

HACIENDA-STYLE COLONIAL HOME WITH GRAND FAÇADE IN PRIME SANTIAGO LOCATION



Yucatán | Mérida | Centro | Barrio de Santiago



Property Code | YPS-02-0220

Highlights

- **FANTASTIC** 200-Year-Old Original COLONIAL ARCHITECTURE
- **PRIME LOCATION** in Barrio de Santiago – Just Two Blocks from Plaza Grande
- **LARGE LOT**
- **AUTHENTIC COLONIAL FEATURES:** – High Wooden Beamed Ceilings, Colorful Pasta Tiles, and Original Woodwork
- **IMPRESSIVE COLONIAL FAÇADE** and L-Shaped Veranda
- **NUMEROUS USAGE POSSIBILITIES** – Private Residence, Boutique Hotel, Gallery, or Cultural Venue
- **LUSH GARDEN** with Mature Trees and Vehicle Access

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:** 1,510 m² (16,257 ft²)
- **Construction:** 800 m² (8,612 ft²)
- **Year of Construction:** ca. 1825
- **Bedrooms:** 5
- **Bathrooms:** 4
- **Parking:** Secure on-site parking included
- **Access:** Wide street frontage with vehicle gate
- **Condition:** Excellent colonial structure – ideal for restoration

Property Description

This magnificent two-century-old colonial residence is a true architectural jewel in the heart of Mérida's historic center. Built around 1825, it beautifully captures the timeless elegance and grandeur of the colonial era while preserving the living history of the city. From the moment you enter, the majestic façade and original details — high wooden-beamed ceilings, colorful pasta tiles, and handcrafted wooden doors and windows — tell stories of another time with grace and authenticity.

Set on a generous 1,510 m² (16,257 ft²) lot, the property offers around 800 m² (8,612 ft²) of refined living space distributed between a stately main house and a separate annex, connected by a lush tropical garden — a tranquil oasis right in the city's heart. The elegant L-shaped veranda, adorned with arches and columns, frames the garden perfectly and provides an inviting space for quiet moments or sophisticated gatherings under Mérida's warm skies.

Thanks to its generous size, prime location, and unmistakable charm, this residence offers nearly endless possibilities. Whether envisioned as an exclusive private home, a boutique hotel, an art gallery, or a cultural retreat, this property is more than just real estate — it is a place of history, character, and soul, waiting to be brought back to life.

📍 **Schedule Your Private Viewing Today!**

Location

Nestled in Barrio de Santiago, one of Mérida's most cherished and historic neighborhoods, this property enjoys an unbeatable location — just two blocks from both Parque Santiago and Plaza Grande, the city's vibrant main square.

Santiago is celebrated for its colorful, restored colonial homes and lively community atmosphere. The neighborhood's central park, Parque Santiago, hosts local markets, cafés, and the beautiful Iglesia de Santiago Apóstol, forming a true social and cultural hub.

Yucatan Property Scouts | René Jeremias

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

From this privileged address, residents can walk to Mérida's finest attractions — including Santa Lucía, Santa Ana, and the Paseo de Montejo — all filled with restaurants, museums, galleries, and music venues that define Mérida's cosmopolitan charm.

With its combination of historic authenticity, modern comfort, and unmatched walkability, Barrio de Santiago remains one of the most desirable places to live and invest in Mérida.

DISTANCES FROM THE PROPERTY TO

- Parque de Santiago | 300 m (0.19 mi)
- Plaza Principal (Plaza Grande) | 350 m (0.22 mi)
- Mérida English Library (MEL) | 550 m (0.34 mi)
- Parque de Santa Lucía | 650 m (0.4 mi)
- Parque de Santa Ana | 1.2 km (0.75 mi)
- Paseo de Montejo / Calle 47 (new gastronomy zone) | 1.4 km (0.87 mi)
- Mérida International Airport | 6.8 km (4.2 mi)

