

COLONIAL GEM IN MÉRIDA CENTRO: PRIME RESTORATION OPPORTUNITY

Yucatán | Mérida | Centro | Barrio de Santiago



YUCATAN PROPERTY SCOUTS



for sale | 11,000,000 MXN

Description

Property Code | YPS-02-0149

Located in the midpoint of the enchanting Mérida Centro neighborhood, Barrio de Santiago, this property offers an unparalleled location just a block and a half from the iconic Santiago Park. Surrounded by already lovingly restored neighboring houses, this residence presents an attractive restoration project, boasting colonial charm with a picturesque façade, six original colonial rooms featuring high beamed ceilings, and exquisite pasta-tile floors.

Noteworthy amenities include a coveted garage—a rarity in Mérida's center—a receiver, living room, family room, dining room, kitchen, TV room, three bedrooms, and three full bathrooms. Practical additions such as a storage room and a laundry room enhance functionality. A private terrace provides outdoor space, while the availability of high-speed internet in the neighborhood ensures modern connectivity. This property offers a unique opportunity for those seeking to restore an original colonial house with all the desired features in one of Mérida's most sought-after neighborhoods.

Facts

HIGHLIGHTS

- EXCELLENT LOCATION IN BARRIO DE SANTIAGO
- ATTRACTIVE RESTORATION PROJECT
- ALL COLONIAL FEATURES AVAILABLE
- GARAGE

Yucatan Property Scouts | René Jeremias

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HARD FACTS

- *Year of construction* | --
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 387 m² (4,167 ft²)
- *Width x Length* | 10.5 m x 37 m
- *Construction* | 369 m² (3,974 ft²)

HOUSE AND LOT

- Garage
- Receiver
- Living Room
- Family Room
- Dining Room
- Kitchen
- TV room
- 3 bedrooms
- 3 full bathrooms
- Storage Room
- Laundry room
- Yard

GENERAL FEATURES

- Colonial-style façade
- Six, large colonial rooms with
 - High beamed ceilings
 - Magnificent pasta-tile floors
- Ceiling fans
- Skylights
- City water (drinking water)
- High-speed internet available in the neighborhood

Location

MÉRIDA CENTRO – BARRIO DE SANTIAGO

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.

Nestled in the magnificent Mérida Centro neighborhood of Barrio de Santiago, this property is strategically located just one and a half blocks from the iconic Santiago Park. With nearly 400 years of rich history, Barrio de Santiago is one of the oldest and most revered neighborhoods in Mérida. Today, it captivates residents with its charming, vibrantly restored colonial homes and has established itself as an enviable residential enclave within Mérida's historic center.

At the heart of the neighborhood is the cultural epicenter, Santiago Park, adorned with market stalls, shops, and the magnificent Santiago Apóstol Church. The park serves as a hub for various events and enriches the social fabric of the neighborhood. But the appeal of Barrio de Santiago goes beyond its immediate surroundings. Its central location in the city center provides easy access to Mérida's major tourist attractions, theaters, galleries, museums, and an abundance of excellent restaurants. This convenience contributes to the neighborhood's enduring popularity with locals and tourists alike.

The combination of a superb location, colonial architectural splendor, and a myriad of cultural and recreational activities makes Barrio de Santiago truly unique. It is emerging as one of the most desirable places to live in the city, capturing the essence of Mérida's vibrant lifestyle!

DISTANCES FROM THE PROPERTY TO

- Parque de Santiago | 150 m (492 ft)
- Mérida English Library (MEL) | 350 m (1,148 ft)
- Parque de Santa Lucía | 650 m (0.4 mi)
- Plaza Grande | 850 m (0.53 mi)
- ADO Bus Terminal Centro Histórico | 1 km (0.62 mi)
- Parque Santa Ana | 1.1 km (0.68 mi)
- Mérida International Airport | 7.1 km (4.4 mi)

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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.

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.

