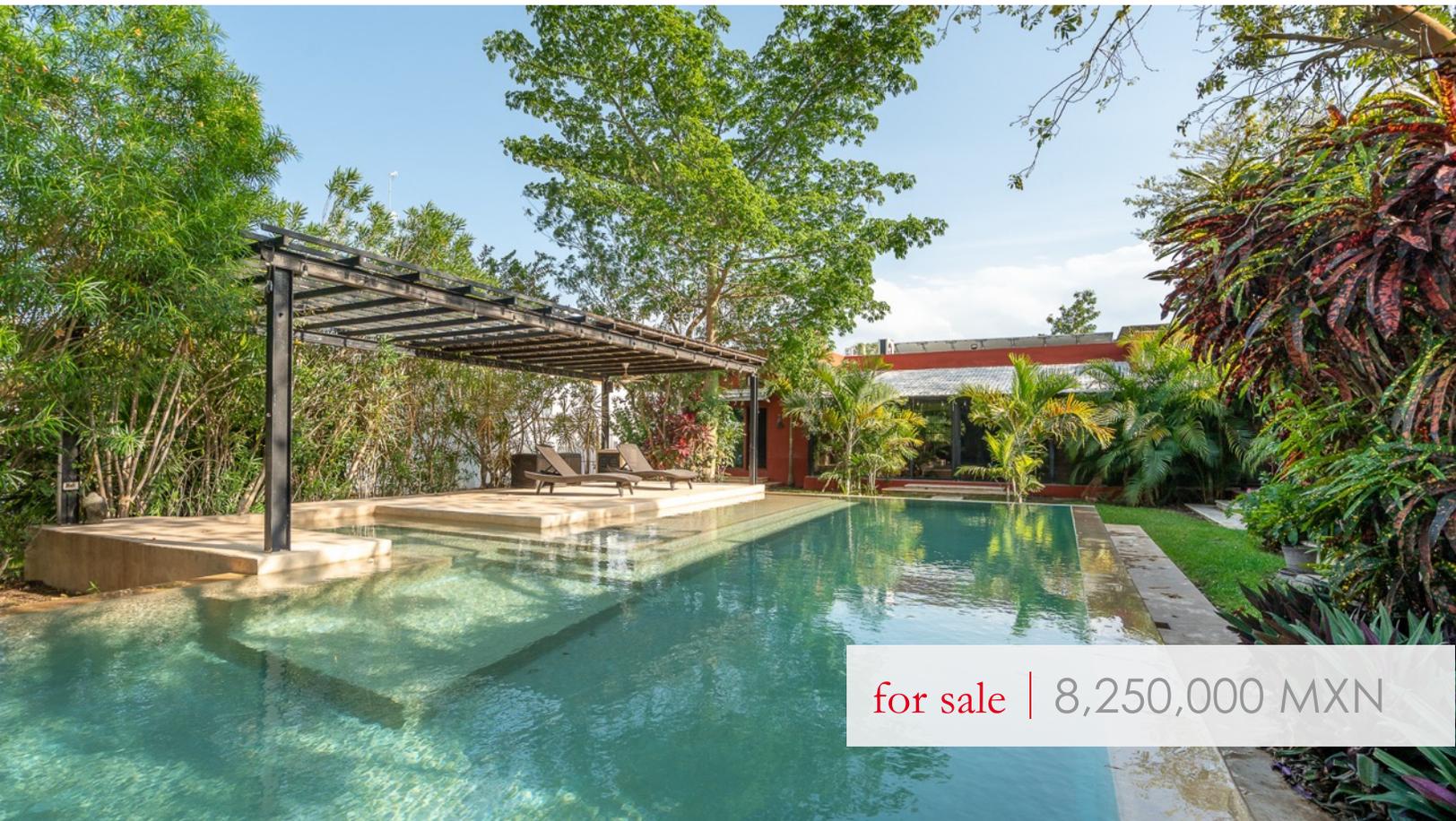


ENERGY-INDEPENDENT GARDEN ESTATE NEAR MÉRIDA NORTH – SOLAR-POWERED LUXURY WITH INFINITY POOL



Yucatán | Mérida | Chicxulub Pueblo | Quintas Baspul



for sale | 8,250,000 MXN

Property Code | YPS-02-0195

At a Glance

- Location: Quintas Baspul
- Lot: 1,277 m² (13,746 ft²)
- Construction: 482 m² (5,195 ft²)
- Bedrooms: 3
- Bathrooms: 3.5
- Single-Level Home
- Year Built: 2018
- Solar System with 16 Panels + 4 Batteries
- Infinity Pool (Chukum Finish)
- Annex with Studio & Gym
- 2-Car Garage
- Transferable Fideicomiso

