

OUTSTANDING MÉRIDA CENTRO HOME: PRIME LOCATION, SUSTAINABLE COMFORT

Yucatán | Mérida | Centro



YUCATAN PROPERTY SCOUTS



Description

Property Code | YPS-02-0155

Located on Calle 47 in the heart of Mérida's vibrant historic center, this property epitomizes modern comfortable living while retaining the charm of its colonial surroundings. Built in 2018, its prime location places it within walking distance of Santa Ana and the newly established gastronomy pedestrian zone, showcasing Mérida's culinary excellence.

Boasting high energy efficiency through solar panels and thermal insulation, the property ensures sustainable living without compromising comfort. The inclusion of brand-new water heaters enhances convenience, while furnished interiors offer immediate move-in readiness.

The main house, characterized by its unique design, features downstairs a striking central living area with soaring 7.5-meter-high (24.5 ft) ceilings. Here, a fully equipped chef's kitchen seamlessly integrates with a dining area and a professional climate-controlled wine cellar, adorned with cedar shelving. The living area is complemented by a spacious living room with high ceilings and an impressive pasta-tiled floor, along with a convenient half bathroom.

Ascending to the upper floor reveals a spacious master suite, complete with a walk-in closet, private bathroom, and a balcony overlooking the tranquil garden and pool. Two additional bedrooms, each with en-suite bathrooms and high ceilings, provide ample accommodation for residents or guests.

Behind the main house, at the back of the property, lies the guest house, or casita, featuring a private patio, kitchen with dining area, and full bathroom. With direct access from a separate hallway, it offers a secluded retreat for visitors.

The outdoor area is a tranquil oasis, with a central garden adorned with lush palm trees and tropical flora. A spacious covered terrace beckons for al fresco dining, overlooking the large, filtered infinity pool. Additional green space behind the guest house adds to the property's allure.

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

Practical features of the property include an exceptional facade with automatic entrance gate, garage for one vehicle, further off-street parking, air conditioners, ceiling fans, tinted noise-canceling glass doors and windows, custom ironwork and woodwork, water pressure system, private well, and high-speed internet availability. All legal documentation is up to date, ensuring a seamless transition for discerning buyers.

Come and see for yourself the idyllic atmosphere of the garden, the modern living comfort, and the excellent location of this impressive property in the heart of Mérida's historic center. Contact us today to arrange a viewing.

Facts

HIGHLIGHTS

- HIGH ENERGY EFFICIENCY THANKS TO SOLAR PANELS AND THERMAL INSULATION
- BRAND NEW WATER HEATERS THROUGHOUT
- FURNISHED (EXCEPT FOR PERSONAL ITEMS)
- LIVING AREA WITH EXCEPTIONAL 7.5 M (24.5 FT) HIGH CEILINGS
- PROFESSIONAL CLIMATE-CONTROLLED WINE CELLAR WITH BEAUTIFULLY CRAFTED CEDAR SHELVING
- GARAGE AND OFF-STREET PARKING
- ALL PAPERS ARE UP TO DATE

HARD FACTS

- *Year of construction* | 2018
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 476 m² (5,124 ft²)
- *Width x Length* | 8.6 m x 55.5 m
- *Construction* | 480 m² (5,170 ft²)

HOUSE AND LOT

MAIN HOUSE

GROUND FLOOR

- Central Living area with:
 - Exceptional 7.5 m (24.5 ft) high ceiling
 - Fully equipped chef's kitchen
 - Dining area
 - Professional climate-controlled wine cellar with beautifully crafted cedar shelving
- Receiver / Living Room
- Half Bathroom

Yucatan Property Scouts | René Jeremias

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

UPPER FLOOR

- Spacious master suite overlooking the pool with walk-in closet, private bathroom, and balcony
- Two regular bedrooms with en-suite bathrooms and high ceilings

GUEST HOUSE (CASITA)

- Private patio
- Kitchen with dining area
- Bathroom
- Direct access from a separate hallway

OUTDOOR AREA

- Beautiful tranquil central garden with magnificent palm trees and tropical plants
- Spacious covered terrace
- Large, filtered infinity pool
- Extra green area behind the guest house
- Exceptional facade with automatic entrance gate and storage rooms
- Garage for one large vehicle
- Additional parking for one car in the courtyard

GENERAL FEATURES

- Furnished (except for personal belongings)
- 34 solar panels producing an average of 21 kWh
- Styrofoam heat insulation was applied to all roofs
- Brand new water heaters throughout
- Central living area with exceptional 7.5 meters (24.5 feet) high ceilings
- Fully equipped chef's kitchen
- 1 cm tinted noise-canceling glass doors and windows throughout
- Air conditioners + ceiling fans
- Professional, climate-controlled wine cellar
- LED lighting throughout
- Custom ironwork and woodwork throughout
- All wood doors are fine, strong cedar wood
- Palladium texture coating on several walls
- Conchuela and pasta tile floors
- Cistern with 10,000-liter capacity
- Water pressure system
- City water (untreated) + private well
- Bio-septic tank
- High-speed internet available

Location

HISTORICAL CENTER | PROPERTY LOCATION

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 holds a prime location in the heart of Mérida's historic center on Calle 47, just a short stroll away from Santa Ana, Paseo de Montejo, and the brand-new gastronomy pedestrian zone featuring Mérida's finest and most exquisite restaurants. The street also leads straight to the likewise brand-new, fantastic Gran Parque La Plancha. This desirable neighborhood is known for its abundance of beautifully restored colonial homes. All major tourist attractions are conveniently located within walking distance. The location is an ideal choice for a Bed & Breakfast, Airbnb, or similar venture. It offers a delightful living experience for those seeking a vibrant, colorful, and meticulously restored Centro neighborhood.

