

# NEWLY BUILT SAN BENITO BEACH HOUSE: ELEGANCE REDEFINED

Yucatán | Dzemul | San Benito



YUCATAN PROPERTY SCOUTS



for sale | 4,200,000 MXN

## Description

Property Code | YPS-02-0145

Located near the beautiful white sandy beach of San Benito, Yucatan, this stylish, newly built beach house impresses with modern architecture and contemporary charm. Upon entering the building, an inviting courtyard leads into the combined living and dining room, whose double-height ceilings combined with the artfully crafted Moroccan lamps create an airy, elegant feeling. The fully equipped kitchen with wooden cabinets, and granite countertops promises convenience for culinary endeavors.

The bedroom offers a cozy retreat with a king-size bed. It is complemented by a spacious bathroom with upscale furnishings. Ascend to the roof terrace for a beautiful panoramic view of the coastal landscape. Outside, the large, open terrace and the illuminated pool in Chukum finish, complement the garden with young palm trees and local vegetation. Parking for several vehicles in front of the house ensures convenience.

General features of the property include air conditioning and ceiling fans as well as a well with a pump and a water softening system. The stunning double-height glass facade facing the garden creates a seamless indoor-outdoor experience. After the region's spectacular sunsets every evening, the stylish outdoor lighting underlines the impressive appearance of the house.

Other noteworthy features of the property include the stylish washbasin made of a complete stone, an attractive, permanently installed design application made of quartz granite, as well as the polished interior walls treated with a Chukum-like material, which makes regular painting unnecessary and thus reduces the maintenance effort of the property to a minimum.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- NEW MODERN BEACH HOME
- ELEGANT CONTEMPORARY DESIGN
- GREAT LOCATION IN SAN BENITO
- ROOF TERRACE, POOL, GARDEN, ...

### HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 500 m<sup>2</sup> (5,382 ft<sup>2</sup>)
- *Width x Length* | 10 m x 50 m
- *Construction* | 145 m<sup>2</sup> (1,563 ft<sup>2</sup>)

### HOUSE AND LOT

#### HOUSE

- Hallway / Courtyard
- Combined living and dining room with double-height ceilings
- Fully equipped kitchen
- Bedroom with a king-size bed
- Bathroom
- Roof terrace

#### OUTSIDE AREA

- Open terrace
- Pool in Chukum finish with internal lighting system
- Garden with palm trees
- Parking for several vehicles

## GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Kitchen with wooden cabinets, granite countertops, gas stove, refrigerator, stainless steel sink
- Many windows for plenty of light and good airflow
- Block out window shades (east side)
- Double-story glass facade facing the garden (west side)
- Spectacular exterior lighting
- Stylish stone wash basin carved from a single large stone
- Moroccan lighting fixtures in dining room, kitchen areas
- Polished concrete floors
- All interior walls polished, does not require painting
- Imposing wall design application made of quartz granite
- Gas water heater
- Water softener system
- External water hose connection for the garden
- Connection to the public power grid
- Internet service available
- Well with pump
- Gas tank
- Biodigester

## *Location*

Fine white sandy beaches, extensive palm groves, and small, dreamy fishing villages characterize the coastal region from Progreso to Dzilam de Bravo, as does the relaxed, maritime lifestyle of its inhabitants. Here, life swings to a particularly harmonious rhythm.

San Benito, the location of the property, is one of these idyllic places without hotel complexes and the hectic tourist hustle and bustle of the Riviera Maya. With its idyllic location, about 25 km (15.5 mi) east of Progreso, on one of the most beautiful stretches of beach on the Riviera Yucatan as the Gulf Coast of Yucatan is also known, San Benito is an ideal getaway for vacationers seeking tranquility and natural beauty.

Just as spectacular as the coast itself is the region's hinterland. It is a paradise for all nature lovers. The huge brackish water lagoon with its extensive mangrove forest is home to spectacular fauna and flora. Besides the majestic pelicans, the elegant flamingos are probably the most popular, and the alligators are the rarest species you will find here.

Friends of the ancient high culture of the Maya will also get their money's worth in the immediate vicinity. Just 13 km (8.1 mi) from the property is the former Mayan settlement of Xcambó, whose stone remains in the form of pyramids and houses are also popular with yogis and meditators due to the tranquility and peace they exude.

