

PRIVADA LUNARE: YOUR DREAM HOME AWAITS YOU!

Yucatán | Mérida | Cholul | Privada Lunare



YUCATAN PROPERTY SCOUTS



for sale | 4,300,000 MXN

Description

Property Code | YPS-02-0154

Welcome to your dream property nestled within the captivating confines of LUNARE, an enchanting, gated community (privada) on the northeastern fringes of Mérida! This brand-new, single-floor, home, awaiting its first occupant, beckons you with open arms to experience modern, tranquil living at its best.

The airy living area boasts lofty ceilings, seamlessly merging the open kitchen – complete with wooden cabinets and granite countertops – with the inviting dining space.

Retreat to the serene master bedroom, boasting a full bathroom and ample closet space, while two regular bedrooms offer equal indulgence. With an additional half bathroom for visitors and a convenient laundry room, every need is effortlessly met.

Embrace outdoor living with a covered terrace overlooking your private pool, perfect for entertaining or relaxing after a long day. A two-car garage and a charming front yard, complete the outdoor space.

And that's not all—this house comes equipped with features like wooden closets, air conditioners, ceiling fans, and a water heater, ensuring every comfort is at your fingertips. Plus, indulge in the community's abundant amenities, including 24/7 security, verdant green spaces, event halls, play areas, sports courts, and even a Pet Park!

Don't miss your chance to make this slice of paradise your own, schedule your viewing today, and embark on the journey to your forever home!

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- BRAND NEW - FIRST OCCUPANCY
- LOCATED IN ATTRACTIVE, WELL EQUIPPED GATED COMMUNITY
- ONE FLOOR CONSTRUCTION
- LIVING AREA WITH EXTRA HIGH CEILINGS AND SKYLIGHTS

HARD FACTS

- *Year of construction* | 2023
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 297 m² (3,197 ft²)
- *Width x Length* | 11 m x 27 m
- *Construction* | 205 m² (2,207 ft²)

HOUSE AND LOT

- Master bedroom with full bathroom and closet
- 2 Regular bedrooms with full bathroom and closet
- Half bathroom for visitors
- Living area with extra high ceilings for a comfortable indoor climate consisting of an open kitchen with wooden cabinets and granite countertops and a living/dining room
- Laundry room
- Covered terrace with bar
- Pool
- Garage for two cars
- Attractive front yard with plants and palm tree
- Service hallway connecting the entrance with the kitchen and the garden

GENERAL FEATURES

- Living area with extra high ceilings for a comfortable indoor climate
- Kitchen with wooden closets and granite countertops
- Wooden closets in all bedrooms
- Air conditioners
- Ceiling fans
- Water heater
- Tiled floors
- City water (untreated)
- Bio-septic tank
- High-speed internet available

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AMENITIES GATED COMMUNITY

- 24/7 Security
- Completely walled and gated
- Well-kept green spaces
- Event hall
- Children's play area
- Padel court
- Basketball court
- Pet Park
- Ping-pong table

Location

CHOLUL

Cholul, nestled in the northeastern outskirts of Mérida, boasts a charming village center adorned with beauty. Its name, derived from the Mayan language, evokes the image of "wood in the water," reflecting its serene surroundings. Over time, the boundaries between Mérida's northern districts and Cholul have seamlessly blurred, leading to the village's integration into Mérida's urban fabric.

For years, Cholul has been a coveted residential destination for young families and those seeking a tranquil, verdant lifestyle within proximity to Yucatan's capital. Beyond the historic town center, characterized by its grand church and bustling marketplace, the architectural landscape of Cholul is predominantly adorned with modern single-family residences.

From a logistical standpoint, Cholul offers the convenience of close proximity to Mérida's northern districts, including Altabrisa with its renowned mall and top-notch medical facilities. Moreover, the village is strategically positioned along major thoroughfares linking Mérida to the eastern regions of the state (Motul, Tizimín, Valladolid) and the enchanting coastal areas along the Gulf of Mexico. As a result, the white, sandy beaches of Chicxulub Puerto are merely a short 25-minute drive away via well-maintained interurban routes.

