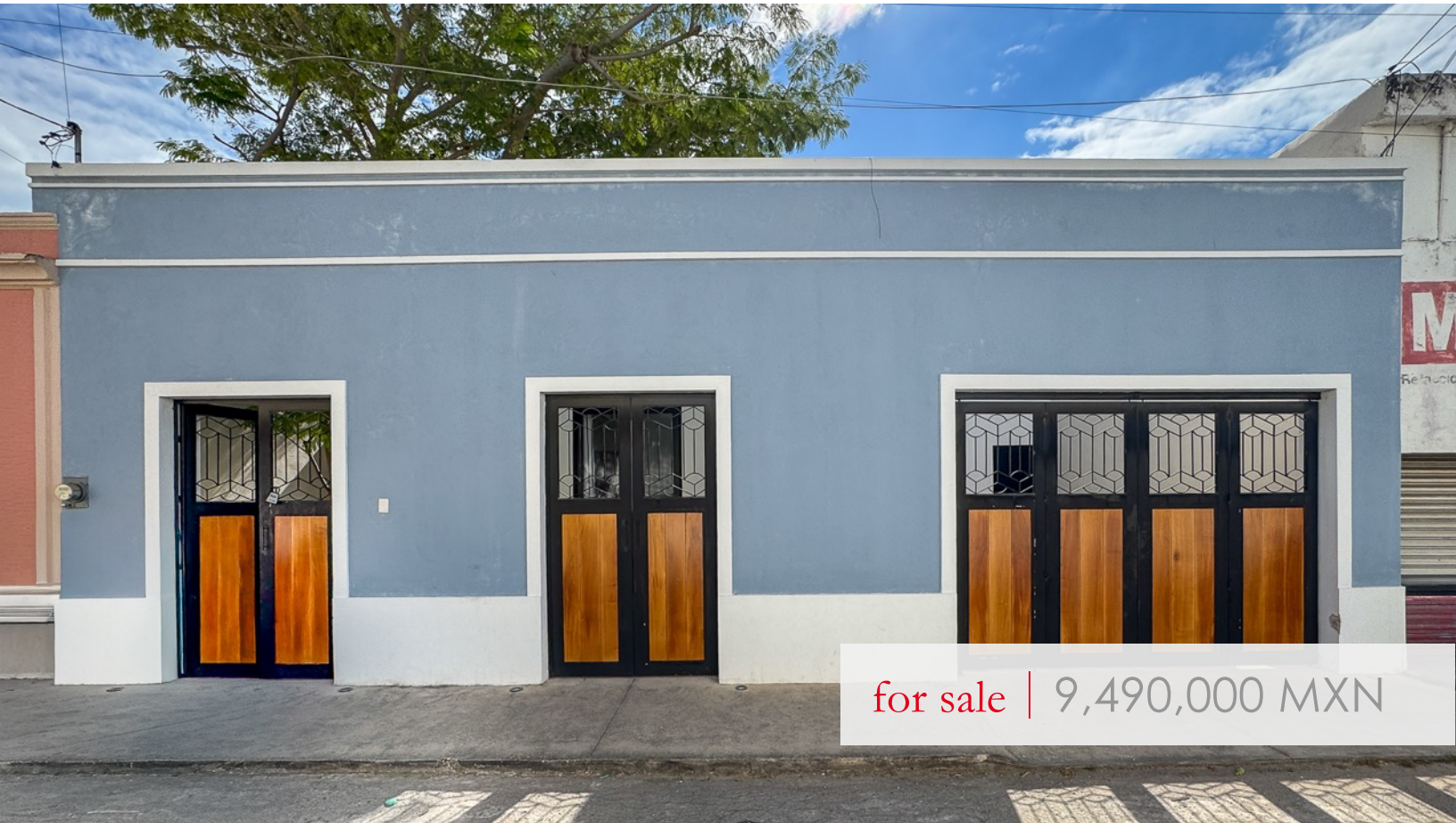


ELEGANT MÉRIDA CENTRO LIVING ON CALLE 47 – FURNISHED HOME WITH GARAGE & POOL

Yucatán | Mérida | Centro



for sale | 9,490,000 MXN

Property Code | YPS-02-0184

Highlights

- **PRIME LOCATION ON CALLE 47**, near Mérida's most vibrant new gastronomy corridor
- **FULLY FURNISHED** – move-in ready
- **PRIVATE GARAGE** – a rare and valuable feature in Mérida Centro
- **IDEAL AS A PRIVATE RESIDENCE OR HIGH-PERFORMING AIRBNB INVESTMENT**
- **NEARLY NEW CONSTRUCTION (2023)**
- **ALL LEGAL DOCUMENTATION IS FULLY UP TO DATE**

Yucatan Property Scouts | René Jeremias

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At a Glance

- **Lot:** 283 m² (3,041 ft²)
- **Construction:** 187 m² (2,016 ft²)
- **Floors:** 2
- **Year of construction:** 2023
- **Bedrooms:** 3
- **Bathrooms:** 3 full + 1 half
- **Status:** Fully furnished
- **Parking:** Garage

Property Description

This beautifully designed, nearly new residence offers a rare combination of modern comfort, smart layout, and an exceptional Centro location. Completed in 2023, the home features a wide, colonia-style façade that blends harmoniously into its historic surroundings while providing contemporary interiors and amenities.

The property is thoughtfully designed with two bedrooms on the ground floor, making it ideal for comfortable everyday living, aging-in-place, or hosting guests. Bright, open-plan living spaces flow seamlessly into a lush yet low-maintenance garden, where a Chukum-finished swimming pool with fountain creates a tranquil private retreat.