The north of Mérida is easily reached by car in about 40 minutes. The prosperous capital of Yucatan offers the comfort and interesting, lively lifestyle of a modern city. Here you can visit the impressive historic center, dine in fine restaurants, stroll along Paseo Montejo, Mérida's famous boulevard, enjoy the numerous museums, theaters, and cinemas, and immerse yourself in the rich culture of the Maya. In addition, numerous shopping centers, such as the brand-new mall La Isla Cabo Norte, offer tempting shopping and other recreational opportunities. Shopping is of course also possible in the large stores of the North American chains Costco, Wal-Mart, Home Depot, etc., all of which have at least one store in Mérida.

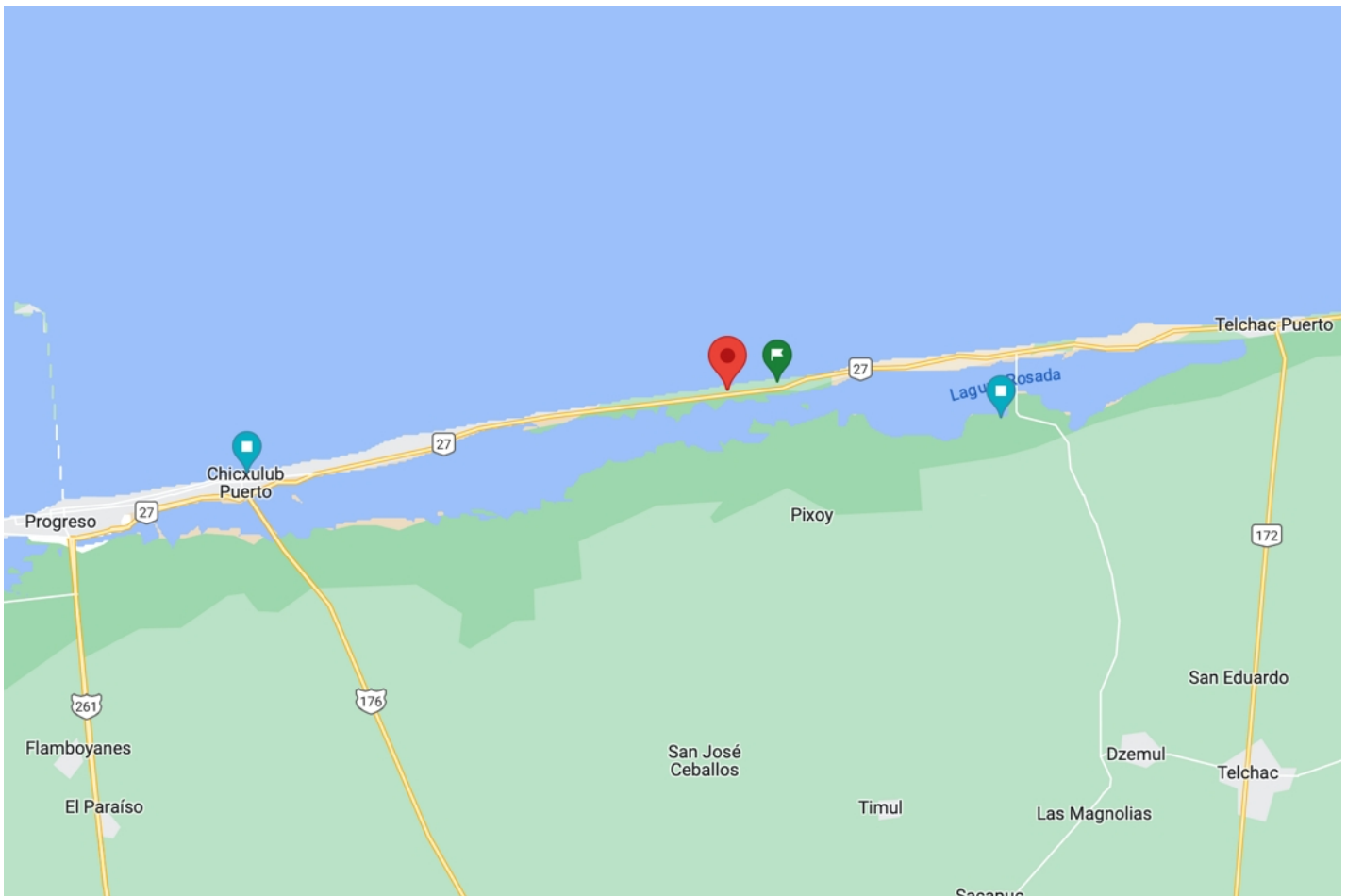
#### DISTANCES FROM THE PROPERTY TO

- Archaeological Site Xcambó | 13 km (8.1 mi)
- Progreso | 25 km (15.5 mi)
- Mérida North (Galerías Mérida, Costco) | 50 km (31 mi)
- Mérida Int. Airport | 79 km (49.1 mi)
- Archaeological Site Chichen Itza | 172 km (107 mi)
- Cancún Int. Airport | 370 km (230 mi)