DISTANCES FROM THE PROPERTY TO

- Plaza Altabrisa (mall) | 7.5 km (4.6 mi)
- Star Médica (hospital) | 8 km (5 mi)
- La Isla Cabo Norte (mall) | 11.5 km (7.1 mi)
- Maya Ruins of Dzibilchaltún | 12 km (7.5 mi)
- Mérida Centro (Remate) | 13.5 km (8.4 mi)
- Chicxulub Puerto (Gulf of México) | 32 km (20 mi)
- Mérida International Airport | 33 km (20.5 mi)
- Progreso (Gulf of México) | 39 km (24.2 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.

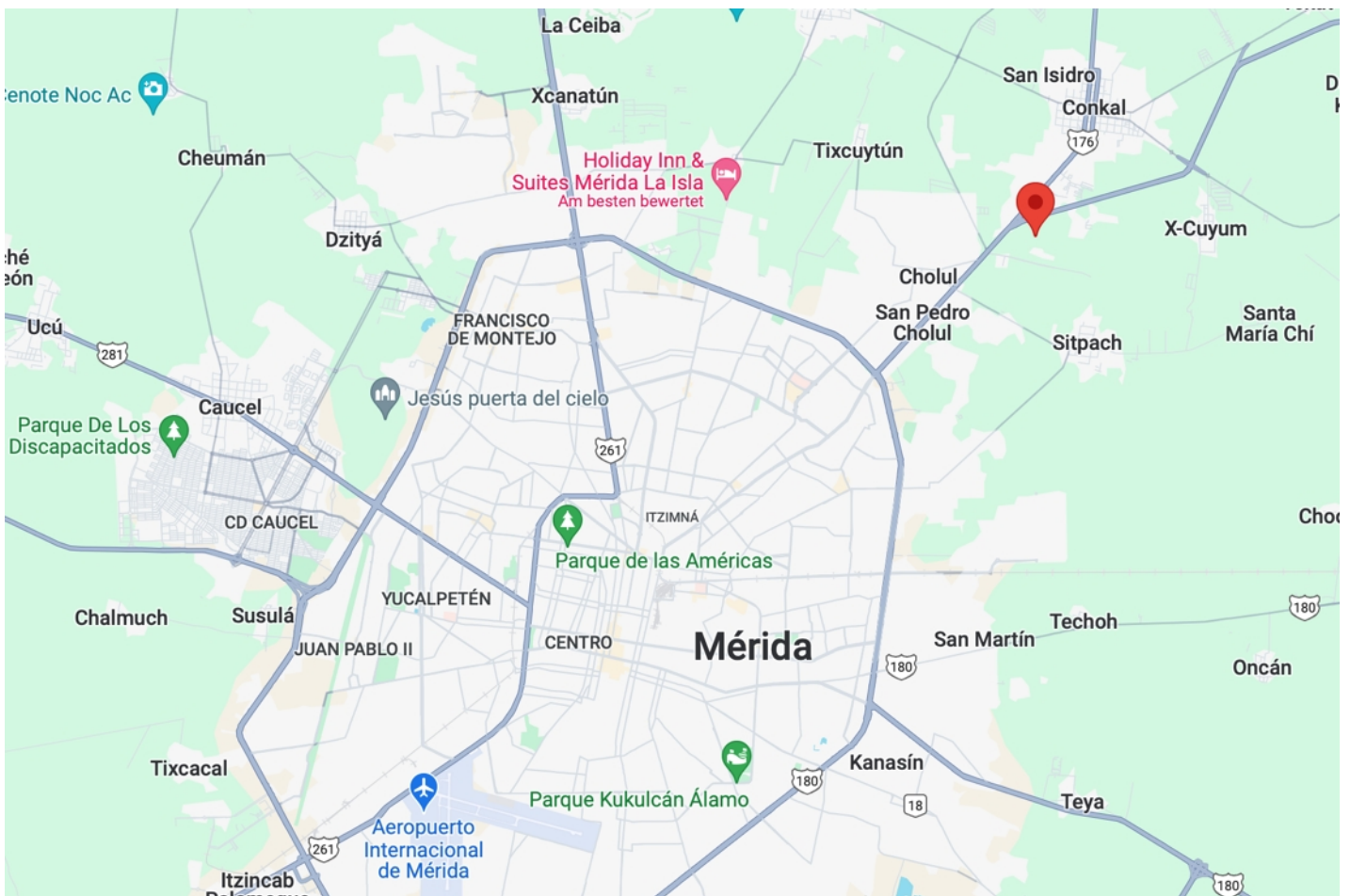
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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

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.



