

# COMFORTABLE LONG-TERM RENTAL PROPERTY IN SANTA ANA – FURNISHED HOME WITH POOL & GARAGE

Yucatán | Mérida | Centro | Santa Ana



for rent | 28,000 MXN/monthly

Property Code | YPS-02-0226

## Highlights

- **PRIME LOCATION IN SANTA ANA** on a quiet residential street, just two blocks from the iconic Paseo de Montejo
- **FULLY FURNISHED AND FULLY EQUIPPED** – truly turnkey
- **SINGLE-STORY LAYOUT** with easy, step-free access
- **PRIVATE GARAGE WITH ELECTRIC GATE** – a rare feature in Mérida Centro
- **LUSH, TRANQUIL GARDEN** with swimming pool

Yucatan Property Scouts | René Jeremias

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## At a Glance

- **Property Type:** Single-story house
- **Lot:** 297 m<sup>2</sup> (3,197 ft<sup>2</sup>)
- **Construction:** 152 m<sup>2</sup> (1,636 ft<sup>2</sup>)
- **Bedrooms:** 2
- **Bathrooms:** 2.5
- **Furnishing:** Fully furnished and equipped
- **Parking:** 1-car garage with electric gate
- **Outdoor Areas:** Covered terrace, garden, swimming pool
- **Internet:** High-speed fiber optic connection

## Rental Terms

- **Monthly Rent:** MXN 28,000
- **Availability:** Starting January 2026
- **Minimum Stay:** 12 months
- **Security Deposit:** Two months' rent (refundable after satisfactory move-out inspection)
- **Initial Payment:** First month's rent plus two-month refundable security deposit, payable prior to occupancy
- **Contract:** Notarized lease agreement; approximate cost MXN 12,000 (paid by tenant)
- **Included in Rent:** Garbage collection
- **Not Included:** Electricity (CFE), City water (JAPAY), pool maintenance, gardener, internet service, and any other personal living expenses
- **Smoking Policy:** Smoking is strictly prohibited anywhere on the property
- **Pet Policy:** Pets permitted upon prior approval by the landlord
- **Occupancy Limit:** Maximum of 4 overnight guests

## Property Description

This charming single-story residence offers an ideal blend of comfort, privacy, and prime location in one of Mérida Centro's most desirable neighborhoods. Fully furnished and equipped, the home is ready for immediate occupancy and perfectly suited for long-term tenants seeking a refined yet relaxed lifestyle.

Thoughtfully designed spaces create a cool, bright atmosphere throughout the house. The living and dining areas connect seamlessly with the kitchen, making the home both functional and inviting. Both bedrooms feature air conditioning, ample storage, and private bathrooms.

The outdoor area is a true highlight: a covered terrace opens onto a green garden with a swimming pool, providing a peaceful oasis in the heart of the city. Additional features such as security cameras, a private garage with an electric gate, and a laundry/storage area further enhance convenience and peace of mind.

 **Schedule Your Private Viewing Today!**

## Location

The property enjoys a prime location in Santa Ana, one of the most desirable neighborhoods in Mérida's historic center. Tucked away on a quiet street just two blocks from Paseo de Montejo, it offers both tranquility and immediate access to cultural and social life.

Santa Ana is known for its picturesque park, historic church, and vibrant local market. It is also home to the city's newest gastronomy pedestrian zone, offering a curated selection of Mérida's finest restaurants. Just steps away, Paseo de Montejo—the city's grand boulevard—boasts French-inspired mansions, wide promenades, art exhibitions, and cultural events year-round.

Together, Santa Ana's neighborhood charm and Paseo de Montejo's cosmopolitan elegance create a lifestyle that blends history, culture, and modern convenience—making this location one of Mérida's most sought-after addresses. destinations in eastern Yucatán.

### DISTANCES FROM THE PROPERTY TO

- Paseo de Montejo | 260 m (850 ft)
- Parque de Santa Ana | 350 m (1,150 ft)
- Paseo 60 (ADO bus terminal, restaurant zone) | 500 m (1,640 ft)
- Remate, New Gastronomy Zone | 650 m (0.4 mi)
- Parque La Plancha | 850 m (0.53 mi)
- Parque Santa Lucia | 950 m (0.59 mi)
- Walmart Montejo (Supermarket) | 1.1 km (0.68 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.4 km (0.87 mi)
- Mérida International Airport | 8.5 km (5.3 mi)

