

CASA NEEK: RESTORED COLONIAL HOME WITH MODERN LUXURY

Yucatán | Mérida | Centro | La Ermita



YUCATAN PROPERTY SCOUTS



for sale | 6,900,000 MXN

Description

Property Code | YPS-02-0172

Casa NEEK, inspired by the Mayan word for "seed," is a beautifully restored colonial property located in the historic La Ermita neighborhood of Mérida Centro. This brand-new first home masterfully blends traditional colonial architecture with modern design, creating bright and illuminated spaces throughout.

The main house of the property features a stunning colonial façade that has been restored according to INAH regulations. Downstairs, its charming colonial receiver boasts high wooden beamed ceilings and open mampostería wall finishes. There is also a spacious living room, a bright open kitchen with cedar cabinetry, a kitchen island, a professional gas stove, and a sink. Adjacent to the kitchen is a large, covered patio, perfect for relaxing. Additional downstairs amenities include a storage room/pantry and a half bathroom.

A bright staircase with skylights and designer lighting leads to the first-floor master bedroom. This room includes a walk-in closet, an en-suite bathroom, and a unique covered balcony overlooking the garden and tranquil neighborhood. Another bedroom also has an en-suite bathroom and cedar closets.

The guest house (casita) at the rear of the property offers a private retreat with a bedroom, en-suite bathroom, and an interior garden. There is also a laundry room for added convenience.

The exterior of Casa NEEK is designed for low maintenance, featuring a garden with tropical plants and a large, filtered pool with a Chukum finish. A machinery room ensures that all utilities are well maintained. General features of the property include air conditioning, ceiling fans, a hydropneumatic water pressurization system, a water filtration system, an electric water heater, and

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neighborhood high-speed internet availability. Located just one block from the picturesque La Ermita Park, Casa NEEK is a perfect blend of historic charm and modern luxury.

Facts

HIGHLIGHTS

- BRAND NEW / FIRST OCCUPANCY
- GREAT LOCATION IN COLORFUL, NEAT NEIGHBORHOOD
- UNIQUE ARCHITECTURE AND DESIGN
- LARGE FILTERED POOL, CENTRAL OPEN KITCHEN, COLONIAL FEATURES, ...

HARD FACTS

- *Year of construction* | 2024
- *Year of latest renovation* | --
- *Alignment* | East-West
- *Lot* | 204.7 m² (2,204 ft²)
- *Width x Length* | 6.95 m x 35.7 m
- *Construction* | 240 m² (2,583 ft²)

MAIN HOUSE – DOWNSTAIRS

- Bright staircase with skylights and design lights
- Bedroom with cedar closets and en-suite bathroom
- Master bedroom with walk-in closet, en-suite bathroom, and a unique covered balcony overlooking the garden and green neighborhood

MAIN HOUSE – UPSTAIRS

- Colonial receiver with high, wooden beamed ceilings and open Mamposteria wall finishes
- Living Room
- Bright, open kitchen, with dining area, cedar cabinets, kitchen island, professional gas stove, and sink

GUEST HOUSE (CASITA)

- Bedroom with an en-suite bathroom and an interior garden
- Laundry room

EXTERIOR

- Low-maintenance Garden with tropical plants
- Big, filtered pool with Chukum finish
- Machinery room

GENERAL FEATURES

- Air conditioners
- Ceiling fans
- Bright rooms with natural light from large windows and skylights
- Kitchen with cedar cabinets, kitchen island, professional gas stove and sink
- Cedar carpentry throughout the house
- Interior gardens with irrigation system
- Colonial façade restored in accordance with INAH regulations
- Pasta tiled floors
- Hydropneumatic water pressurization system
- Water filtration system
- Electric water heater
- City water
- Private Well
- Cistern
- Water tank (Tinaco)
- Bio-Septic Tank
- High-speed internet available in the neighborhood

Location

HISTORICAL CENTER | LA ERMITA

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 is situated in the serene Mérida Centro neighborhood of La Ermita, known for its tranquility and historic charm. Just one block away from the picturesque La Ermita Park, one can explore the remarkable Santa Isabel Church, a must-see attraction in the area. La Ermita, along with the neighboring districts of San Sebastian and San Juan, forms one of the oldest and most colorful Centro neighborhoods. The area was just recently awarded the prestigious title of "Barrio Mágico", based on the already well-known "Pueblo Mágico" award for places that are particularly worth seeing throughout México.

Unlike the bustling area north of Plaza Grande, La Ermita offers a more relaxed and authentic living environment, drawing both locals and visitors seeking a peaceful atmosphere. The neighborhood's allure lies in its delightful blend of meticulously restored colonial-style houses and rustic dwellings, creating a visually appealing streetscape. Many of these vibrant facades hide sought-after Airbnb accommodations and exquisitely designed residential properties.