MÉRIDA

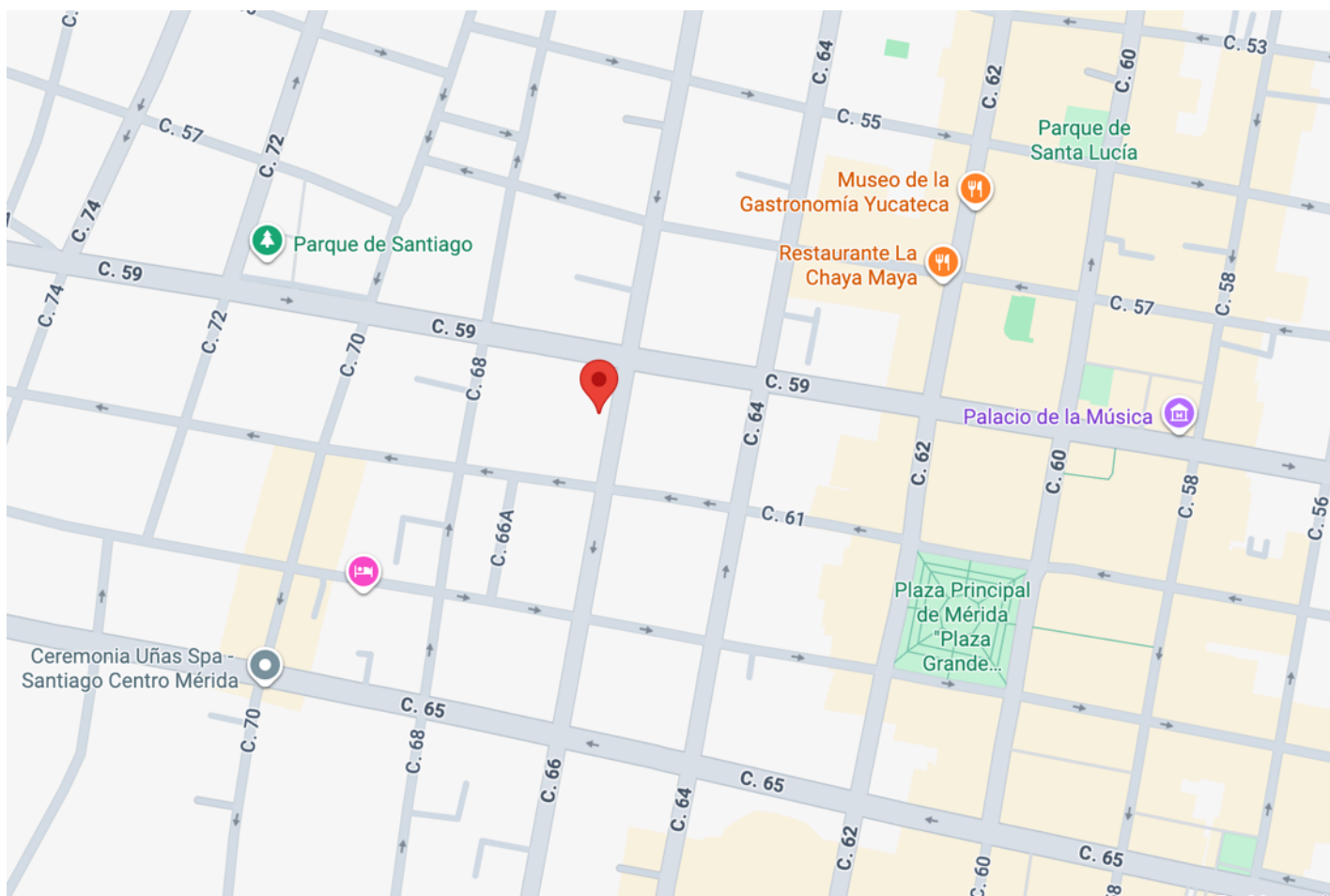
Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to 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.

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 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.

PROPERTY LOCATION



Yucatan Property Scouts | René Jeremias

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

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

Property Layout

COLONIAL MAIN HOUSE

- Impressive entrance hall with large wooden doors
- L-shaped veranda (columned terrace) connecting all living areas
- Elegant living room
- Central hallway connecting all bedrooms
- Four bedrooms arranged in pairs with shared bathrooms
- Impressive dining hall perfect for entertaining
- Breakfast room
- Spacious kitchen with traditional design
- Service area with staff room, laundry, storage, and bathroom

ANNEX

- Large multi-purpose room with two independent entrances
- Room with a bathroom
- Additional room suitable for an office or a studio

OUTDOOR AREA

- Lush, tropical central garden with mature trees and flowering plants
- Backyard garden connecting the main house and annex
- Wide street frontage with a large gate for vehicle access