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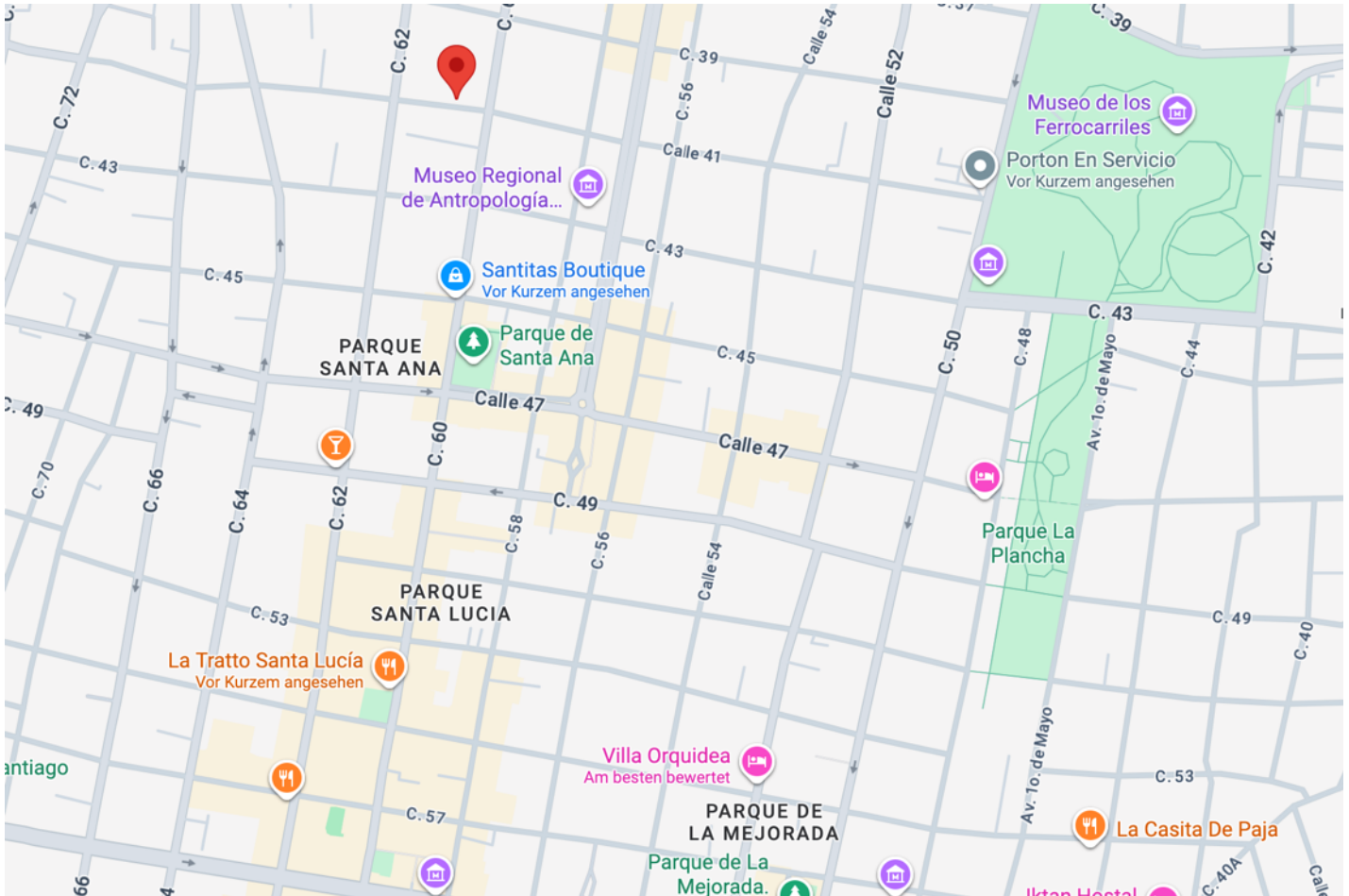
## MÉRIDA

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



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## Property Layout

### HOUSE

- Garage with an electric entrance gate
- Living-dining area with TV and air conditioning
- Fully equipped kitchen with island and pantry
- Half bathroom for guests
- Laundry area with washing machine, water heater, and storage room
- Master bedroom with en-suite bathroom and walk-in closet
- Secondary bedroom with en-suite bathroom and closet

### OUTDOORS

- Covered terrace with seating
- Landscaped garden
- Swimming pool

### GENERAL FEATURES

- Single-story construction
- Fully furnished and equipped
- Air conditioning and curtains in bedrooms
- Security camera system
- High-speed fiber optic internet

## Picture Selection