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## PROPERTY LOCATION



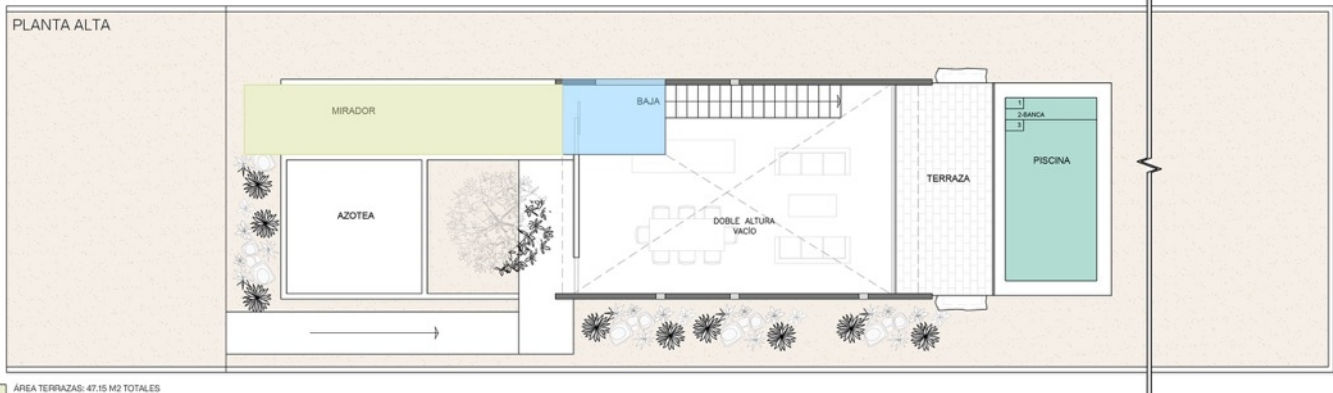
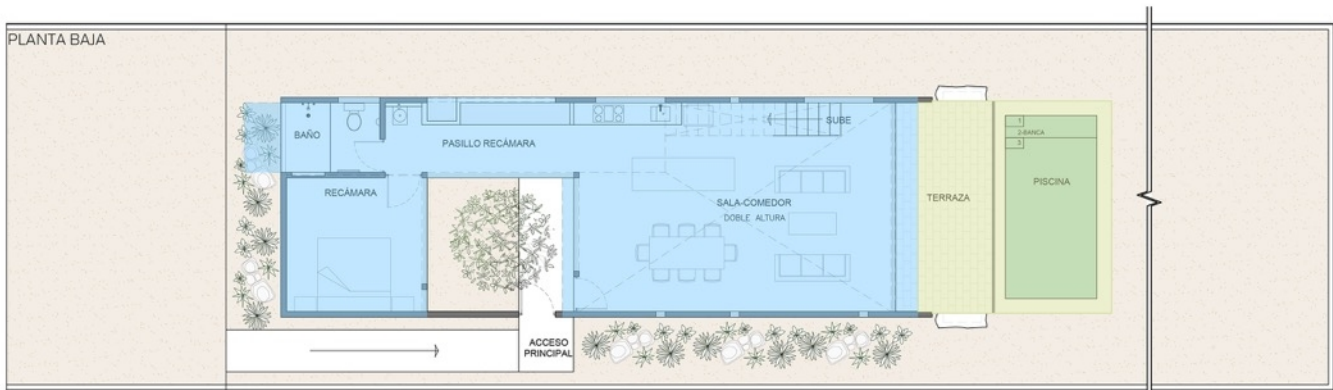
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# Floor Plan



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- ÁREA TERRAZAS: 47.15 M2 TOTALES  
 TERRAZA PLANTA BAJA: 30.65 M2  
 TERRAZAS PLANTA ALTA: 16.50 M2
- ÁREA TECHADA: 98.05 M2 TOTALES  
 PLANTA BAJA: 92.30 M2  
 PLANTA ALTA: 5.75 M2



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## Picture Selection

Further pictures are available on demand.



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