

PRIME 3-IN-1 INVESTMENT PROPERTY IN MÉRIDA'S MOST DESIRABLE CENTRO DISTRICT

Yucatán | Mérida | Centro



for sale | 18,500,000 MXN

Highlights

Property Code | YPS-02-0206

- **PRIME LOCATION** – Just half a block from Mérida's vibrant new culinary hotspot Calle 47 and only one block from the iconic Parque La Plancha.
- **THREE PROPERTIES IN ONE** – A unique and highly versatile compound consisting of a 3-bedroom main house, a separate 1-bedroom apartment, and an adjacent empty lot. Ideal for living, renting, expanding, or developing.
- **MOVE-IN READY** – Both the house and apartment are offered fully furnished and equipped, allowing for immediate use or rental.
- **EXCEPTIONAL ARCHITECTURE** – Elegant and timeless design featuring soaring barrel-vaulted ceilings inspired by San Miguel de Allende, enhanced by dramatic indirect lighting.
- **PRIVATE TROPICAL OASIS** – A lush garden with a true swimming pool, shaded terraces, and a unique outdoor shower for relaxing or entertaining.
- **SINGLE-STORY & BARRIER-FREE** – All living areas are on one level, making the property senior-friendly and easy to navigate.

Yucatan Property Scouts | René Jeremias

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At a Glance

- **Lot:** 987 m² (10,619 ft²)
- **Construction:** 280 m² (3,011 ft²)
- **Type:** 3-bedroom house + 1-bedroom apartment + buildable lot
- **Year of construction:** 2025
- **Bedrooms:** 4
- **Bathrooms:** 4 full + 1 half
- **Status:** Fully furnished and equipped
- **Parking:** Available on the empty lot
- **Water:** City water + cistern + hydropneumatic pressure system
- **Condition:** Excellent

Property Description

Experience comfort, architectural elegance, and tropical living at its finest in this exceptional multi-unit property located in one of Mérida Centro's most dynamic and coveted areas. Just half a block from the celebrated culinary corridor of Calle 47 and only one block from Parque La Plancha, this compound offers a rare lifestyle and investment opportunity in the very heart of the city.

Built in 2025 with quality materials and thoughtful design, the main residence and apartment are fully furnished, beautifully decorated, and completely equipped — truly move-in ready. Inspired by the charm of San Miguel de Allende, the architecture is defined by soaring barrel-vaulted ceilings, soft curves, and warm, indirect lighting that creates a refined and inviting atmosphere throughout.

The heart of the property is its lush tropical garden, filled with mature plants and trees, which frames a large, filtered swimming pool. A covered terrace encourages al fresco dining and entertaining, while an outdoor shower integrated into a repurposed historic water tank adds a unique and sophisticated character.

In addition to the main home, the separate 1-bedroom apartment provides excellent flexibility — perfect for guest accommodation, rental income, a home office, or staff quarters. An adjacent 401 m² (4,322 ft²) empty lot offers further potential for parking, expansion, a new build, or a second garden.

This is a true “all-in-one” property, ideal as a full-time residence, vacation home, investment, or boutique hospitality project.

 **Schedule Your Private Viewing Today!**

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Location

Unbeatable Location in the Heart of Mérida Centro

Situated on Calle 50 between Calle 45 and Calle 47, this property places you at the epicenter of Mérida's most exciting and desirable neighborhood. Just steps away lies Calle 47, the city's vibrant new culinary corridor, buzzing with gourmet restaurants, trendy cafés, wine bars, and boutique shops—a true haven for food lovers and urban explorers.

Only one block away is Parque La Plancha, Mérida's newest landmark public space. This beautifully designed urban park features bike paths, open-air cafes, water features, playgrounds, an amphitheater, and lush green spaces—ideal for morning walks, weekend picnics, or sunset strolls.

