

MÉRIDA MANSION GEM: COLONIAL GRANDEUR MEETS MODERN LUXURY

Yucatán | Mérida | Centro | San Juan



YUCATAN PROPERTY SCOUTS



for sale | 28,000,000 MXN

Description

Property Code | YPS-02-0147

Located in the center of Mérida's first Barrio Mágico, between the charming Parque San Juan and the historic La Ermita, this property stands as a testament to colonial grandeur and modern luxury. A magnificent colonial mansion, meticulously restored and ready for first occupancy, sets the ideal stage for a hotel project, offering a seamless blend of historical charm and contemporary amenities.

The mansion, characterized by its impressive colonial facade, features five spacious bedrooms, each adorned with cedar closets and elegant en-suite bathrooms. The rooms open up to an impressive garden, providing a tranquil retreat for guests. The heart of the mansion is a large kitchen with cedar cabinets, and granite countertops, creating a culinary haven for guests and residents.

The property encompasses various living spaces, including a formal dining hall, a comfortable living room, a versatile multipurpose room, a cozy TV/family room, and a large receiver. Additionally, a large service area caters to the practical needs of the property, housing a kitchen, bedroom, bathroom, storage room, and laundry area. Two spacious garages with electric doors add to the convenience of the estate.

Outside, the property reveals a great outdoor oasis, featuring an extensive garden with towering trees, an elegant, pillared terrace surrounding the mansion, and a large, filtered pool adorned with mosaic tiling. An additional covered terrace provides the perfect space for outdoor entertaining, such as barbecues or social gatherings with family and friends.

The mansion's interior exudes warmth, with bright rooms flooded with natural light from large windows and skylights. Magnificent pasta-tile floors and high beamed ceilings contribute to the timeless elegance of the property. The colonial charm is further accentuated by cedarwood doors and windows, adorned with antique ironwork.

Yucatan Property Scouts | René Jeremias

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Extensive restoration efforts have been made to the electrical, hydraulic, and plumbing systems to ensure modern functionality without compromising the property's historic integrity. High-quality Helvex fittings underscore the commitment to excellence in craftsmanship, making this colonial mansion a true gem in Mérida's prestigious first Barrio Mágico.

Facts

HIGHLIGHTS

- LARGE COLONIAL MANSION, IDEAL FOR A HOTEL PROJECT
- GREAT LOCATION IN MÉRIDA'S FIRST BARRIO MÁGICO
- RECENTLY EXTENSIVELY RESTORED / FIRST OCCUPANCY
- VERY GOOD CONSTRUCTION QUALITY

HARD FACTS

- *Year of construction* | 2022
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 2,112 m² (22,734 ft²)
- *Width x Length* | 29.5 m x 72 m
- *Construction* | 1,063 m² (11,437 ft²)

MANSION

- 5 bedrooms each with cedar closets, elegant en-suite bathrooms, and access to the garden
- Living Room
- Large kitchen with dining area, breakfast bar, cedar cabinets, granite countertops, and stainless steel sink
- Multipurpose room
- Dining Hall
- TV/Family Room
- Receiver
- Large service area with kitchen, bedroom, bathroom, storage room, and laundry area
- 2 Spacious garages with electric doors

EXTERIOR

- Extensive garden with impressive trees
- Half bathroom
- Elegant, surrounding pillared terrace
- BBQ house / covered terrace
- Large filtered pool with mosaic tiling
- Deep well
- Shower
- Engine Room

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GENERAL FEATURES

- Bright rooms with natural light from large windows and skylights
- Ceiling fans
- Preparation for air conditioning
- Magnificent pasta-tile floors
- High beamed ceilings
- Gigantic colonial façade
- Fully restored electrical, hydraulic, and sanitary facilities
- High-quality Helvex fittings
- Cedarwood doors and windows with antique ironwork
- Tempered glass bathroom doors
- Electric garage doors
- Water cistern
- Roof water tanks
- City water (drinking water)
- Well
- High-speed internet available in the neighborhood

Location

HISTORICAL CENTER | LA ERMITA

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 is situated in the serene Mérida Centro neighborhood between Parque San Juan and La Ermita, known for its tranquility and historic charm. Just one block away from the charming San Juan Park, one can explore the remarkable San Juan Bautista Church, a must-see attraction in the area. San Juan, along with the neighboring districts of La Ermita and San Sebastian, forms one of the oldest and most colorful Centro neighborhoods. The area was just recently awarded the prestigious title of "Barrio Mágico", based on the already well-known "Pueblo Mágico" award for places that are particularly worth seeing throughout México.

