

# HACIENDA PETAC

EXCLUSIVE LUXURY ESTATE IN MÉRIDA, YUCATAN

a Yucatan Property Scouts PREMIUM ESTATE



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for sale | 7,750,000 USD

## HACIENDA PETAC

Property Code | YPS-02-0130

Hacienda Petac is a testament to the rich history and grandeur of Yucatán, Mexico. Located near the enchanting city of Mérida, this remarkable property offers an unparalleled living and vacation experience, combining the elegance of a 17th-century estate with the luxurious amenities of a world-class resort. Currently, a premier resort, Hacienda Petac provides an exclusive and intimate retreat that accommodates only one group at a time, ensuring privacy and exceptional service for its guests. With a dedicated staff, exquisite surroundings, and exceptional cuisine, Hacienda Petac truly stands as the crown jewel of Mexican retreats for families and friends.

Hacienda Petac's rich history is as captivating as its surroundings. Originally established as a cattle ranch in the 17th century, it underwent a remarkable evolution in the 19th century, transitioning into a Henequen Hacienda. The Hacienda's historic architecture has been meticulously preserved and features stunning high ceilings, colorful pasta tile floors, columned terraces, and other traditional elements that transport guests to a bygone era.

Yucatan Property Scouts | René Jeremias

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



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The Hacienda is set on a vast 31-hectare (77 acres) lot of fertile land, boasting a phenomenal garden and a natural habitat that is nothing short of breathtaking, offering ample space for new construction and creative ideas.



The Hacienda's main house serves as the central hub for daily activities and gatherings. It has been meticulously restored to highlight the colonial beauty of the hacienda and features a beautifully restored living room, dining room, fully equipped kitchen, a library, a private chapel, multiple terraces, and a well-stocked bar, ensuring that guests have every comfort at their disposal.

The accommodations at Hacienda Petac offer a level of luxury that exceeds expectations. The estate

features seven beautifully designed, individually themed bedrooms, each with its private opulent bathroom.

The estate provides an array of amenities for guests' enjoyment and relaxation. The gorgeous game room offers billiards, ping-pong, and board games in a stylish setting. The spa and gym compound, an elegant interpretation of a traditional Mayan village, features a professionally equipped gym, massage rooms, a nail salon, and luxurious facilities like a Jacuzzi and hydro-jet shower.

The Hacienda's large, heated swimming pool, set in a tranquil and spectacular setting near the main house, provides a perfect relaxing oasis. Comfortable chaise lounges, hammocks, and fresh towels are readily available in the relaxation area. Additionally, the estate offers a historic chapel for intimate weddings and a professional chef's kitchen for culinary activities and events, catering to various interests and occasions.

In summary, Hacienda Petac in Yucatán is an exceptional property that



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seamlessly blends historic charm with modern luxury. With its beautifully restored buildings, lush gardens, and wide range of facilities, Hacienda Petac is undoubtedly one of the finest luxury haciendas in the world.

Today, as a premier resort, it offers a unique and exclusive experience, ensuring that guests have access to the finest amenities and services. But whether as a resort, a luxurious family estate, an outstanding boutique hotel, an exclusive event venue, or a corporate headquarters, Hacienda Petac stands out in all of its potential applications and is an outstanding investment opportunity.

## LOCATION

Hacienda Petac is situated in an idyllic and tranquil setting amidst the serene countryside located to the south of Mérida, Mexico. This splendid location offers a perfect blend of seclusion and accessibility. Here are some key features of its location:

**1. Proximity to Transportation Hubs:** Hacienda Petac benefits from exceptional connectivity. It is conveniently located near Mérida's international airport, making it easily accessible to international travelers. In addition, the estate enjoys close proximity to the important train stations of Uman and Mérida's main train station in Teya, making it accessible to visitors arriving via the Tren Maya train network.

**2. Mérida's Colonial Charm:** While offering a peaceful retreat in the countryside, Hacienda Petac remains close to the vibrant colonial city center of Mérida. This historic city center is known for its museums, shops, bustling markets, diverse restaurants, and a variety of handicraft stores. Guests can easily explore the rich cultural heritage and vibrant atmosphere of this charming city.

