

# CHARMING COLONIAL RENTAL WITH SOLAR POWER & PRIVATE CASITA IN MÉRIDA'S FIRST BARRIO MÁGICO

Yucatán | Mérida | Centro | Barrio Mágico



for rent | from 1,695 USD/month

## Highlights

Property Code | YPS-02-0212

- **FULLY FURNISHED & EQUIPPED** – Stylishly appointed and completely move-in ready with quality furnishings and all essential appliances.
- **ENERGY-EFFICIENT LIVING** – Brand-new solar panel system helps significantly reduce electricity costs and supports sustainable living.
- **YEAR-ROUND COMFORT** – Air conditioning and ceiling fans throughout ensure a pleasant indoor climate.
- **TURNKEY LIFESTYLE** – High-speed fiber internet, modern appliances, washer-dryer, and upgraded plumbing with a water softener.
- **SERENE OUTDOOR LIVING** – Central courtyard with filtered pool, ambient lighting, tropical greenery, and a tranquil backyard oasis
- **PRIME LOCATION IN MÉRIDA'S FIRST BARRIO MÁGICO** – Ideally situated in the charming neighborhood between La Ermita, San Sebastian, and San Juan, within walking distance of cultural landmarks, restaurants, and vibrant city life.
- **AUTHENTIC COLONIAL CHARM** – Elegant façade, soaring beamed ceilings, colorful pasta tile floors, and original Mampostaría walls.

Yucatan Property Scouts | René Jeremias

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## At a Glance

- **Lot:** 243 m<sup>2</sup> (2,619 ft<sup>2</sup>)
- **Construction:** 193 m<sup>2</sup> (2,082 ft<sup>2</sup>)
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Property type:** Restored colonial home with an independent casita
- **Furnishing:** Fully furnished & equipped
- **Air Conditioning:** Throughout
- **Pool:** Filtered pool
- **Internet:** Fiber optic available

## Rental Terms

- **Monthly Rent:**
  - Long-Term (7+ months): \$1,695 USD
  - Medium-Term (4–6 months): \$1,795 USD
  - Short-term (1–3 months): \$1,895 USD
- **Availability:** Starting May 1, 2026.
- **Minimum Stay:** 1 month
- **Included in Rent:** Bi-monthly maid service – 5 hours with English-speaking staff, Standard high-speed fiber optic internet, Potable water supply, Gas, Garbage collection, Pool maintenance, Gardening
- **Excluded from Rent:** Electricity (tenant pays based on usage)
- **Security Deposit:** A refundable damage deposit is required and will be returned after a satisfactory check-out inspection
- **Smoking Policy:** Smoking is strictly prohibited anywhere on the property.
- **Pet Policy:** Pets are allowed only with the landlord's prior approval.
- **Occupancy Limit:** Maximum of 4 overnight guests.

## Property Description

### Where Colonial Elegance Meets Modern Comfort

Experience the charm of historic Mérida with the comfort of a fully updated home. This beautifully restored colonial residence is ideally located in the city's first Barrio Mágico, right where the picturesque neighborhoods of La Ermita, San Sebastián, and San Juan come together. Stroll to cafés, colorful markets, cultural landmarks, and lively plazas—all just minutes from your doorstep.

From the street, the home's elegant colonial façade sets the tone. Inside, a welcoming living room impresses with soaring wooden-beamed ceilings, colorful original pasta-tile floors, and thick Mampostaría stone walls that keep interiors naturally cool. The open-plan layout connects living, dining, and a fully equipped kitchen, complemented by an indoor garden that fills the space with light and greenery.

The main bedroom, furnished with a comfortable matrimonial-size bed, features a private bathroom, a laundry niche, and direct access to the garden and terrace. Outside, a shaded columned terrace overlooks the central courtyard, where a filtered pool with ambient rainbow lighting, surrounded by decorative planters and tropical greenery, creates a peaceful focal point both day and night.

### Private Casita & Relaxing Outdoor Retreats

An independent casita offers ideal guest accommodation, complete with a bedroom featuring a spacious king-size bed, a bathroom, and a cozy liaison room with hanging chairs that open onto the backyard. The lush, enclosed garden provides a tranquil setting for relaxation, while the rooftop terrace offers lovely neighborhood views and excellent stargazing at night.