Iconic landmarks such as Paseo de Montejo, Parque Santa Ana, Parque Santa Lucía, and the Plaza Grande are all within walking distance, further enhancing both lifestyle appeal and rental attractiveness.

This prime location makes the property ideal for both home buyers and investors, combining everyday convenience with strong rental demand and excellent long-term growth potential in the heart of Mérida Centro.

DISTANCES FROM THE PROPERTY TO

- Calle 47- culinary hotspot | 50 m (164 ft)
- Parque La Plancha | 170 m (558 ft)
- Paseo de Montejo, Remate | 550 m (0.35 mi)
- Parque de Santa Ana | 700 m (0.43 mi)
- Parque de Santa Lucía | 1.2 km (0.75 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.6 km (1 mi)
- Mérida International Airport | 8.9 km (5.5 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.

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



Property Layout

3-BEDROOM MAIN HOUSE

- Charming colonial-style entrance room
- Spacious open plan living and dining area with dramatic barrel-vaulted ceilings and indirect lighting
- Fully equipped kitchen with central island, breakfast bar, and modern appliances
- Large, covered terrace with direct views of the pool and garden
- Half bathroom for guests
- Master suite with walk-in closet, en-suite bathroom, direct garden access, and barrel-vaulted ceiling with ambient lighting
- Two guest bedrooms, each with closet space, a private en-suite bathroom, and direct garden access
- Utility room with extra storage
- Outdoor shower built into a repurposed historic water tank
- Lush tropical garden with a large, filtered swimming pool

1-BEDROOM APARTMENT

- Living area with kitchenette
- Separate bedroom
- Full bathroom
- Private, self-contained entrance
- Ideal for guests or rental

ADJACENT LOT

- Size: 401 m² (4,322 ft²)
- Ideal for:
 - Additional construction
 - Guesthouse or casita
 - Studio or office
 - Garden expansion
 - Garage or pool house

GENERAL FEATURES

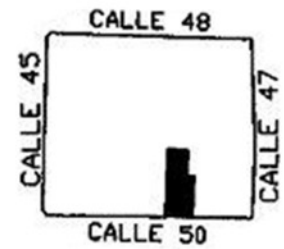
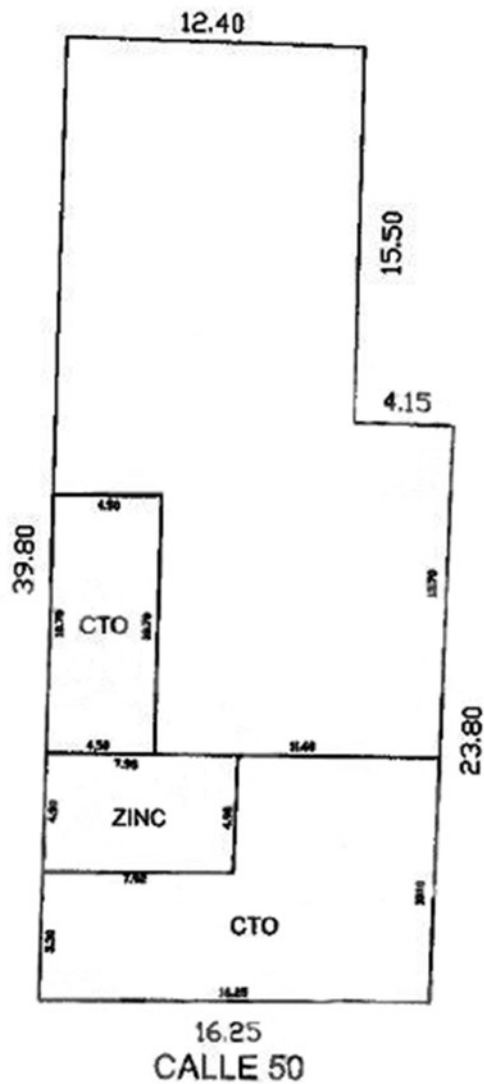
- Fully furnished and equipped (house + apartment)
- New construction (2025)
- Single-story layout
- Air conditioning and ceiling fans throughout, including the terrace
- Automatic garden irrigation system
- Keyless entry system (house + apartment)
- Surveillance cameras
- Hydropneumatic water pressure system
- Water heater & cistern
- Connected to city water
- High-speed fiber-optic internet is available
- Parking is available on the adjacent lot