High-quality finishes, air conditioning and ceiling fans throughout, a hydropneumatic water system, and fiber-optic internet ensure both comfort and functionality. Whether used as a stylish private home or a high-demand short-term rental, this property stands out as a solid and versatile investment in Mérida Centro.

 **Schedule Your Private Viewing Today!**

Location

Mérida's historic center is the cultural heart of the city, renowned for its beautifully restored colonial architecture, vibrant plazas, and rich lifestyle offerings. From Paseo de Montejo to the iconic parks of Santa Ana, Santa Lucía, and Santiago, the area is filled with theaters, museums, art galleries, acclaimed restaurants, and charming cafés.

The property enjoys a prime location on Calle 47, just steps from Santa Ana, Paseo de Montejo, and Mérida's brand-new pedestrian gastronomy zone—home to some of the city's most celebrated restaurants. Calle 47 also leads directly to the impressive Gran Parque La Plancha, one of Mérida's newest and most important urban green spaces.

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All major attractions are within walking distance, making this location exceptionally appealing for both full-time living and short-term rentals. The neighborhood is characterized by restored colonial homes and a lively yet refined atmosphere, highly sought after by international buyers and culturally minded travelers.

DISTANCES FROM THE PROPERTY TO

- Mérida English Library (MEL) | 700 m (0.44 mi)
- Parque de Santiago | 800 m (0.5 mi)
- Parque de Santa Ana | 850 m (0.53 mi)
- Paseo de Montejo / Calle 47 (gastronomy zone) | 1.1 km (0.68 mi)
- Parque de Santa Lucía | 1.3 km (0.8 mi)
- Plaza Grande (Main Square) | 1.6 km (1 mi)
- Mérida International Airport | 7.1 km (4.4 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.