**3. Archaeological Wonders:** Hacienda Petac serves as an excellent base for exploring the region's remarkable Mayan art and culture. It is conveniently located within easy reach of multiple archaeological zones, including renowned sites such as Uxmal, Chichen Itza, Mayapán, and Aké. Guests can immerse themselves in the ancient history and architectural marvels of the Mayan civilization.

**4. Gateway to Diverse Experiences:** This location serves as an ideal starting point for a variety of enriching experiences, including:

- Exploring natural reserves with fascinating caves and crystal clear underwater pools known as cenotes.
- Visiting ancient Mayan and colonial towns, such as the picturesque "Yellow City" of Izamal, recognized as Yucatan's first "pueblo magico" (magical town).
- Discovering the history and heritage of working and restored Henequen haciendas, which played a crucial role in the region's past.
- Embarking on boat trips through the Flamingo and Wildlife Reserve at Celestun, where guests can witness diverse wildlife and breathtaking coastal landscapes.
- Enjoying the pristine Gulf Coast beaches, perfect for relaxation and water-based activities.

In summary, Hacienda Petac's location offers a unique blend of tranquility in the countryside, easy access to the colonial charm of Mérida, proximity to archaeological wonders, and a gateway to a wide range of captivating experiences in the Yucatan Peninsula, making it an exceptional destination for travelers seeking both relaxation and cultural exploration.

#### DISTANCES FROM THE PROPERTY TO

- Mérida International Airport | 24 km (15 mi)
- Mérida Centro (Plaza Grande) | 25 km (16 mi)
- Maya Tren Station Umán | 29 km (18 mi)
- Maya Tren Station Teya | 33 km (21 mi)
- Sisal (Gulf of Mexico) | 70 km (44 mi)
- Archaeological site of Uxmal | 85 km (53 mi)
- Cancún International Airport | 330 km (205 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 expats 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.

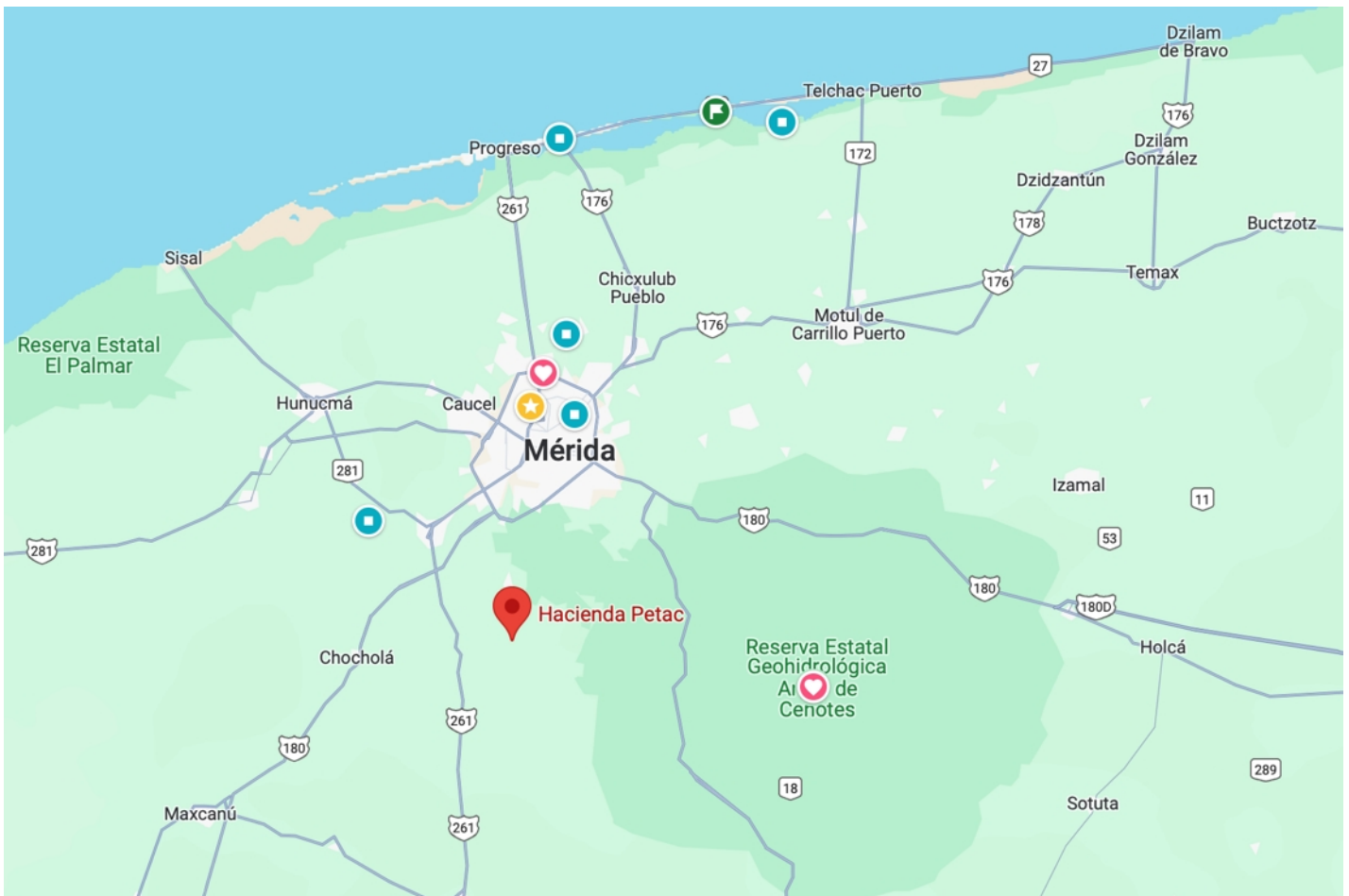
Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take leisurely strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the city by visiting its