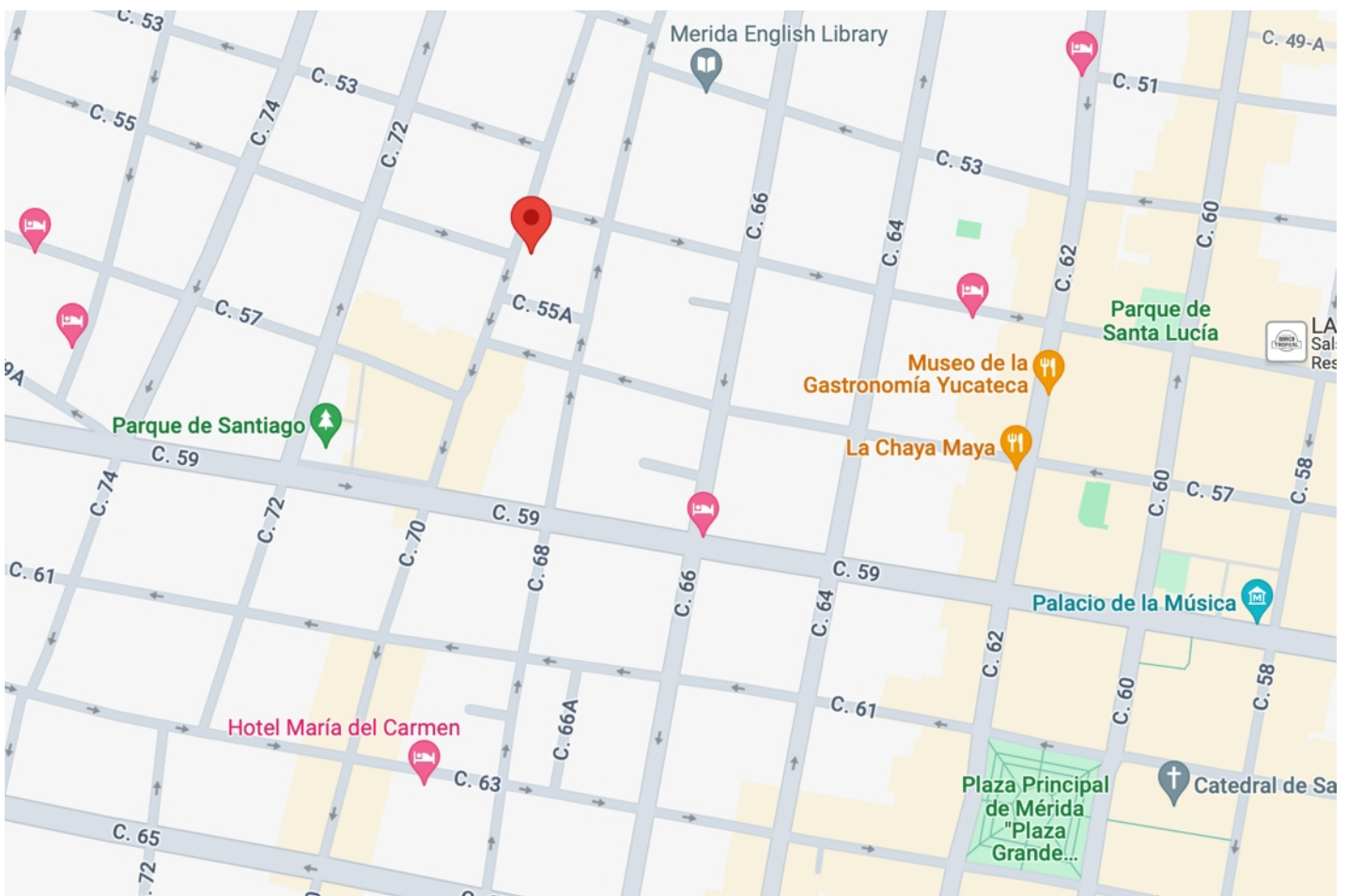
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PROPERTY LOCATION



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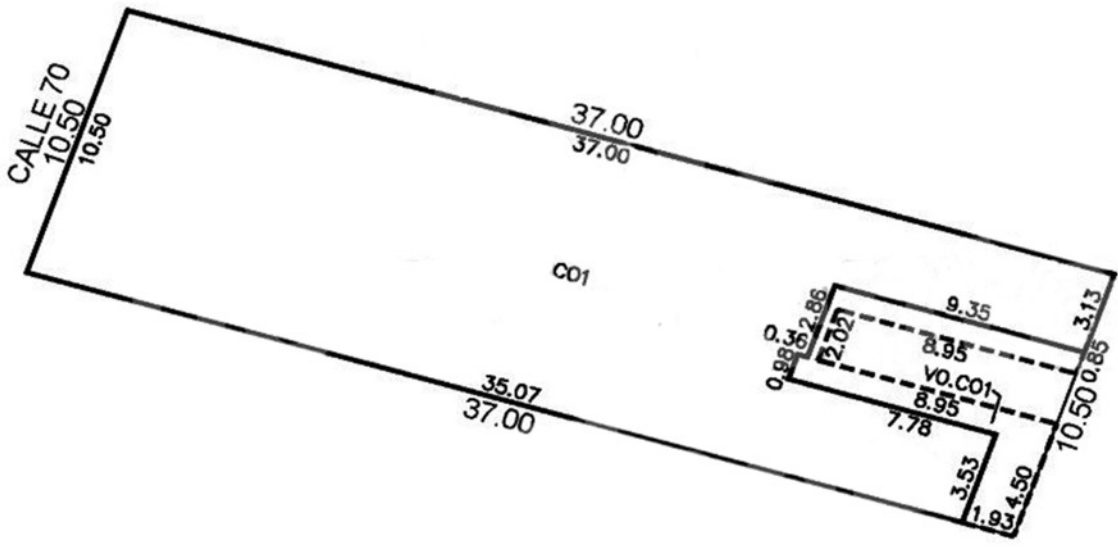
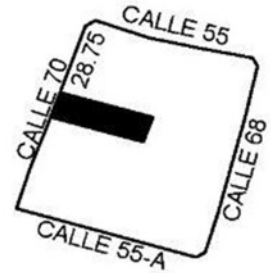
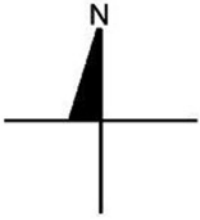
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Floor Plan



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Picture Selection

Further pictures are available on demand.



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