

# LIVE THE NORTEMÉRIDA LIFESTYLE: MODERN 5-BEDROOM LUXURY WITH POOL

Yucatán | Mérida | Komchén | Privada Nortemérica



for sale | 10,270,000 MXN

Property Code | YPS-02-0214

## Highlights

- Spacious 5-bedroom, 5-bathroom residence
- Built in 2022 with premium finishes
- Bright open plan living and dining area with large windows
- Master suite with a walk-in closet and a double-sink bathroom
- Garden with a 4 x 6 m pool in Chukum finish and a large, covered terrace
- Modern kitchen with island, granite countertops, and a reverse osmosis water treatment system
- Maid's quarter, laundry room, and ample storage
- Private parking for up to six cars (three covered, three open)
- Located in Privada Nortemérica, one of the most prestigious gated communities north of Mérida, with exceptional amenities

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx  
Facebook: @YPS.Realtor | Internet: www.yps.mx

## At a Glance

- **Lot size:** 464 m<sup>2</sup> (4,995 ft<sup>2</sup>)
- **Construction size:** 434 m<sup>2</sup> (4,679 ft<sup>2</sup>)
- **Year of Construction:** 2023
- **Bedrooms:** 5
- **Bathrooms:** 5
- **Parking:** 6 (3 covered, 3 open)
- **Location:** Privada Nortemérica, Komchén, Mérida North

## Property Description

Located in the prestigious gated community (Privada) Nortemérica, this contemporary two-story home combines modern architecture with functional elegance. High ceilings, expansive windows, and natural stone finishes create an inviting and bright atmosphere. The ground floor opens with a double-height foyer that leads into a spacious, light-filled living and dining area, which flows seamlessly to the covered terrace and large garden.

The flexible ground-floor bedroom can serve as a study, TV room, or bar, complete with its own bathroom accessible from both the bedroom and terrace. The modern kitchen, fitted with parota wood cabinetry and granite countertops, includes an island with a built-in grill and a reverse osmosis water treatment system.

Upstairs, the master suite impresses with generous proportions, a walk-in closet, and a luxurious bathroom. Two additional bedrooms, each with a walk-in closet and an en-suite bathroom, provide comfort and privacy. A service quarter with a bathroom and a laundry area are also located on this level.

Premium construction details such as marble floors, cedar wood doors, tempered glass railings, and Helvex fixtures underscore the property's quality. A 4 x 6 m pool in Chukum finishes anchors the private garden, ideal for family life and entertaining.

 **Schedule Your Private Viewing Today!**

## Privada (Gated Community) Description

Privada Nortemérica is one of the most exclusive residential communities in northern Mérida. Residents enjoy 24/7 security with controlled access and perimeter walls. Services are underground to preserve aesthetics. There is a central Club House and communal gathering spaces; courts for sports, swimming facilities (semi-Olympic, recreational adult and children's pools), playgrounds, and landscaped areas ensure an excellent lifestyle.

Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: rene.jeremias@yps.mx  
Facebook: @YPS.Realtor | Internet: www.yps.mx

On a broader scale, Nortemérica is more than just a neighborhood: it's a fully planned private community, set over approximately 45 hectares with around 412 residential lots. Of these, about 80,000 m<sup>2</sup> (8 hectares) are devoted to green areas and parks.

## Location Description

Privada Nortemérica is located just off the Mérida–Progreso highway, close to the village of Komché. Its position combines the tranquility of suburban living with excellent connectivity, offering a rare balance between peace and accessibility. Within minutes, residents can reach some of Mérida's most prestigious schools and universities, such as The Workshop, Cumbres, Anáhuac Mayab, and Marista, as well as shopping and entertainment hubs, including La Isla Cabo Norte, Galerías Mérida, and Costco. High-quality medical care is also close at hand with El Faro hospital and other modern services nearby. For leisure, the beaches of Progreso are only a 25-minute drive away.

