

# LARGE ATTRACTIVE LOT IN TEMOZÓN NORTE (2)

Yucatán | Mérida | Temozón Norte



YUCATAN PROPERTY SCOUTS



## Description

Property Code | YPS-02-0146

Secure one of the last available large, attractive building lots in Temozón Norte. With a total area of 1.93 ha (4.76 acres) and a rectangular shape, the lot is ideal for large development projects such as gated communities. It already has access to public roads and electricity. In addition, high-speed fiber optic internet access is available in the area.

## Facts

### HIGHLIGHTS

- EXCELLENT LOCATION IN A PROSPERING NEIGHBORHOOD
- IDEAL LOT FOR RESIDENTIAL BUILDING PROJECTS
- LARGE RECTANGULAR AREA
- CONNECTION TO THE PUBLIC ROAD AND ELECTRICITY NETWORK

### HARD FACTS

- Year of construction | --
- Year of latest renovation | --
- Alignment | --
- Lot | 1.93 ha (4.76 acres)
- Width x Length | 78.5 m x 246.5 m
- Construction | -- m<sup>2</sup> (-- ft<sup>2</sup>)

Yucatan Property Scouts | René Jeremias

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

## LOT

- Excellent location in a prospering neighborhood
- Ideal lot for residential projects (gated community, ...)
- Large rectangular area
- Connected to the road network
- Connected to the public power grid of CFE
- High-speed Internet via fiber optic line is possible

## Location

### TEMOZÓN NORTE

The property is located in the equally attractive and popular Colonia Temozón Norte. The prosperous area near the brand-new shopping center and adventure district "La Isla Cabo Norte", Mérida's new center, is one of the most sought-after residential areas in the north of Yucatan's capital.

But it's not just La Isla that contributes to the area's appeal with its great shopping and recreational activities. Elegant, modern residential neighborhoods provide a pleasant, high-quality living ambiance everywhere. The recently opened hospital "Faro del Mayab" offers medical care at the highest level far beyond the Temozón Norte region.

Another reason for the area's continued popularity is its proximity to some of the country's best educational institutions, such as Anáhuac Mayab University and Madison International School. With its 30-year history and more than 8,000 graduates in around 25 courses, the Universidad Anáhuac Mayab is the most important private university in southeastern Mexico. Focused on internationalism and multilingualism, the Madison school has teachers of art, French, Chinese Mandarin, engineering, music, neuromotor development, and many more. It, too, is among the leading teaching institutions of its kind in the country.

Also, in the immediate vicinity of Temozón Norte are the Mayan sites of Dzibilchaltún, which are well worth seeing, the renowned GNP Seguros Events Forum, the large Museum of the Mayan World in Merida, and the popular shopping centers "Galerías Mérida" and "The Harbor". The port city of Progreso, the cultural center of the Yucatán Gulf Coast, as well as the beaches all the way up to San Crisanto, also known as the "Yucatan Riviera," can also be reached quickly from Temozón Norte via the four-lane highway that connects Mérida with Progreso.

#### DISTANCES FROM THE PROPERTY TO

- La Isla Cabo Norte (mall) | 3.2 km (2.0 mi)
- Hospital Faro del Mayab | 4.9 km (3.0 mi)
- Costco (mall) | 5.6 km (3.5 mi)
- Historical Mayan Sites of Dzibilchaltún | 8.5 km (5.3 mi)
- Mérida Centro | 12.5 km (7.8 mi)
- Progreso (Golf of Mexiko) | 28.6 km (17.8 mi)
- Mérida International Airport | 21 km (13 mi)

#### MÉRIDA

Mérida is both the capital of the state of Yucatan and the administrative seat of the municipality of Mérida. Its turbulent history dates back to the time of the ancient Mayan civilization. The city received its name in 1542 from the Spanish conquistador Francisco de Montejo, in whose honor Mérida's main boulevard, Paseo de Montejo, was named. Numerous, splendid colonial buildings in the historic city center still bear witness to the former wealth of the city and give it a unique flair. In terms of tourism, Mérida is considered the gateway to the world of the Maya. Every year, thousands of visitors start from here to explore the world-famous Mayan sites such as Chichen Itzá and Uxmal.

From the point of view of its inhabitants, Mérida is above all a modern city with a very high quality of life. As the entire state of Yucatan, the city is one of the safest regions in Mexico and, not least because of this, is very popular with North American ex-pats, who choose Mérida as their preferred domicile. The best hospital network in México also contributes to its great popularity. An excellent healthcare system has been created here through medical cooperation with cities like Houston. Some private clinics even surpass the standards of leading industrial nations. In addition, of course, the generally good weather is a decisive factor in the well-being of the city's residents.

