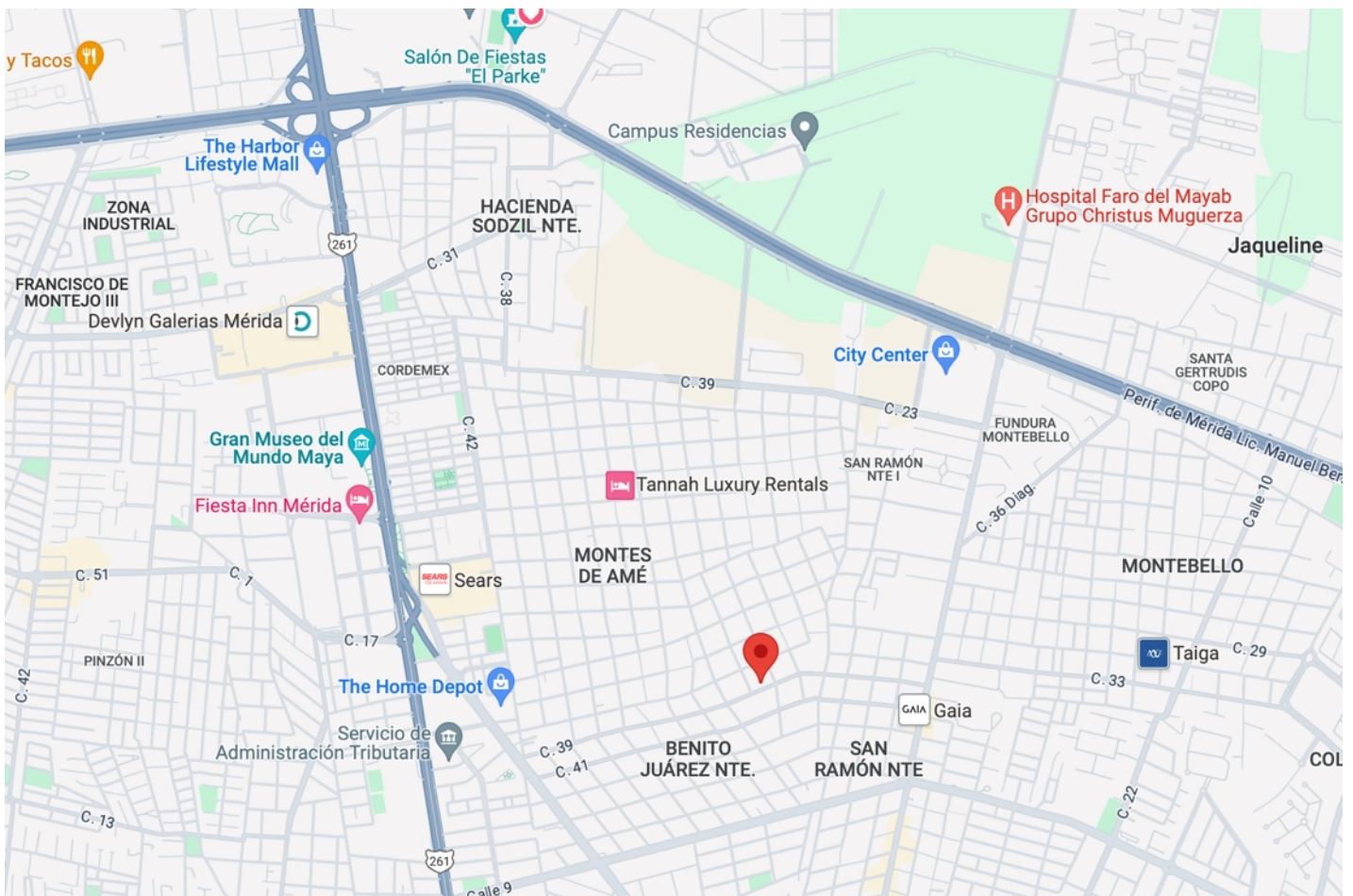
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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



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



Yucatan Property Scouts | René Jeremias

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

Picture Selection

Further pictures are available on demand.



YUCATAN PROPERTY SCOUTS



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