

# CASAS CUATAS: ELEGANT CONTEMPORARY HOMES IN MÉRIDA CENTRO

Yucatán | Mérida | Centro | Jesús Carranza



YUCATAN PROPERTY SCOUTS



for sale | 7,500,000 MXN (each)

## Description

Property Code | YPS-02-0158 / YPS-02-0159

Discover the allure of the "Casas Cuatas", a collection of two stunning contemporary residences exquisitely crafted with an enduring sense of elegance. Designed by esteemed architects Serrano Monjaraz Arquitectos ([serranomonjaraz.com](http://serranomonjaraz.com)) and the dynamic team at Sacal Monjaraz Arquitectos, this collaboration seamlessly blends seasoned expertise with youthful innovation to create homes that epitomize both comfort and style.

Next to their excellent location, the "Casas Cuatas" are characterized by numerous features that ensure both practicality and luxury. Each home features two bedrooms with en-suite bathrooms, a spacious living and dining area, a well-appointed kitchen with marble countertops, and convenient amenities such as a laundry room and storage space. Step outside to discover a serene terrace overlooking the garden with an enchanting circular pool, offering a private oasis for relaxation and entertaining.

Both houses are thoughtfully equipped with modern conveniences, including air conditioning, ceiling fans, and high-speed Internet access. The attention to detail extends to the craftsmanship, with wooden cabinets adorned with rattan accents, wooden windows with mosquito screens, and soaring ceilings that enhance the sense of space and airiness.

For those seeking a hassle-free transition, "Casas Cuatas" offers the option of turnkey or Airbnb-ready arrangements upon request, ensuring a seamless move-in experience. With its blend of timeless design, unparalleled location, and modern amenities, investing in "Casas Cuatas" promises both a sophisticated lifestyle choice and a lucrative rental income opportunity. Embrace the allure of Merida's evolving landscape with "Casas Cuatas", where sophistication meets investment potential. Contact us today to arrange a viewing.

Yucatan Property Scouts | René Jeremias

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## Facts

### HIGHLIGHTS

- TURN-KEY / AIRBNB READY IF REQUESTED (at extra charge)
- GREAT LOCATION NEAR PARQUE LA PLANCHA
- BRAND NEW – FIRST OCCUPANCY
- PRIVATE PARKING, POOL, HIGH-SPEED INTERNET, ...

### HARD FACTS

#### CASA CUATA I (YPS-02-0158)

- *Year of construction* | 2024
- *Lot* | 259 m<sup>2</sup> (2,783 ft<sup>2</sup>)
- *Width x Length* | 8.4 m x 30.7 m
- *Construction* | 146 m<sup>2</sup> (1,567 ft<sup>2</sup>)

#### CASA CUATA II (YPS-02-0159)

- *Year of construction* | 2024
- *Lot* | 256 m<sup>2</sup> (2,752 ft<sup>2</sup>)
- *Width x Length* | 8.4 m x 30.7 m
- *Construction* | 140 m<sup>2</sup> (1,511 ft<sup>2</sup>)

### HOUSE AND LOT

- Two bedrooms with en-suite bathrooms
- Combined living and dining room
- Fully equipped kitchen with marble countertops
- Half bathroom
- Laundry room
- Storage room
- Terrace
- Garden with round (filtered) pool
- Parking for one vehicle

## GENERAL FEATURES

- Fully furnished and equipped / Airbnb ready if requested (at extra charge).
- Air conditioners
- Ceiling fans
- Kitchen with: stove, extractor hood
- Woodwork closets with rattan
- Woodwork windows with mosquito nets
- High ceilings
- Modern brick construction
- Completely fenced
- Water taps
- Water heaters
- Stationary gas tank
- Pool filter
- Hydraulic water pressure system
- City water (untreated)
- Bio-septic tank
- High-speed internet available

## *Location*

### HISTORICAL CENTER | JESÚS CARRANZA

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.

Located in the picturesque Jesús Carranza neighborhood, the "Casas Cuatas" offer an unparalleled location in Merida. Just moments from the historic center, yet nestled in the tranquility of a residential area, both homes offer residents easy access to the iconic "Paseo Montejo" and the newly created gem, Parque la Plancha. This prime location represents an exceptional investment opportunity as downtown Merida undergoes a renaissance, with historic properties being revitalized into charming residences and boutique hotels.

#### DISTANCES FROM THE PROPERTY TO

- Gran Parque La Plancha | 400 m (0.25 mi)
- Paseo de Montejo (Walmart) | 800 m (0.5 mi)
- Paseo 60 (ADO Bus Terminal) | 1.2 km (0.75 mi)
- Parque Santa Ana | 1.9 km (1.2 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.9 km (1.8 mi)
- Mérida International Airport | 11 km (6.8 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.