Unlike the bustling areas north of Plaza Grande, San Juan and La Ermita offer a more relaxed and authentic living environment, drawing both locals and visitors seeking a peaceful atmosphere. The neighborhood's allure lies in its delightful blend of meticulously restored colonial-style houses and rustic dwellings, creating a visually appealing streetscape. Many of these vibrant facades hide sought-after Airbnb accommodations and exquisitely designed residential properties. A notable attraction in the nearby vicinity is Mérida's famous Lucas de Galvez Market. This lively area offers a wide variety of fresh, locally grown produce at remarkably affordable prices. Serving as a bustling hub of activity, the market hosts diverse vendors offering hand-crafted footwear, household supplies, bicycles, pastries, and more. Additionally, it's a haven for those seeking delectable street food options.

DISTANCES FROM THE PROPERTY TO

- Parque de San Juan | 200 m (656 ft)
- Parque de La Ermita | 600 m (0.37 mi)
- ADO bus terminal Centro Histórico | 600 m (0.37 mi)
- Mercado Lucas-de- Gálvez | 650 m (0.4 mi)
- Plaza Principal de Mérida (Plaza Grande) | 700 m (0.43 mi)
- Mérida International Airport | 6.2 km (3.9 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.

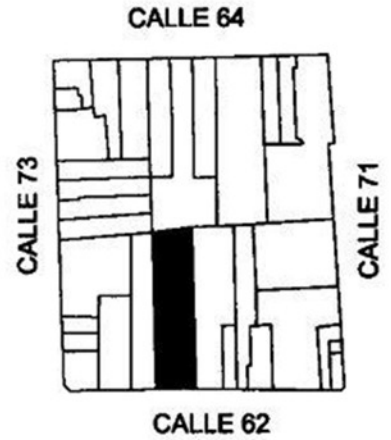
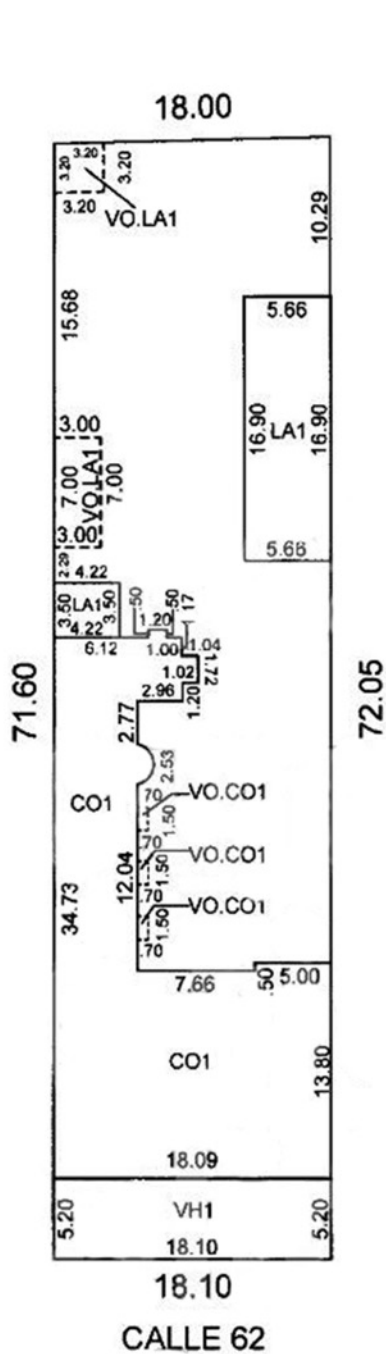
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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