Enjoy the comfortable lifestyle of the spirited capital of Yucatan as well. Visit the impressive historic center, dine in fine restaurants, stroll along Mérida's famous boulevard Paseo de Montejo, discover the numerous museums, theaters, and cinemas, and discover the Mayan culture. There is also nothing in the way of an extensive shopping tour. The modern malls in the north of the city, such as La Isla Cabo Norte or Galerías Mérida, welcome you. In addition, many large North American retail chains, such as Costco, Wal-Mart, or Home Depot, have at least one store in the city.



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## PROPERTY LOCATION



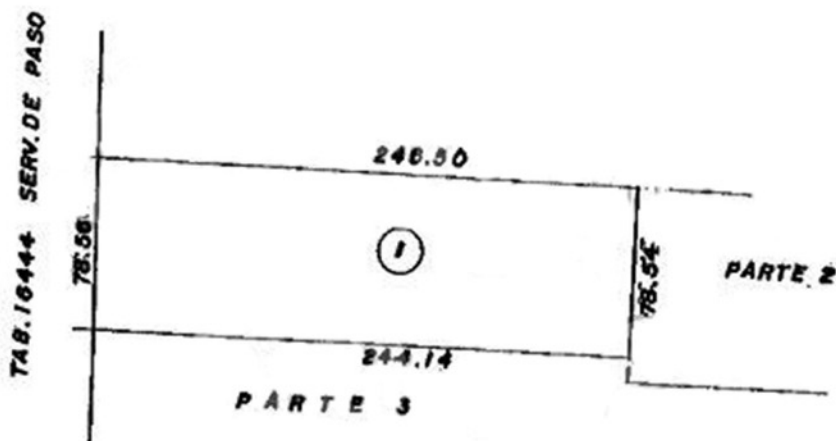
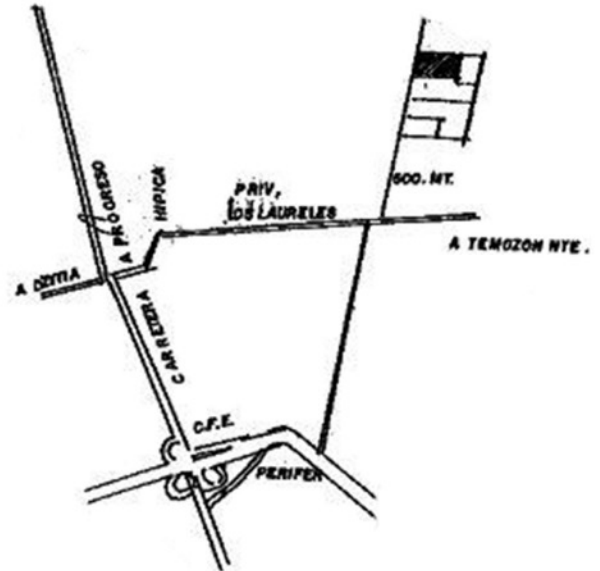
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Ground Plan



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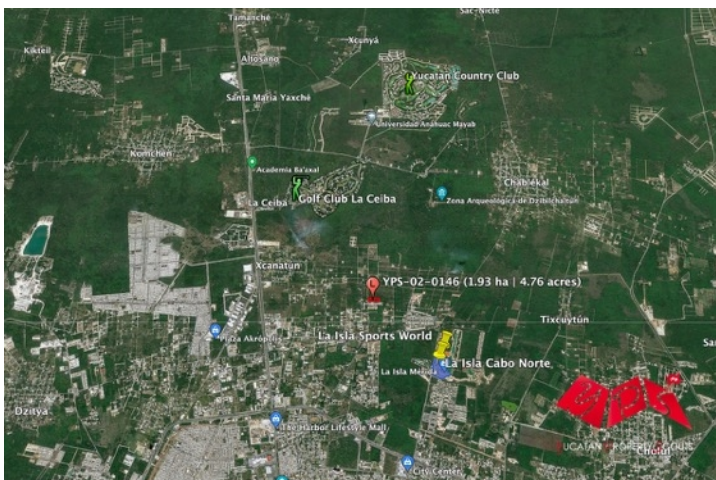
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## Picture Selection

Further pictures are available on demand.



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