DISTANCES FROM THE PROPERTY TO

- Parque de La Ermita | 220 m (722 ft)
- Parque de San Sebastián | 500 m (1,640 ft)
- Parque de San Juan | 500 m (1,640 ft)
- ADO bus terminal Centro Histórico | 850 m (0.5 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.2 km (0.8 mi)
- Mérida International Airport | 6.1 km (3.8 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

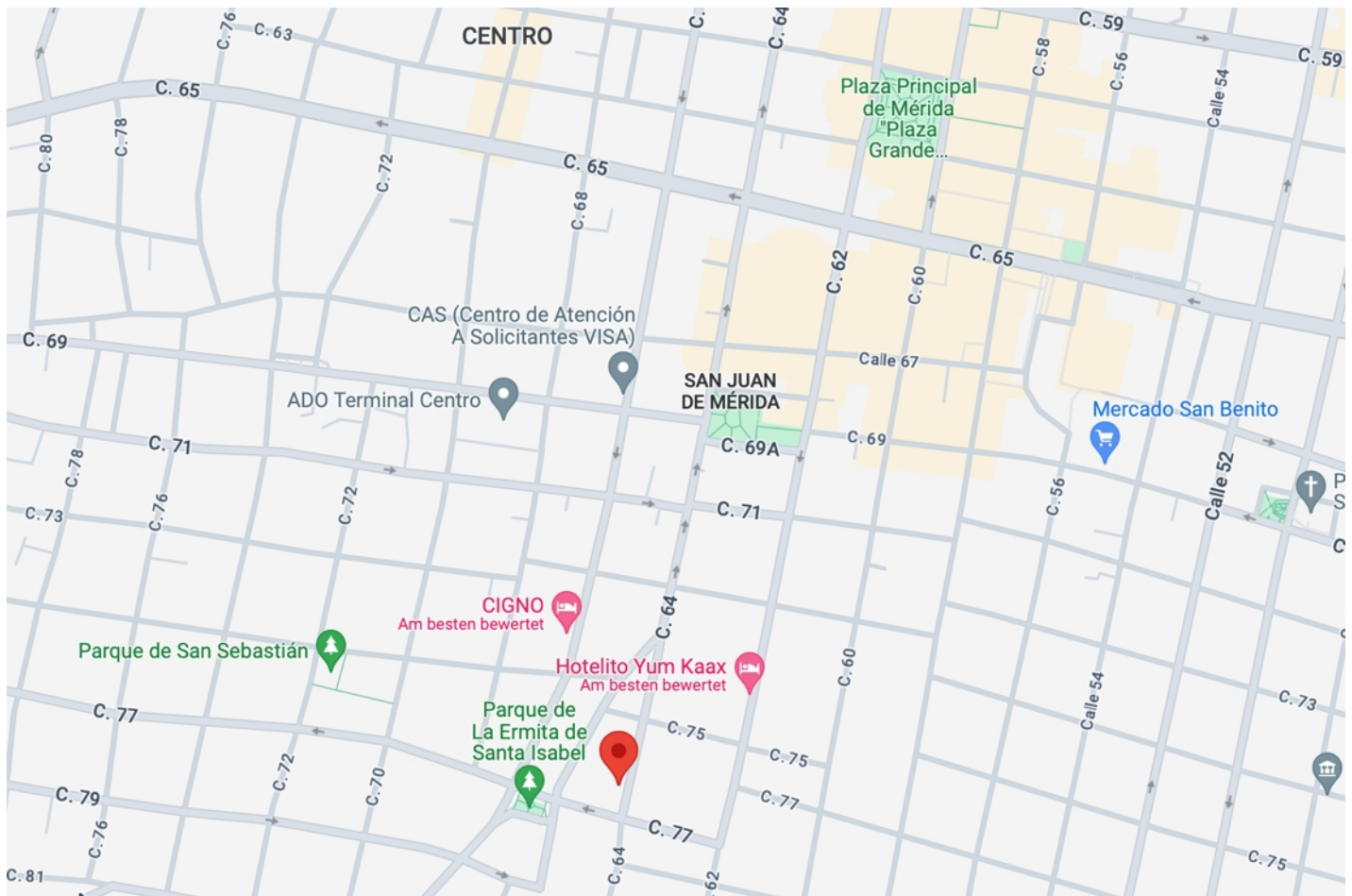


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has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.

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.