### Modern Infrastructure & Sustainable Comfort

The home is offered fully furnished and turnkey, including a 55" Smart TV and modern kitchen appliances such as a refrigerator with ice maker, stove, microwave, blender, toaster, and coffee maker. High-speed fiber-optic internet, air conditioning, ceiling fans, a washer-dryer, and a water-softening system ensure everyday comfort and convenience.

A brand-new solar panel system adds a valuable sustainability component, helping reduce electricity consumption and operating costs while supporting environmentally conscious living—an increasingly important advantage for long-term residents and remote professionals alike.

 **Schedule Your Private Viewing Today!**

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## Property Layout

- Inviting colonial-style living room with high wooden beams and original pasta tile floors.
- Open-plan living area with a fully equipped kitchen, dining space, and indoor garden.
- Comfortable main bedroom with a comfortable matrimonial-size bed, a private bath, a laundry niche, and direct garden access.
- Covered columned terrace overlooking the central courtyard.
- Easy-Care Courtyard, featuring a filtered pool, decorative planters, and a discreet storage/machinery room.
- Charming Casita – Independent guest house with bedroom, featuring a spacious king-size bed, private bath, and a cozy liaison room with hanging chairs opening to the backyard.
- Idyllic Backyard Oasis – Lush and private, designed as the perfect sanctuary to unwind.
- Rooftop Terrace – Expansive views over the neighborhood's green treetops, and excellent stargazing at night.

## GENERAL FEATURES

- Fully furnished and turnkey, including a brand-new 55" Smart TV in the living room.
- Air conditioning & ceiling fans in all principal spaces.
- Brand-new solar panel system
- Modern kitchen appliances: large refrigerator with ice maker, new stove, microwave, blender, toaster, coffee maker, and more.
- Ambience-enhancing pool lighting – pool illuminates in a full spectrum of rainbow colors.
- Convenient washer-dryer unit for in-home laundry care.
- High-speed fiber optic internet for reliable work and streaming.
- Superb plumbing system with a water softener for enhanced comfort.
- Front security window grill for added peace of mind.

## Location

### Prime Location in Mérida's First Barrio Mágico

This charming property enjoys an enviable position on Calle 68, between Calle 71 and 73, in the heart of Mérida's first Barrio Mágico—a unique historic zone that seamlessly bridges the beloved neighborhoods of La Ermita, San Sebastián, and San Juan.

The area is defined by its colorful, mostly single-story colonial homes, leafy streets, and a welcoming atmosphere that blends local Yucatecan tradition with a vibrant international community. Residents enjoy a short stroll to three of the city's most iconic plazas:

- La Ermita de Santa Isabel – famous for its romantic, flower-lined square and tranquil ambiance.
- San Sebastián – home to a lively market, traditional food stalls, and one of Mérida's oldest churches.
- San Juan – known for its elegant fountain, bustling morning life, and proximity to the main bus terminal.

From this location, most of Mérida Centro's cultural and culinary highlights are within easy walking distance, including art galleries, museums, theaters, gourmet restaurants, and charming cafés. The neighborhood's cultural calendar is alive year-round with festivals, food fairs, and traditional celebrations.

For trips further afield—whether to the modern north of the city, the beaches of Progreso, or nearby haciendas—you'll find an abundance of safe and affordable transport options via Uber, inDrive, and Didi.

### DISTANCES FROM THE PROPERTY TO

- ADO Terminal Centro Histórico | 150 m (492 ft)
- Parque San Sebastián | 350 m (1,148 ft)
- Parque San Juan | 450 m (1,476 ft)
- Parque de La Ermita | 450 m (1,476 ft)
- Plaza Principal de Mérida (Plaza Grande) | 1.1 km (0.68 mi)
- Chedraui Supermarket | 1.3 km (0.81 mi)
- Mérida International Airport | 5.5 km (3.4 mi)

### MÉRIDA

Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's past wealth and charm. As the gateway to the Maya world, Mérida draws visitors to nearby sites like Chichen Itzá and Uxmal while offering residents a modern, safe, and vibrant lifestyle.