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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.

### PROPERTY LOCATION



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## FACTS

### HIGHLIGHTS

- ESTABLISHED SUCCESSFUL WORLD CLASS RESORT BUSINESS
- HIGHLY TRAINED AND COURTEOUS STAFF
- IMPECCABLE REPUTATION
- OUTSTANDING COLONIAL/HACIENDA ARCHITECTURE
- UNIQUE FURNISHINGS AND AMENITIES OF THE HIGHEST QUALITY
- EXCEPTIONAL LOCATION CLOSE TO MERIDA
- HUGE LOT WITH PLENTY OF ROOM FOR NEW IDEAS

### HARD FACTS

- Year of construction | 17<sup>th</sup> Century
- Year of latest renovation | Constantly
- Alignment | --
- Lot | 31.25 ha (77.22 acres)
- Width x Length | -- m x -- m
- Construction | 1,661 m<sup>2</sup> (17,878 ft<sup>2</sup>)

### BUILDINGS AND FACILITIES

#### MAIN HOUSE (CASA PRINCIPAL)

- Living Room
- Dining Room
- Fully equipped kitchen
- Large library
- Well stocked bar
- Spacious terraces
- Private chapel

#### GUEST HOUSE – CHU JUN AND TOH

- Bedroom "Chu Jun" with one king-size bed and a luxurious private bathroom
- Bedroom "Toh" with two queen-size beds and a luxurious private bathroom
- Cozy terrace overlooking the lush green garden with the 60-foot chimney and the waterfall

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### GUEST HOUSE – LA CEIBA

- Bedroom "La Ceiba" with one king-size bed, a seating area, desk, and separate dressing area as well as a large circular private bathroom
- Outdoor dipping pool

### GUEST HOUSE – CASA DEL MAYORDOMO

- Bedroom "Pitaya" with a queen-size bed and a private bathroom
- Bedroom "Ciricote" with two single beds and a private bathroom
- Large terrace with beautiful garden views

### GUEST HOUSE – CASA RAMÓN

- Master Suite "Yuya" with one king-size bed and luxurious private bathroom
- Master Suite "Mariposa" with two queen-size beds and luxurious private bathroom
- Bright, fully appointed living room with 80-inch movie/television screen
- Half bathroom
- Comfortable terrace with pond
- Large terrace for gatherings

### GAME ROOM / SALON

- Fabulously restored former manufacturing facility with soaring ceilings and creative wall treatments
- Offers a relaxing seating area, billiards, ping pong, a game table, and a full selection of board games.