PROPERTY LOCATION



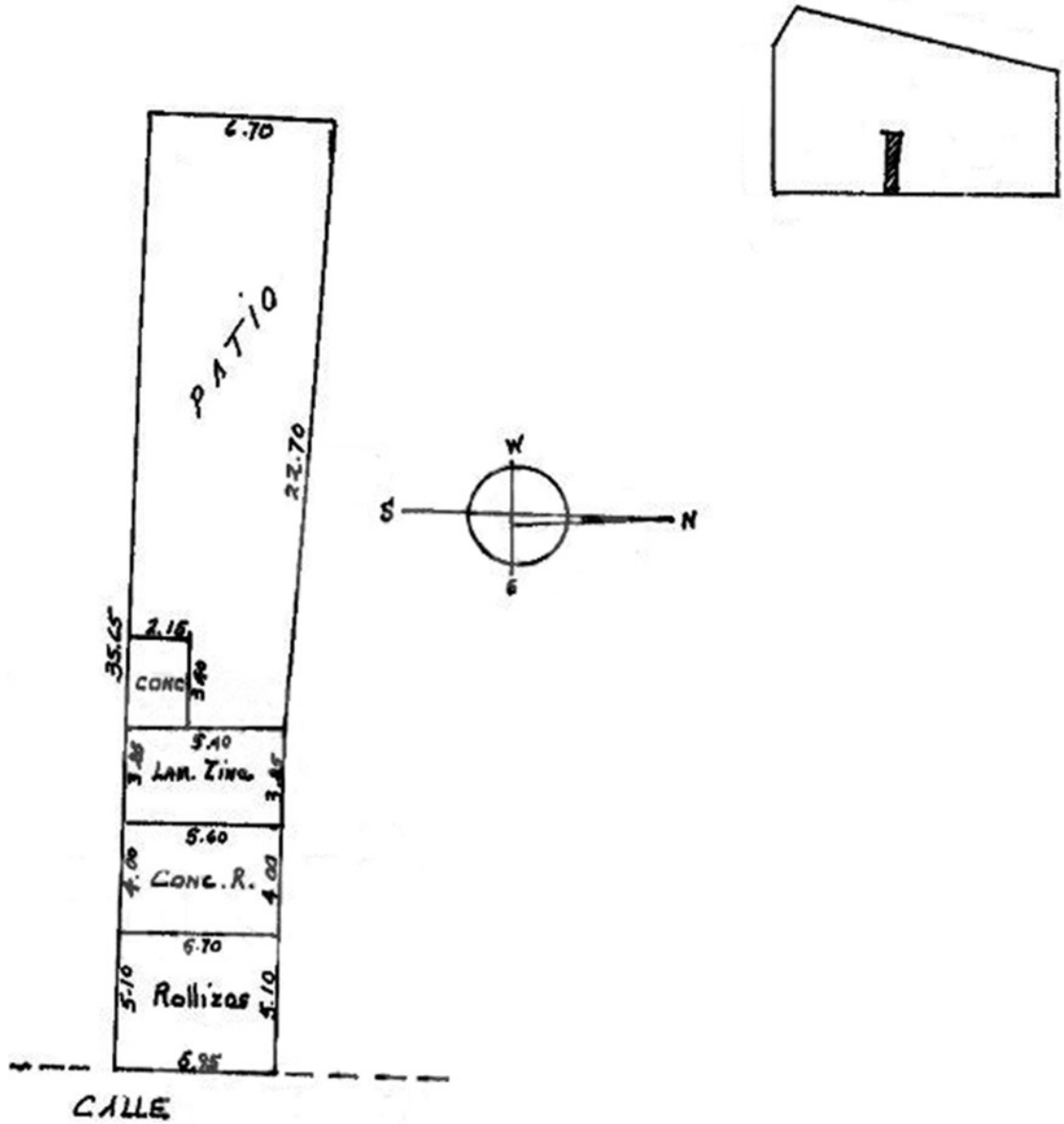
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Floor Plan



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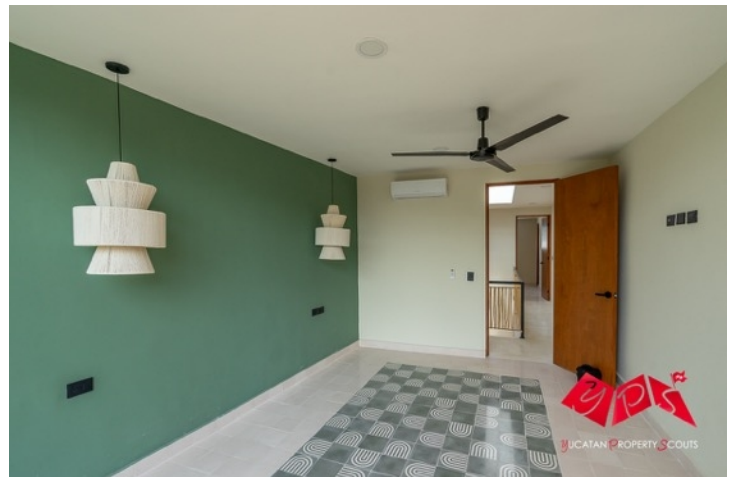
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Picture Selection

Further pictures are available on demand.



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