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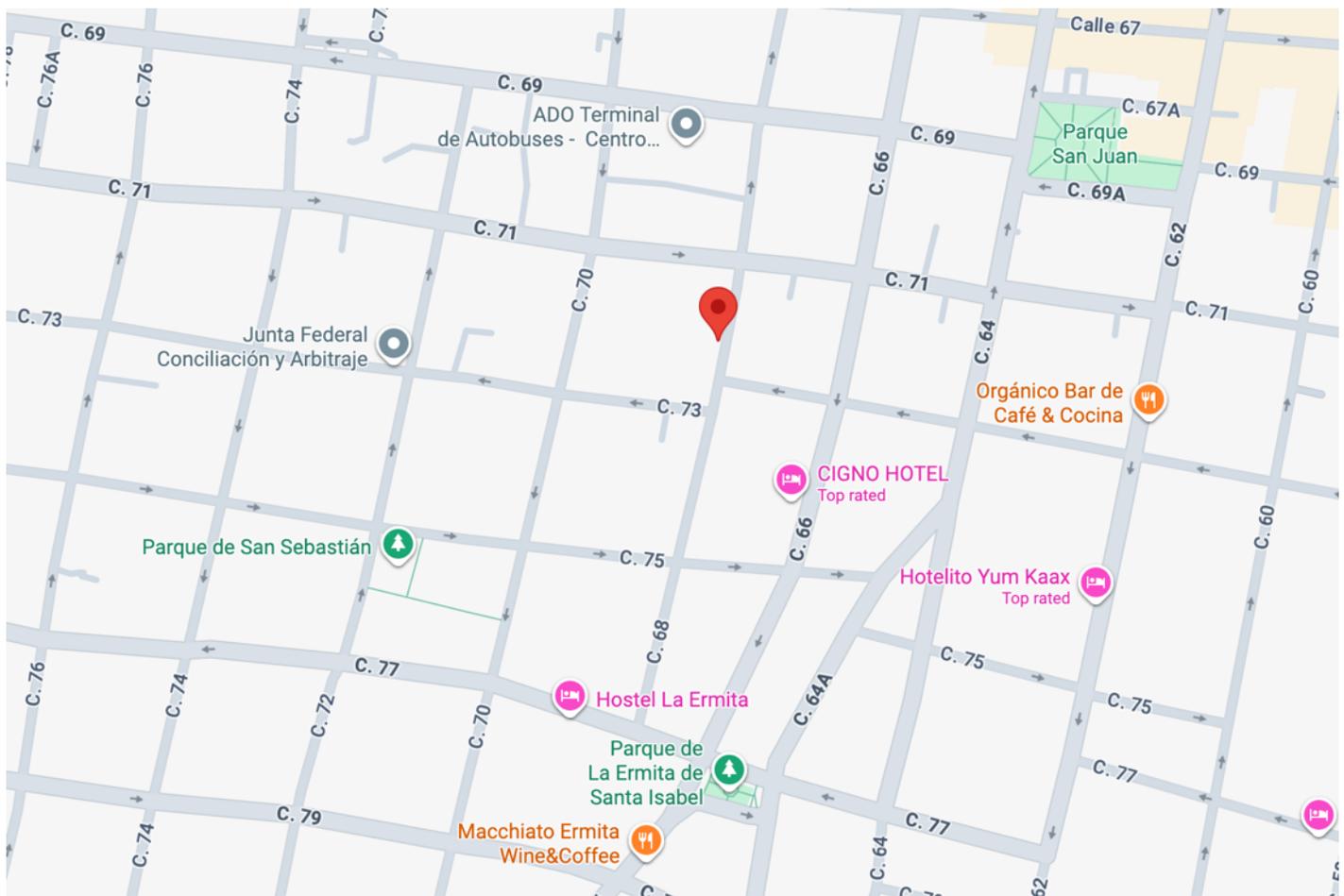
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YUCATAN PROPERTY SCOUTS

Renowned for its high quality of life, Mérida attracts expats from all over the world with its exceptional healthcare system, favorable climate, and welcoming community. The city offers a rich cultural scene — museums, theaters, and cinemas — alongside fine dining, boutique shops, modern malls such as La Isla Cabo Norte or Galerías Mérida, and convenient North American retail chains. Mérida combines history, culture, and comfort, making it an ideal place to live, work, and explore.

### PROPERTY LOCATION



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# Picture Selection



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## Contact

Thank you for your interest in this property! We'd be delighted to provide further details or arrange a private viewing at your convenience. Please don't hesitate to get in touch:

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