Floor Plan



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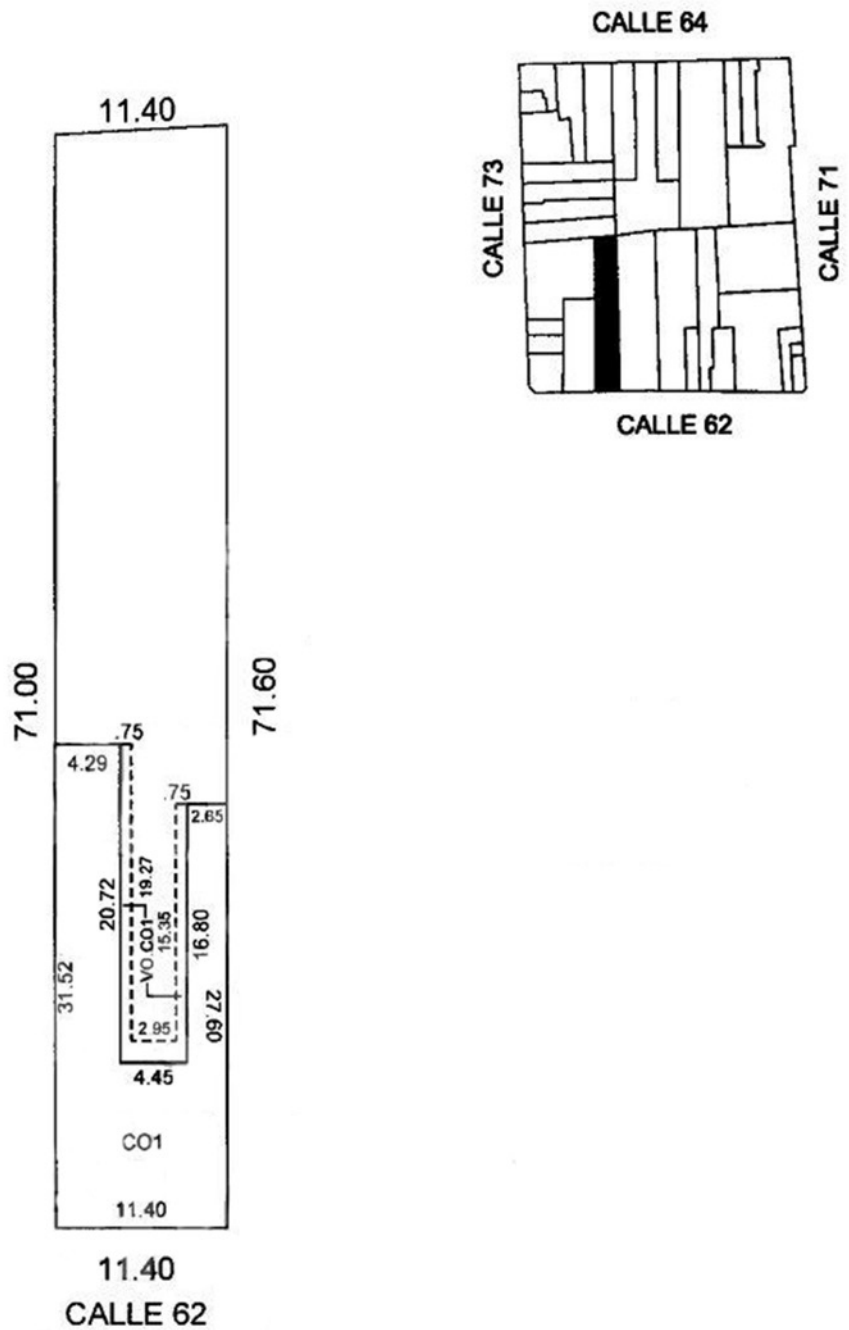
PLAN 1





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PLAN 2



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Picture Selection

Further pictures are available on demand.



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