Thanks to the direct access provided by the Mérida–Progreso highway, daily commutes to the city center and weekend escapes to the Gulf Coast are smooth and convenient. At the same time, the surrounding area of Komché is undergoing steady development with new gated communities, schools, and commercial facilities, while still preserving its green landscapes and quiet character. This makes Nortemérica a highly desirable location for those seeking both modern amenities and a peaceful environment away from the congestion of the city.

### DISTANCES FROM THE PROPERTY TO

- Mayan archaeological site of Dzibilchaltún | 5.6 km (3.5 mi)
- Galerías Mérida (mall) & Costco | 8.2 km (5.1 mi)
- Hospital Faro del Mayab | 11.6 km (7.2 mi)
- Mérida Centro (Remate) | 16 km (9.9 mi)
- Progreso (Gulf of Mexico) | 21 km (13 mi)
- Mérida International Airport | 25 km (15.5 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 exude 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.

Yucatan Property Scouts | René Jeremias

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

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 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. 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.

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

## Property Layout

### GROUND FLOOR

- Three-car garage plus three additional open parking spaces
- Small front yard with a hallway to the rear garden
- Double-height entrance and foyer
- Large open dining and living room with garden views and terrace access
- Modern kitchen with island, granite countertops, and parota cabinetry
- Flexible room (bedroom/study/TV room/bar) with en-suite bathroom (also accessible from terrace)
- Covered terrace and garden with 4 x 6 m pool (Chukum finish)
- Two storage areas

### UPSTAIRS

- Two staircases (main and service)
- Master suite (6 x 4 m) with double-sink bathroom and large walk-in closet
- Two bedrooms (5 x 4 m), each with a bathroom and a walk-in closet
- Maid's quarters with bathroom
- Laundry room