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Highlights

- **TRUE ENERGY INDEPENDENCE:** 16 solar panels with 4 brand-new batteries power the entire property — ensuring uninterrupted living even during regional outages. A rare advantage in the Yucatán.
- **CONNECTED BUT PEACEFUL:** Minutes from Chicxulub Pueblo, 15–18 minutes to Mérida's northern commercial hubs, including La Isla Mérida Cabo Norte and Altabrisa Mall, and just 20 minutes to the beach in Chicxulub Puerto.
- **DESIGNED FOR FAMILY & RETIREMENT LIVING:** Single-level layout, spacious bedrooms with en-suite bathrooms, annex for guests or hobbies, and generous indoor-outdoor living.
- **PRIVATE GARDEN OASIS:** Mature palms, bamboo, an irrigation system, and a spectacular Chukum infinity pool with shaded terrace.
- **MOVE-IN READY & METICULOUSLY MAINTAINED:** Built in 2018 with modern infrastructure, pressurized water system, softener, reverse osmosis filtration, private well, biodigester, and stationary gas tank.

Property Description

If you've been searching for a home that combines peace, infrastructure, and independence, this estate delivers.

Located just north of Mérida in the quiet residential enclave of Quintas Baspul, this single-level hacienda-style property offers a rare balance: serene garden living with immediate access to the city's best amenities and the Gulf Coast.

The main residence welcomes you through an elegant entrance hallway into a light-filled central living space. Extra-high ceilings and skylights enhance airflow and brightness, while large openings frame views of the lush tropical garden and infinity pool.

The fully equipped kitchen blends modern functionality with timeless charm and connects seamlessly to both the living areas and service zones.

The master suite offers privacy and comfort with a walk-in closet and a spacious bathroom featuring both a shower and a soaking tub. Two additional bedrooms, each with a walk-in closet and an en-suite bathroom, ensure comfort for family or guests.

Beyond the main house, a versatile annex provides:

- Studio or media room
- Dedicated gym
- Additional flexible room (storage, office, hobby, or pet space)

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The outdoor areas feel like a boutique retreat. The infinity pool, finished in traditional Chukum, includes multiple relaxation zones and a shaded terrace ideal for long afternoons outdoors.

What truly sets this property apart is its self-sustaining infrastructure. With a high-efficiency solar system and battery storage, private well, water treatment systems, and full perimeter fencing, this home offers autonomy and security rarely found so close to Mérida's northern corridor.

 **Schedule Your Private Viewing Today!**

Property Layout

MAIN HOUSE

- Entrance hallway in hacienda style
- Open living and dining area with an indoor garden and skylights
- Fully equipped kitchen with exterior access
- Half bathroom for guests
- Master suite with walk-in closet and full bathroom (shower + tub)
- Two guest bedrooms with walk-in closets and en-suite bathrooms
- Laundry and storage room

ANNEX

- Studio/family room
- Gym
- Flexible additional room

OUTDOOR FEATURES

- Infinity pool with Chukum finish
- Covered pool terrace
- Mature landscaped garden with an irrigation system
- Private well
- Machinery room
- Two-car garage plus additional parking
- Fully fenced perimeter

Location

Quintas Baspul is one of those rare locations where you don't have to choose between peace and proximity.

Tucked just outside Chicxulub Pueblo, this low-density residential enclave offers generous lot sizes, mature greenery, and a quiet atmosphere — without feeling remote. Here, you wake up to birds and open skies, not traffic noise, yet you remain strategically positioned between Mérida's northern growth corridor and the Gulf Coast.

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Within 15–18 minutes, you reach Mérida's modern north, including La Isla Mérida Cabo Norte, Altabrisa Mall, top-rated hospitals, supermarkets, and international schools. This makes daily life practical and efficient — ideal for families as well as retirees who value excellent healthcare and services nearby.

At the same time, the coastal road places you only about 20 minutes from the beaches of Chicxulub Puerto, allowing spontaneous sunset drives and weekend beach mornings without committing to full-time coastal humidity or tourist traffic.