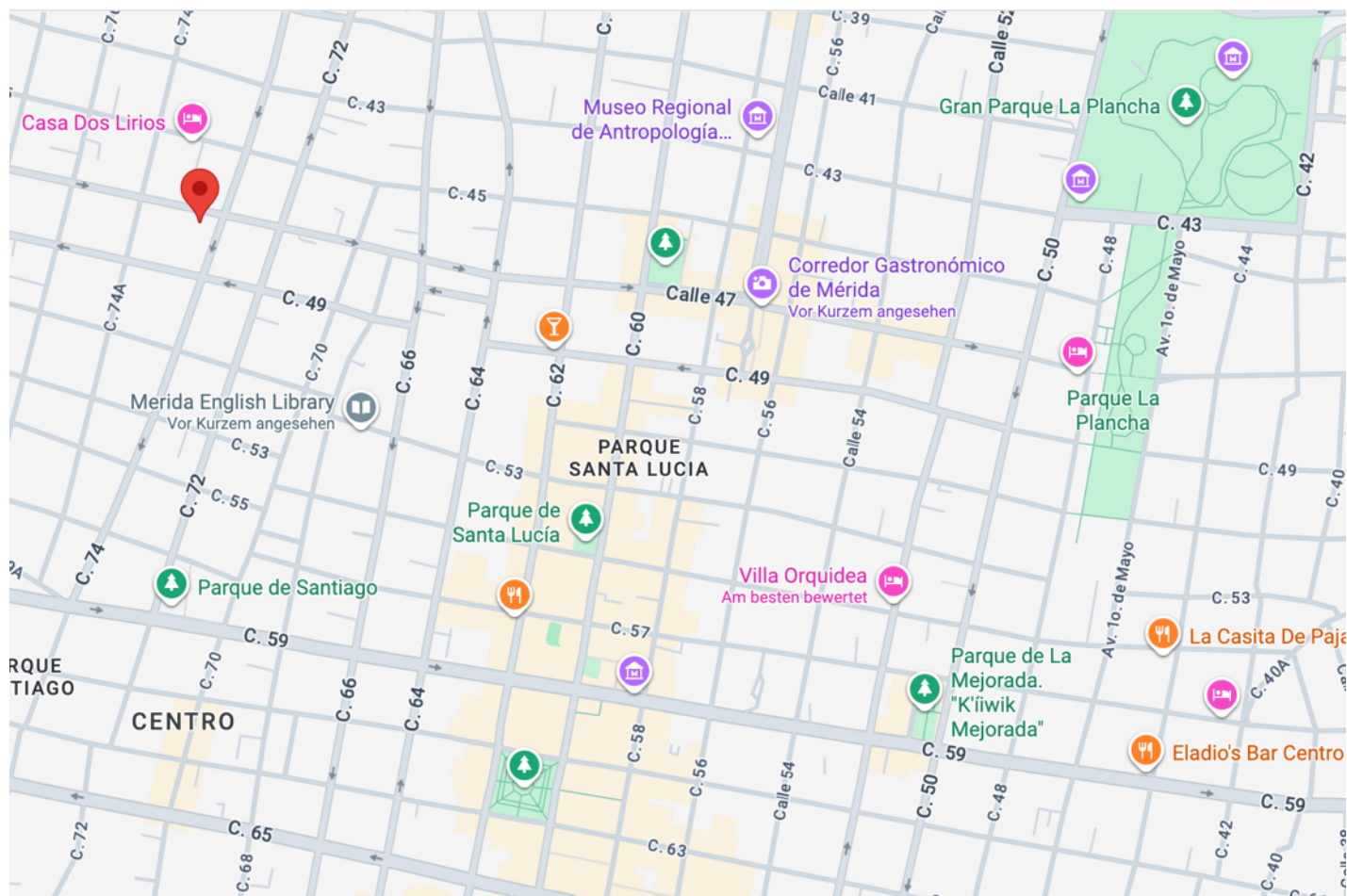
From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its 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.



YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



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Property Layout

GROUND FLOOR & OUTDOORS

- Low-maintenance front garden with a mature tree
- Private garage
- Spacious, bright, open-plan living and dining area
- Fully equipped open kitchen with central island, breakfast bar, wooden cabinetry, and modern appliances
- Bedroom with two single beds, a walk-in closet, an en-suite bathroom, and front garden access
- Downstairs master bedroom with a king-size bed, TV, walk-in closet, en-suite bathroom with double sink, and direct garden access
- Half guest bathroom
- Pantry with integrated laundry area
- Storage room
- Low-maintenance garden with shaded terrace
- Chukum-finished swimming pool with fountain and sun loungers

UPPER FLOOR

- Upstairs master bedroom with two queen-size beds
- En-suite bathroom with double sink
- Walk-in closet
- Large private terrace with garden views
- Outdoor bathtub on the terrace

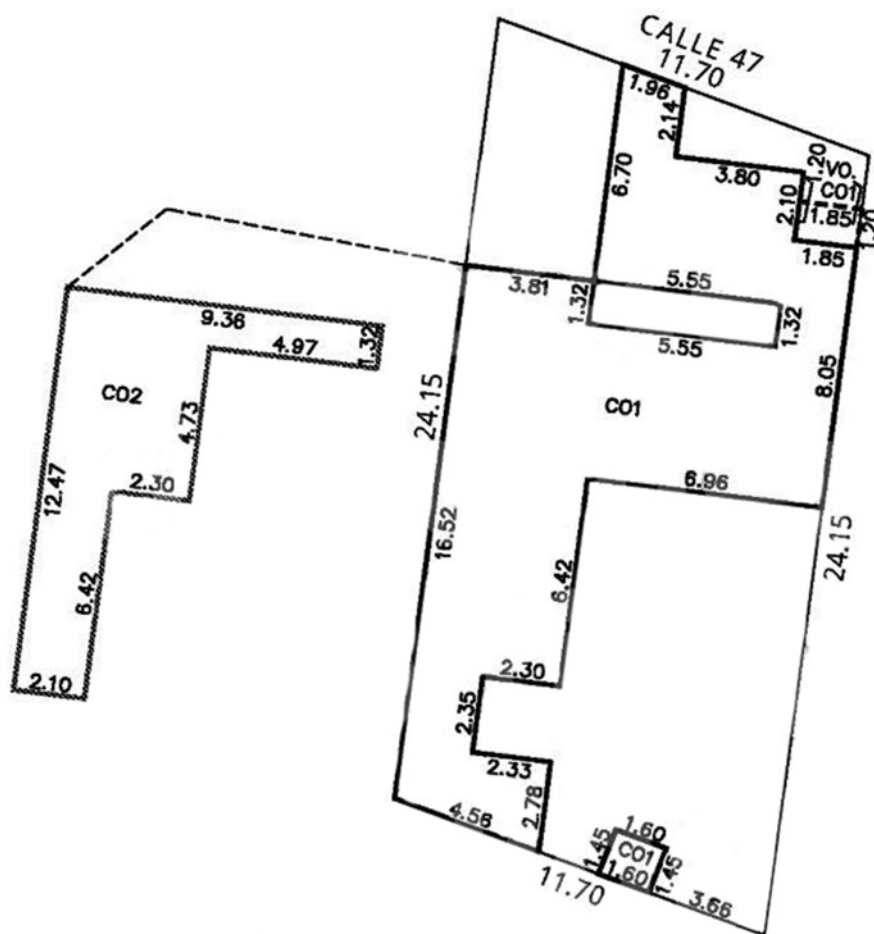
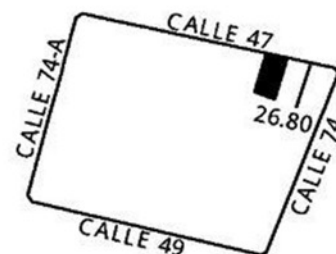
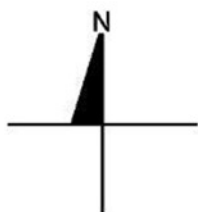
GENERAL FEATURES

- Wide, traditional colonia-style façade
- Fully furnished
- Nearly new construction (completed in 2023)
- Two-story layout with two easily accessible bedrooms on the ground floor
- Air conditioning and ceiling fans throughout
- Hydropneumatic water pressure system
- Water heater and cistern
- Gas tank
- Connected to city water and public power grid
- High-speed fiber-optic internet is available

Floor Plan



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Picture Selection