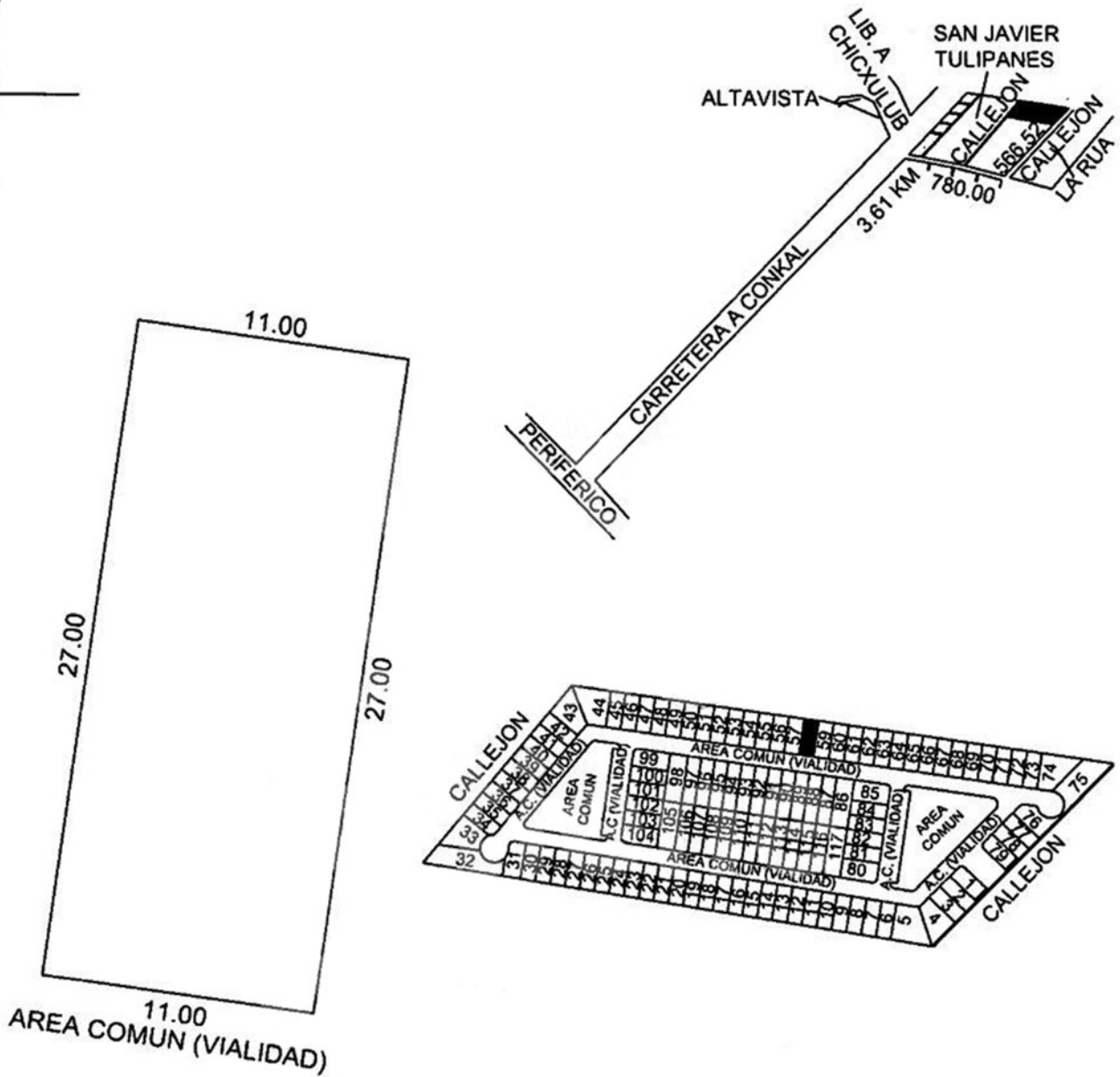
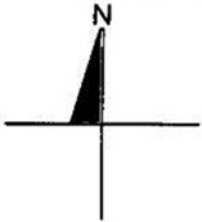
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PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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