### MAYAN STYLE HEALTH AND BEAUTY VILLAGE

- Professionally equipped gym
- Massage rooms
- Nail salon
- Jacuzzi
- Cold water cascade
- Outdoor hydro-jet shower

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### POOL AREA

- Heated swimming pool in a tranquil, yet spectacular setting
- Female and male bathrooms
- Relaxation area with comfortable chaise lounges and hammocks

### CULINARY ACADEMY

- Fully equipped professional chef's kitchen with high-quality equipment for hosting cooking classes, corporate events, workshops, etc.

### CHAPEL

- La Capilla de San Antonio
- For intimate weddings up to 30 people
- Open to the village of Petac for Catholic services

### FURTHER BUILDINGS

- Additional building for linen and laundry storage
- Manager apartment

### **LOT AND GARDEN**

- 31 ha (77 acres) of fertile land with a phenomenal garden, and natural habitat
- Plenty of room for new construction and ideas
- More land available on request
- Breathtaking, well-kept garden with:
- Majestic mature trees and palms of all kinds
- Green areas
- Quiet zones
- Dreamy paths
- Ponds with fountains
- Relics from the heyday of the Henequen Hacienda





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## COLONIAL / HACIENDA FEATURES

- Elaborately restored original buildings with attention to detail
- High beamed ceilings
- Colorful pasta tiles
- Colonial Façade
- Impressive columns and arches
- Restored original wood doors and windows
- Original Hacienda entrance gate
- Original chapel

## GENERAL FEATURES

- Exquisite, elegant furniture
- Powerful whole-home generator with a large propane gas tank for up to 10 days of backup power
- Solar panels
- Air Conditioners
- Ceiling fans
- Hot water heater
- Professional kitchen equipment
- Connection to the public grid
- Transformers
- Wells with pumps
- Cistern
- Bio septic tank

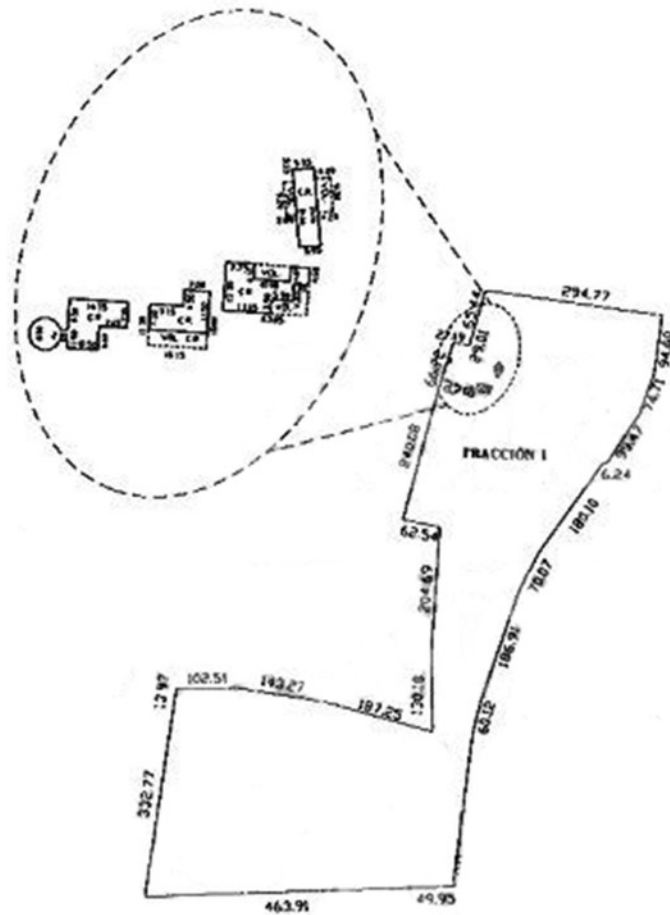
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# CADASTRAL PLAN



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## PICTURE SELECTION

Further pictures are available on demand.



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