DISTANCES FROM THE PROPERTY TO

- Parque de Santiago | 750 m (0.5 mi)
- Mérida English Library (MEL) | 850 m (0.53 mi)
- Parque de Santa Ana | 1 km (0.6 mi)
- Paseo de Montejo / Calle 47 (gastronomy zone) | 1.2 km (0.75 mi)
- Parque de Santa Lucía | 1.4 km (0.87 mi)
- ADO Bus Terminal Alterna Paseo 60 | 1.8 km (1.1 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.8 km (1.1 mi)
- Gran Parque La Plancha | 1.9 km (1.2 mi)
- Mérida International Airport | 7.3 km (4.5 mi)

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



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.

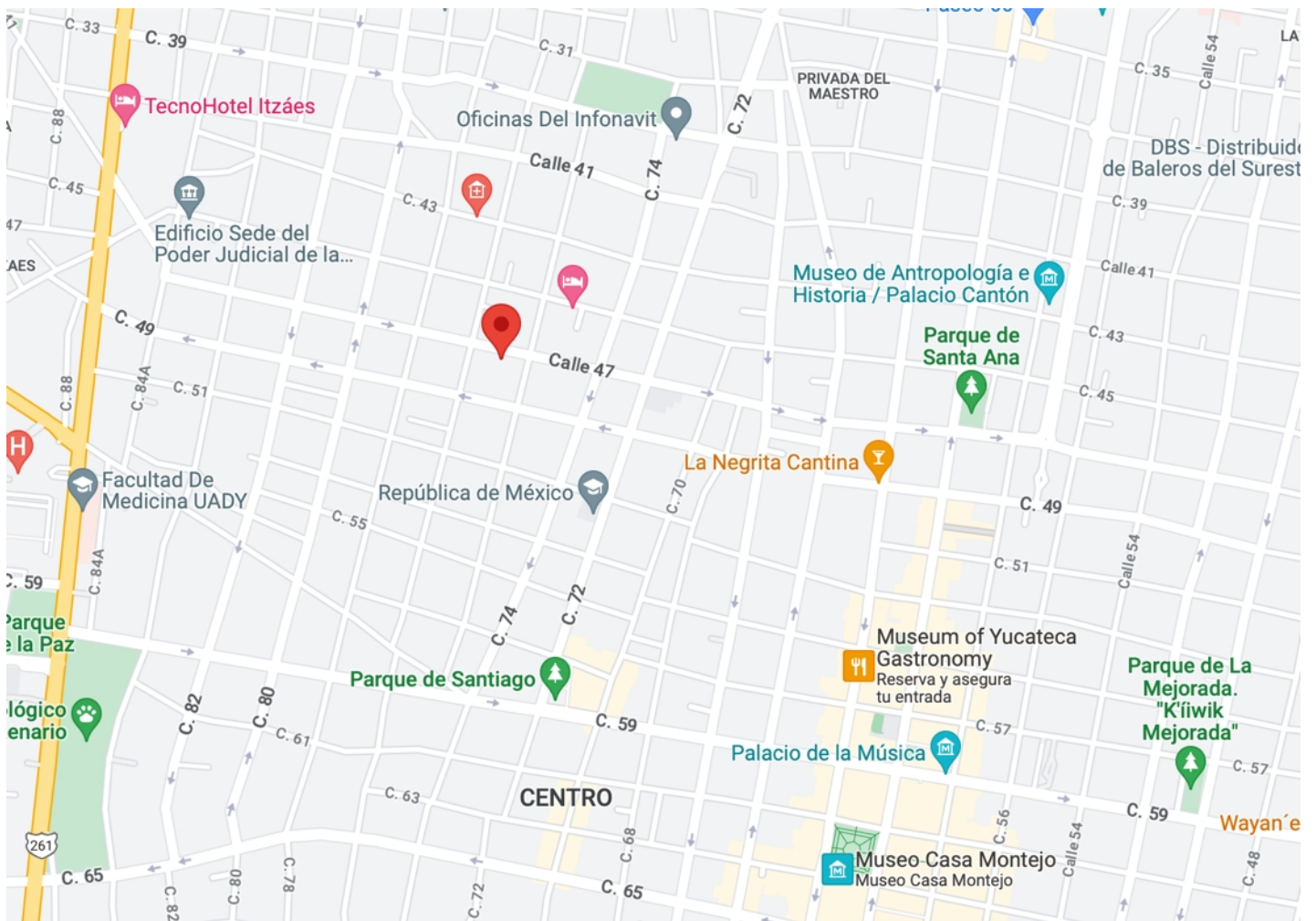
Yucatan Property Scouts | René Jeremias

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



YUCATAN PROPERTY SCOUTS

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 | Internet: www.yps.mx