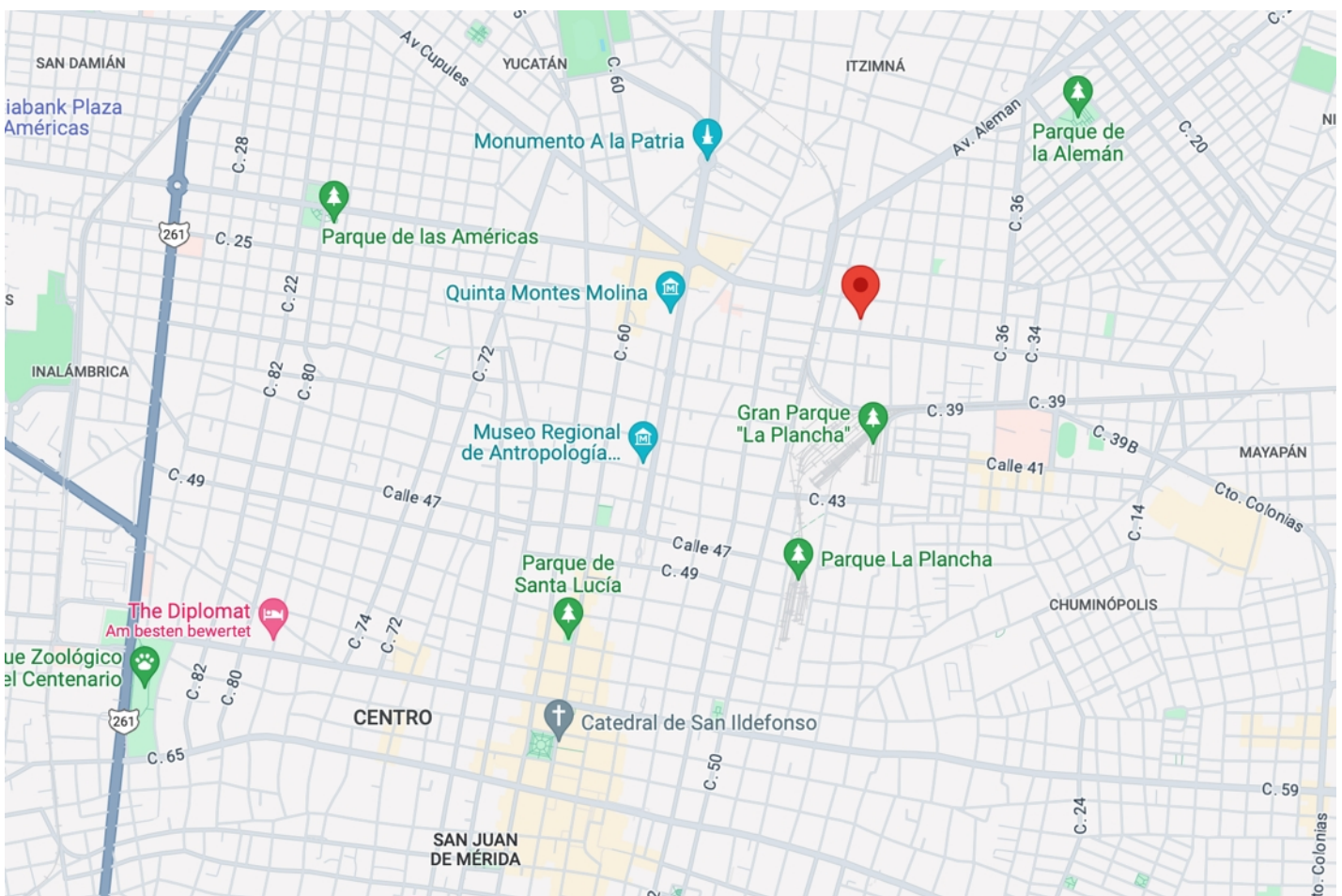
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American ex-pats seeking an ideal place to settle down. Mérida's appeal is further enhanced by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

Características / Characteristics	
Terreno:	258.53 m <sup>2</sup> Land Area: 2,782.79 sqf
Construcción:	145.59 m <sup>2</sup> Construction 1,567.31 sqf
Area Libre:	42.93% Construction free area 42.93%



- 1 Estacionamiento / Garage
- 2 Acceso / Access
- 3 Estancia / Living room
- 4 Comedor / Dining room
- 5 Cocina / Kitchen
- 6 Cuarto de Lavado / Laundry
- 7 Alacena / Storage
- 8 Baño de Vista - Alberca / Toilet
- 9 Patio / Terrace
- 10 Alberca / Swimming pool
- 11 Suite I / Bedroom I
- 12 Suite II / Bedroom II

## Casa Cuata II

Características / Characteristics	
Terreno:	255.71 m <sup>2</sup> Land Area: 2,752.43 sqf
Construcción:	140.30 m <sup>2</sup> Construction 1,506.95 sqf
Area Libre:	43.20% Construction free area 43.20%



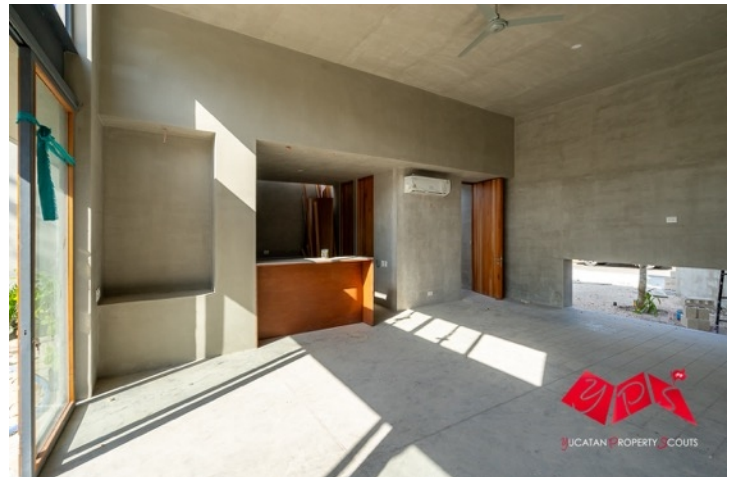
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## Picture Selection

Further pictures are available on demand.



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