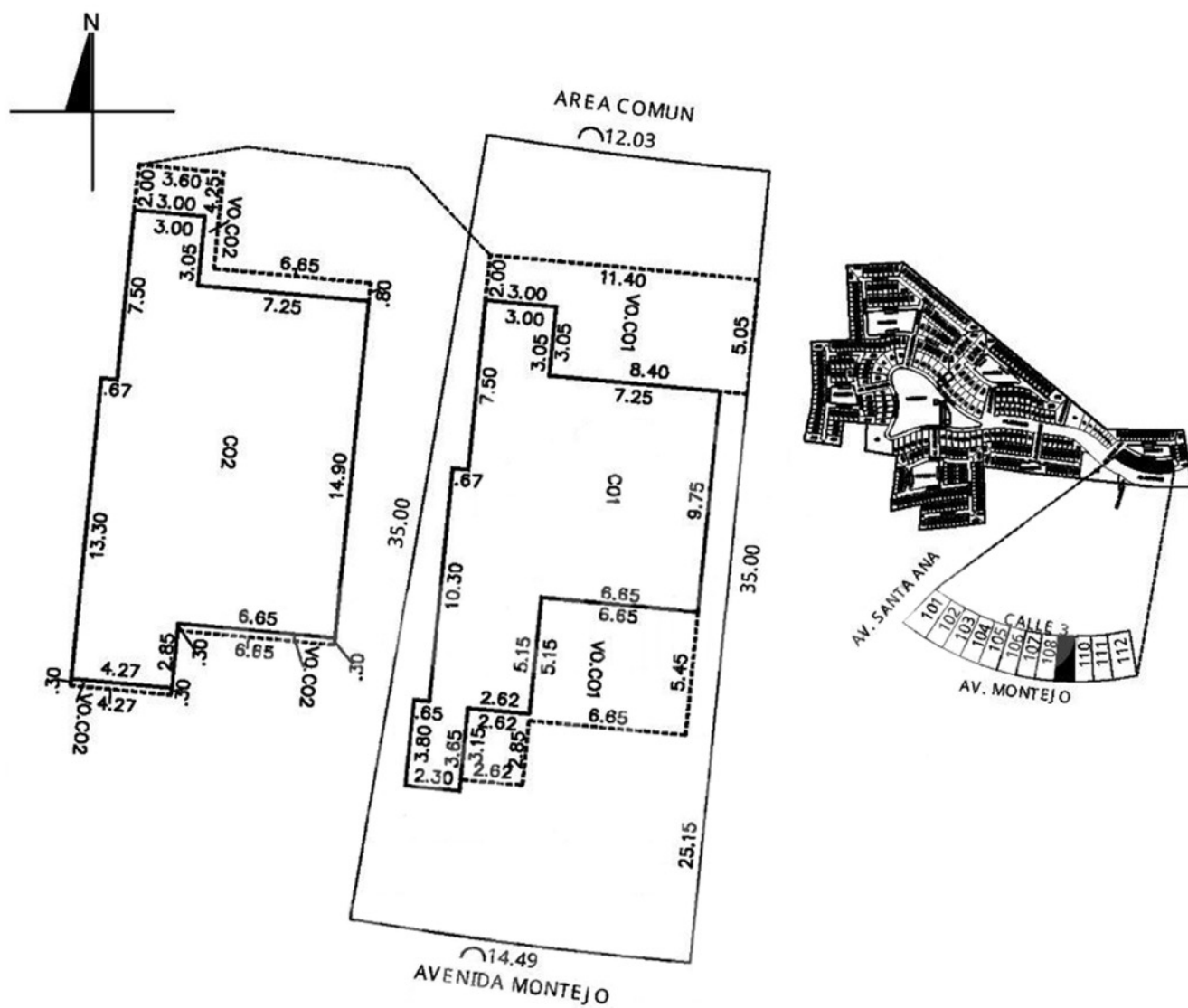
### EQUIPMENT

- Marble floors, incl. the main staircase
- Four-layer interior finish with an extra-fine final coat
- Facades with marble, natural stone veneer, and wood-tone aluminum accents
- Floor-to-ceiling cedar doors
- Black 3" aluminum window frames
- Main staircase with tempered glass railing
- Kitchen with parota wood cabinetry, granite countertops, an island with a built-in grill, and a reverse osmosis water filtration system
- Custom wooden closets in all bedrooms
- Marble bathroom countertops with undermount cabinets
- Undermount sinks with Helvex faucets
- Submersible pump in a well
- 2,800-liter Rotoplas cistern with submersible pump and automatic start
- 1,100-liter Rotoplas water tank with a pressurized system and automatic filling
- 1,300-liter self-cleaning Rotoplas biodigester

# Floor Plan



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: [rene.jeremias@yps.mx](mailto:rene.jeremias@yps.mx)

Facebook: @YPS.Realtor | Internet: www.yps.mx

## Privada Layout & Amenities

### AMENITIES

- 1 Motor Lobby
- 2 Reception
- 3 Administration
- 4 Restaurant
- 5 Multipurpose terraces
- 6 Recreational pool deck
- 7 Access restrooms
- 8 Gym / Restrooms
- 9 Court area restrooms
- 10 Restrooms (Dining room and restrooms)
- 11 Gardening area and court storage
- 12 Peripheral court (750 m long)
- 13 Snack Bar
- 14 Open terraces
- 15 Kids Club
- 16 Juniors Club
- 17 Parking
- 18 Chapel

### SWIMMING POOLS

- 19 - Semi-Olympic
- 20 - Adult recreation area
- 21 - Children's recreation area
- 22 - Access water features
- 23 - Court area fountain

### COURTS

- 24 - 7-a-side football
- 25 - Basketball
- 26 - Two tennis courts
- 27 - Two paddle courts

### GREEN AREAS

- 28 - Central courtyard
- 29 - Botanical garden
- 30 - Planters

## Plan Privada Nortemérica



Yucatan Property Scouts | René Jeremias

Phone: +52 (999) 381 6286 | E-Mail: [rene.jeremias@yps.mx](mailto:rene.jeremias@yps.mx)

Facebook: @YPS.Realtor | Internet: [www.yps.mx](http://www.yps.mx)

## Picture Selection



Yucatan Property Scouts | René Jeremias

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