What truly defines this location is its balance:

- Close to city infrastructure
- Close to the beach
- Surrounded by space and nature

For buyers seeking a connected yet self-sustained lifestyle — modern amenities within reach, but daily living in a calm, residential setting — Quintas Baspul represents a strategic and future-proof choice just north of Mérida.

DISTANCES FROM THE PROPERTY TO

- Chicxulub Pueblo | 1.6 km (1 mi)
- Archaeological Mayan site of Dzibilchaltún | 13 km (8 mi)
- Mérida North (Mall La Isla Cabo Norte) | 15 km (9 mi)
- Mérida North (Mall Altabrisa) | 18 km (11 mi)
- Chicxulub Puerto (beach) | 21 km (13 mi)
- Mérida International Airport | 43 km (26.7 mi)

MÉRIDA

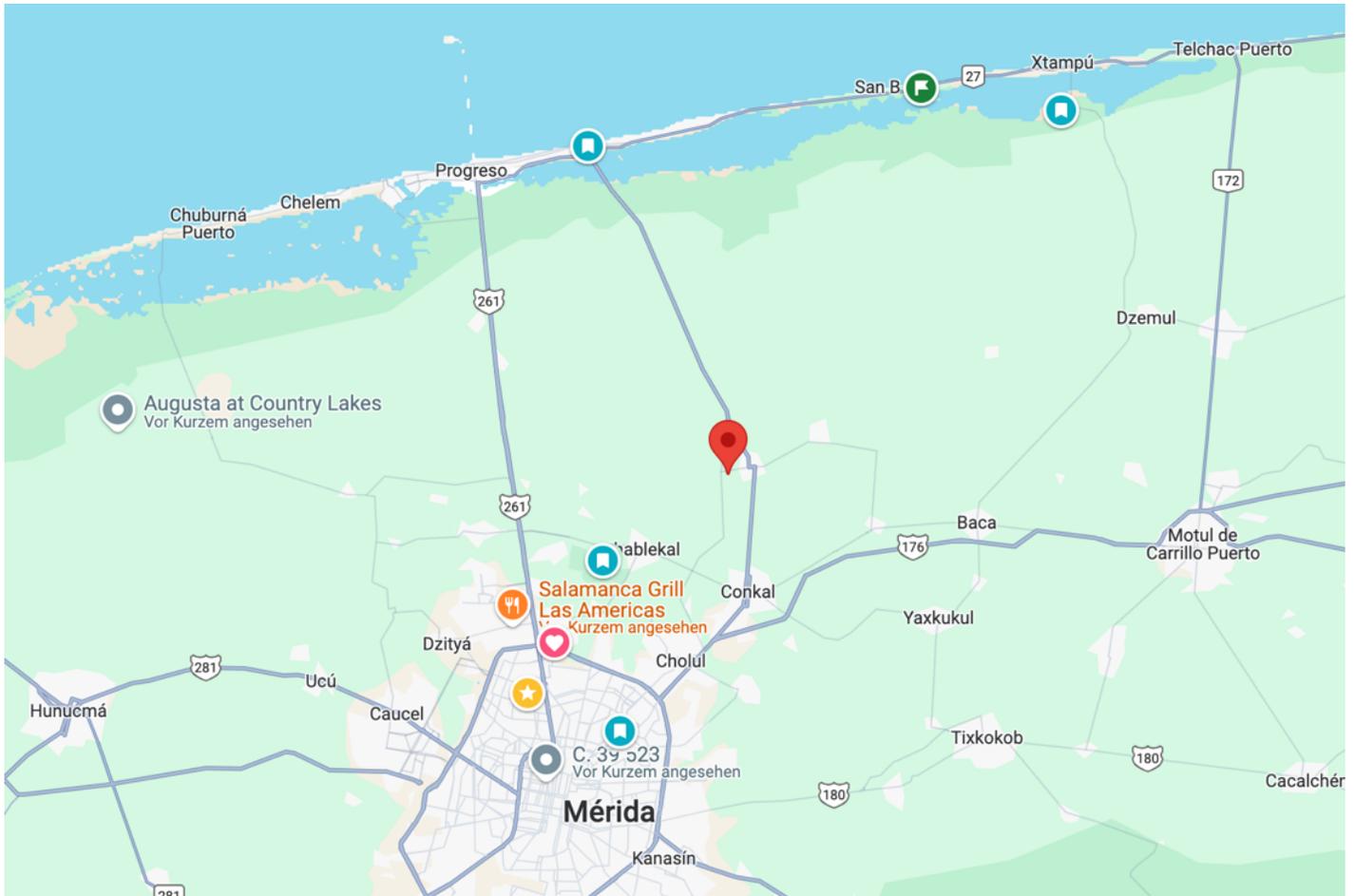
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's 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.



YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



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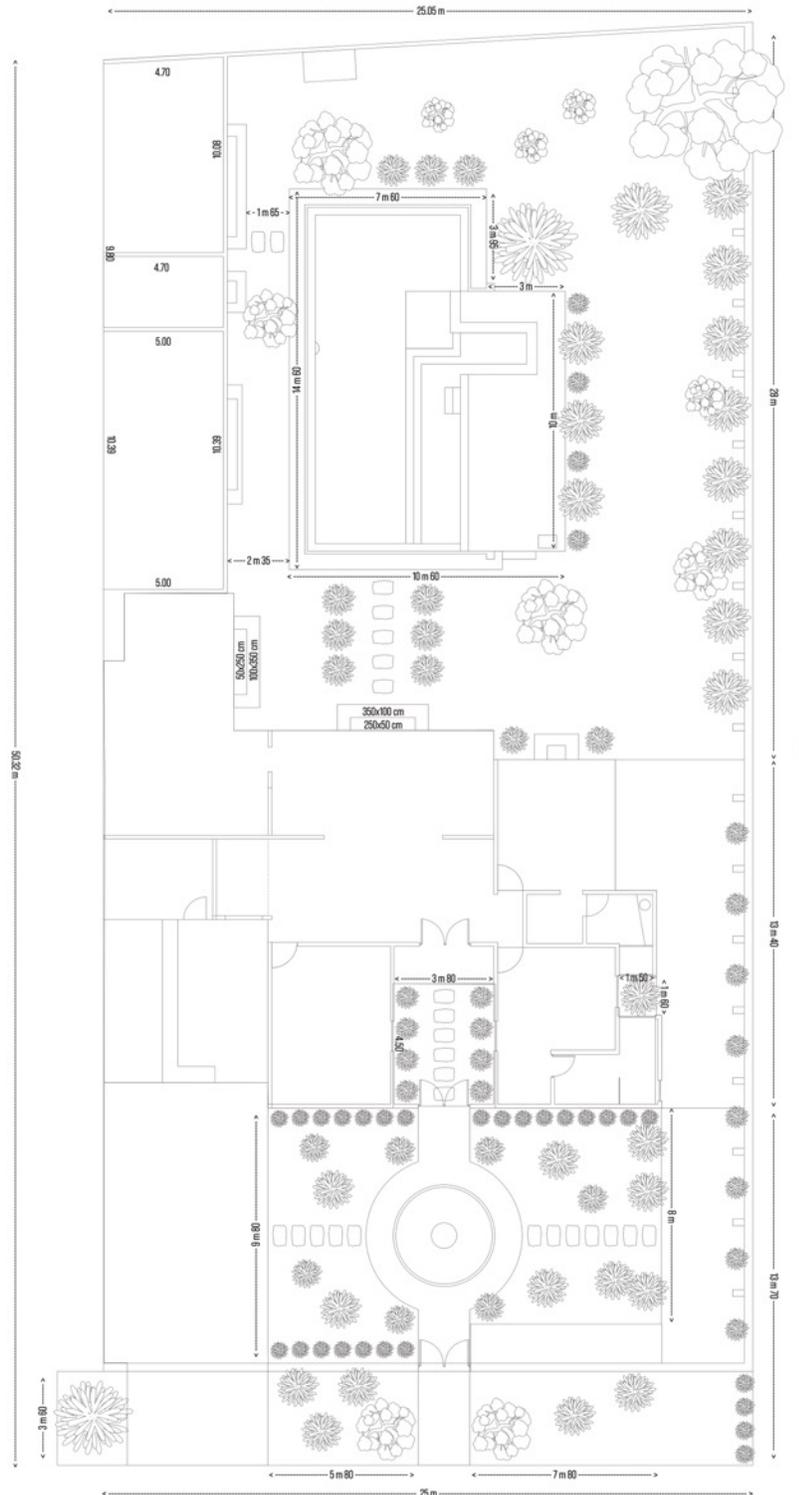
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Floor Plan



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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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