

CASA REFORMA – ELEGANT ART DECO HOME WITH GARDEN, POOL & CASITA IN MÉRIDA CENTRO

Yucatán | Mérida | Centro



for sale | 449,000 USD

At a Glance

Property Code | YPS-02-0230

- **Property Type:** Single-level, fully renovated Art Deco residence
- **Location:** Mérida Centro – Av. Reforma / Santa Ana area
- **Lot Size:** 339 m² (3,653 ft²)
- **Construction:** 190 m² (2,053 ft²)
- **Layout:** 3 bedrooms – 2 bathrooms
- **Outdoor Living:** Lush private garden with large, filtered swimming pool and inviting seating areas
- **Condition:** Tastefully remodeled and offered fully furnished; selected artwork may be included upon separate negotiation.
- **Parking:** Off-street parking for one vehicle in the front yard, plus street parking
- **Legal Status:** All documentation in order and up to date
- **Best Suited For:** Buyers seeking an elegant Centro residence with solid fundamentals and long-term value.

Yucatan Property Scouts | René Jeremias

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Highlights

- **GREAT CENTRO LOCATION** near Paseo de Montejo and major parks
- **BEAUTIFULLY PRESERVED COLONIAL FAÇADE** with strong street appeal
- **INVITING SINGLE-LEVEL LAYOUT** with generous room proportions
- **ORIGINAL PASTA TILE FLOORS** and high wooden-beamed ceilings throughout
- **LUSH PRIVATE GARDEN** with a large, filtered swimming pool
- **SEPARATE CASITA** with rooftop terrace and neighborhood views
- **IDEAL AS A FULL-TIME RESIDENCE, SECOND HOME, OR RENTAL PROPERTY**

Property Description

Casa Reforma is a warm and inviting single-level Art Deco home that beautifully reflects the timeless character of Mérida's historic center. From the street, the home immediately stands out with its warm yellow colonial façade accented by crisp white trim. A low, curved front wall with decorative ironwork creates privacy while maintaining an open and welcoming presence. Behind it, a landscaped front garden adds greenery and charm, setting the tone for what lies beyond.

Inside, a central hallway showcases original pasta tile floors and soaring ceilings with exposed wooden beams—architectural elements that continue throughout the home. The living and dining areas are filled with natural light and offer generous proportions, making them ideal for both everyday living and entertaining.

The fully equipped kitchen features wooden cabinetry and a comfortable dining area, designed for practicality while remaining true to the home's traditional aesthetic. Adjacent spaces flow naturally toward the garden, reinforcing the strong indoor–outdoor connection typical of classic Centro homes.

All three bedrooms retain original pasta tile floors and soaring ceilings; two bedrooms are equipped with air conditioning. Bedrooms two and three are connected, making them well-suited for use as guest rooms, a home office suite, or a flexible family layout. Two full bathrooms add everyday comfort and functionality.

The backyard is a true highlight: a lush, private garden with high perimeter walls, a large, filtered swimming pool with wide steps, a tiled outdoor shower, and a cozy seating area ideal for relaxing or entertaining. At the rear of the property, a separate casita—currently used as an office and laundry space—adds valuable flexibility. Its rooftop terrace offers beautiful views over the garden and the surrounding neighborhood, perfect for sunset drinks or quiet evenings.

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The home is fully prepared for air conditioning, with units already installed in two bedrooms, ceiling fans throughout, and all electrical and plumbing systems completely replaced. Additional comfort and sustainability upgrades—such as further A/C units, solar panels, or smart-home features—can be added with ease.

Overall, Casa Reforma is a visually striking and well-maintained Centro property, an ideal foundation for a personalized home or a strong long-term rental investment.

 **Schedule Your Private Viewing Today!**

Property Layout & Amenities

- Landscaped front garden with an iron gate and street presence
- Central entrance hallway with original pasta tiles
- Living room with high ceilings and natural light
- Light-filled dining room with garden access
- Fully equipped kitchen with dining area
- Three bedrooms (two of them connected)
- Two beautifully finished bathrooms clad in Crema Maya stone, including a glass-brick shower inspired by classic Art Deco design
- Lush rear garden with filtered swimming pool, tiled outdoor shower, and seating area
- Separate casita with office/laundry space, including washer and dryer, plus a rooftop terrace with open neighborhood views.
- High backyard walls for privacy and security
- Private well supplying the swimming pool and garden irrigation, complemented by a separate drainage well.