Floor Plan I



YUCATAN PROPERTY SCOUTS

3-BEDROOM MAIN HOUSE



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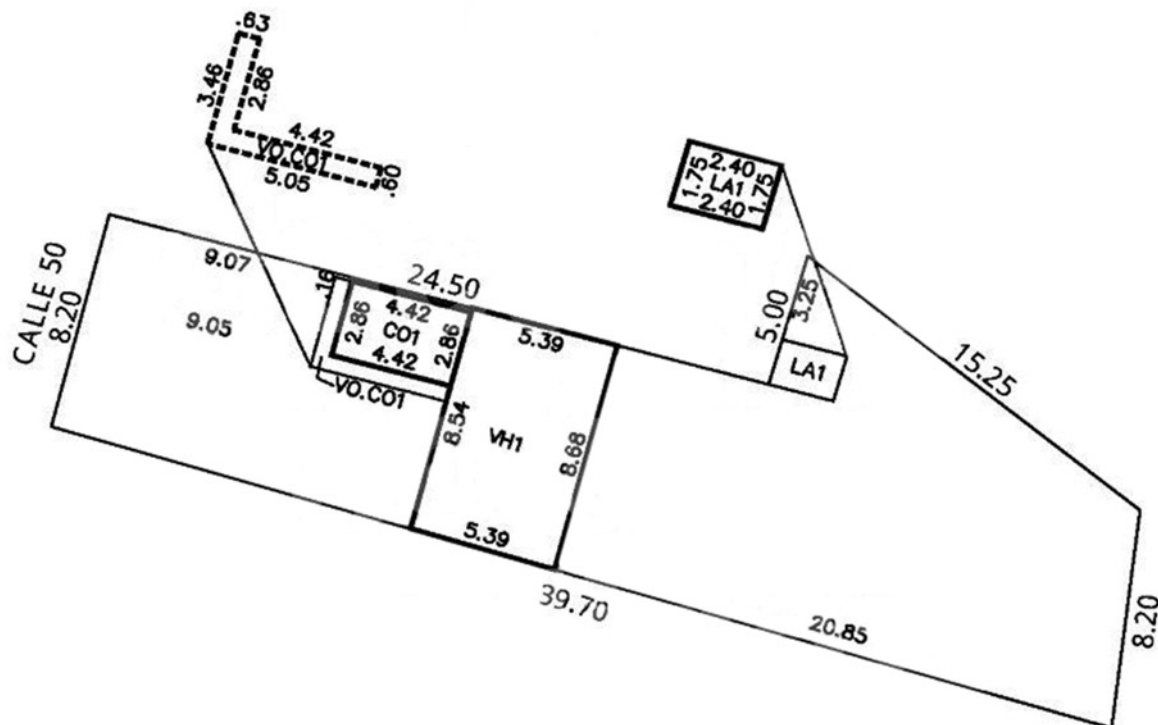
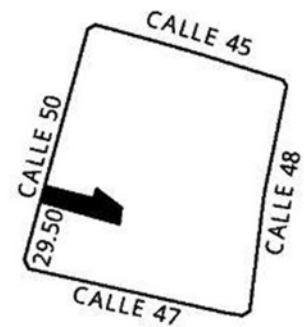
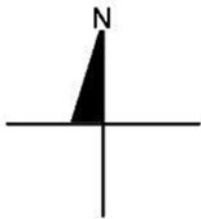
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Floor Plan II



YUCATAN PROPERTY SCOUTS

ADJACENT LOT



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Picture Selection



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