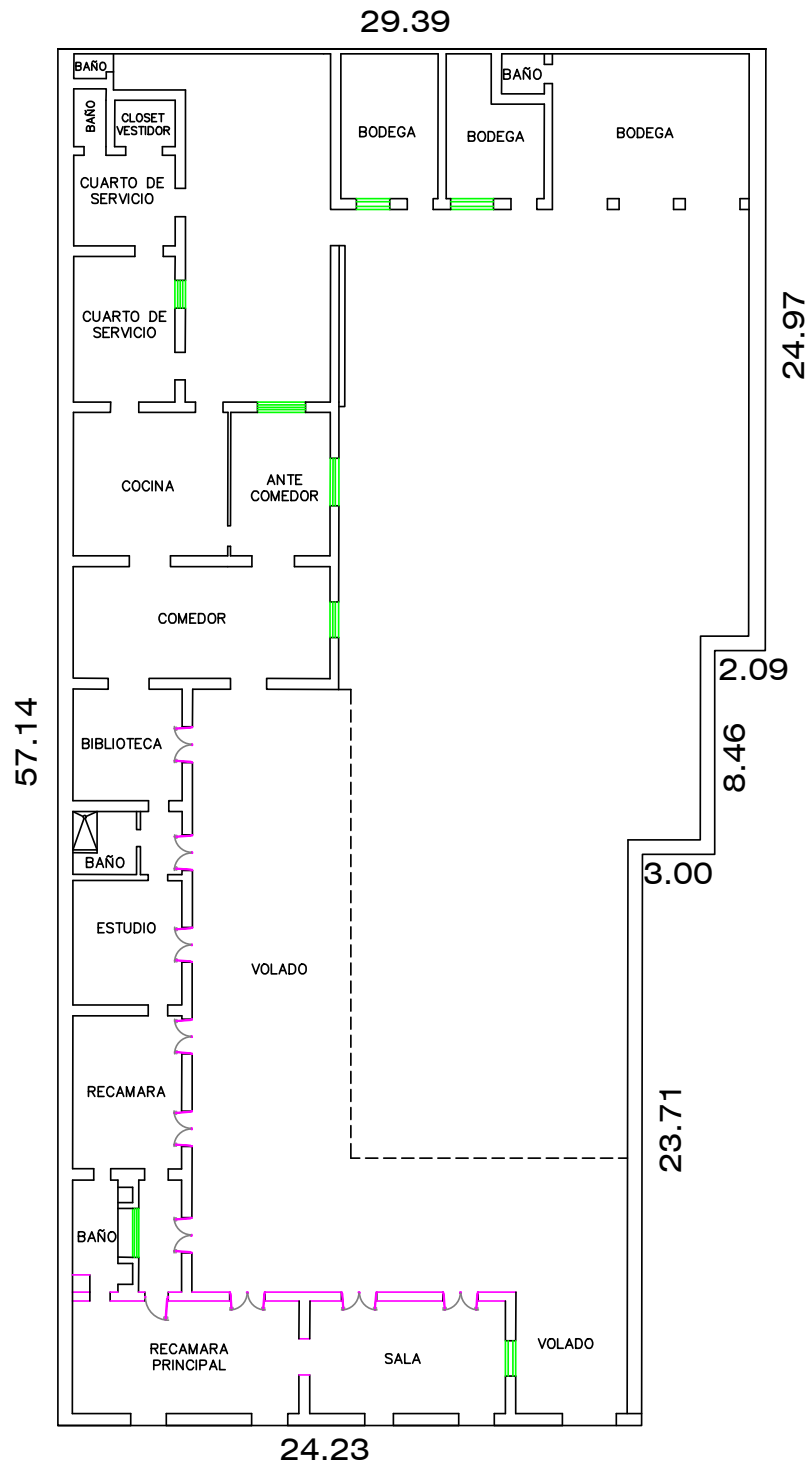
GENERAL FEATURES

- Wonderful L-shaped veranda / columned terrace
- High wooden beamed ceilings throughout
- Original colorful pasta tiles
- Colonial wooden doors and windows
- Impressive colonial façade
- Fiber-optic Internet available
- Cistern and well

Floor Plan



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts | René Jeremias

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

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

Picture Selection



Yucatan Property Scouts | René Jeremias

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