Location

The property is located in the wider Santa Ana / Av. Reforma area of Mérida Centro, one of the city's most established and sought-after residential zones. This location combines walkability, architectural charm, and everyday convenience—without the noise typically associated with nightlife-heavy areas.

From here, residents enjoy easy access to Mérida's cultural heart, traditional markets, cafés, galleries, and some of the city's most iconic parks. Paseo de Montejo is just a short walk away, offering restaurants, museums, and tree-lined promenades. The surrounding neighborhood is well-served, secure, and popular with both full-time residents and visitors.

DISTANCES FROM THE PROPERTY TO

- Parque de La Ibérica | 250 m (820 ft)
- Slow Food Market | 750 m (0.5 mi)
- Parque de Santa Ana | 900 m (0.56 mi)
- Paseo de Montejo | 900 m (0.56 mi)
- Paseo 60 / ADO Bus Terminal | 1 km (0.62 mi)
- Parque de Santiago | 1.1 km (0.68 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.8 km (1.1 mi)
- Mérida International Airport | 8.2 km (5 mi)

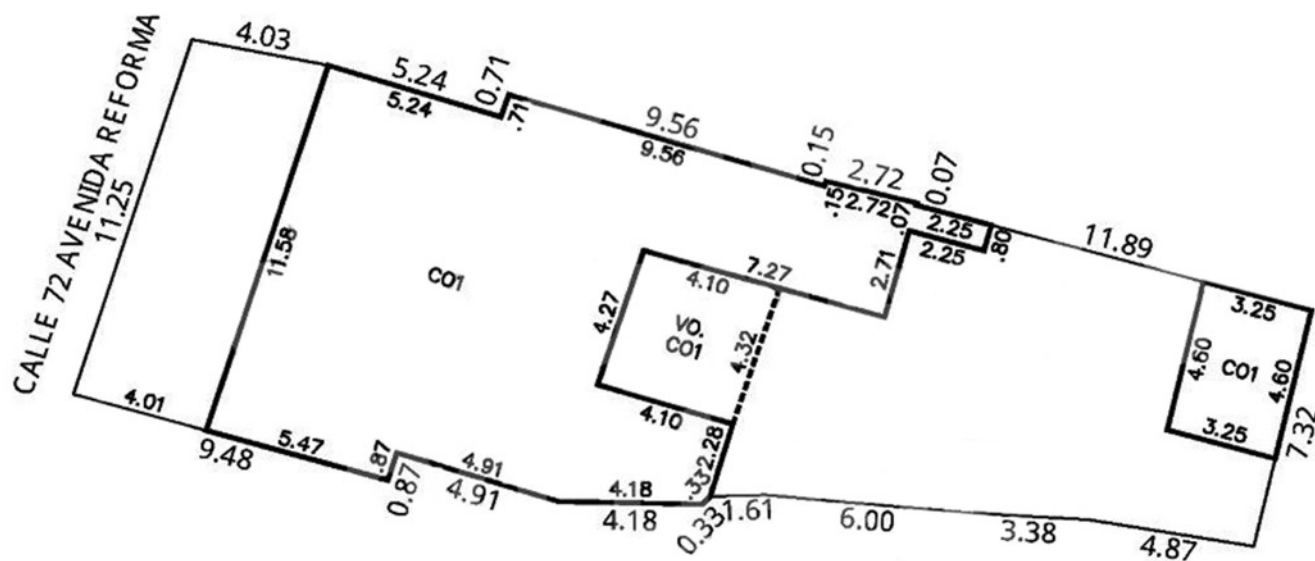
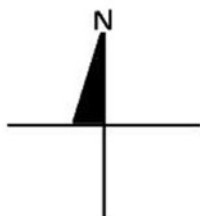
MÉRIDA

Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's past wealth and charm. As the gateway to the Maya world, Mérida draws visitors to nearby sites like Chichen Itzá and Uxmal while offering residents a modern, safe, and vibrant lifestyle.

Renowned for its high quality of life, Mérida attracts expats from all over the world with its exceptional healthcare system, favorable climate, and welcoming community. The city offers a rich cultural scene — museums, theaters, and cinemas — alongside fine dining, boutique shops, modern malls such as La Isla Cabo Norte or Galerías Mérida, and convenient North American retail chains. Mérida combines history, culture, and comfort, making it an ideal place to live, work, and explore.

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Floor Plan



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Picture Selection



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Contact

Thank you for your interest in this property! We'd be delighted to provide further details or arrange a private viewing at your convenience. Please don't hesitate to get in touch:

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