

INDEPENDENT COUNTRYSIDE LIVING IN YUCATÁN'S CENOTE BELT

Yucatán | Seyé | Dzitíná



for sale | 7,300,000 MXN

Property Code | YPS-02-0235

At a Glance

- **Location:** Dzitíná, Municipality of Seyé, Yucatán
- **Lot Size:** 7.14 ha (17.64 acres)
- **Construction:** 200 m² (2,153 ft²)
- **Bedrooms:** 4
- **Bathrooms:** 4
- **Year of Construction:** 2020
- **Energy:** Connected to the public power grid with a private transformer + solar system
- **Water:** Private well
- **Parking:** On-site parking available
- **Ownership:** Direct ownership – No fideicomiso required
- **Legal Status:** All documentation in order and up to date

Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Highlights

- **EXPANSIVE 7-HECTARE PROPERTY** offering privacy, tranquility, and significant expansion potential
- **TWO INDEPENDENT ENERGY SOURCES:** connection to the public power grid with a private transformer (the only property in the immediate area with this advantage), plus a powerful solar system
- **LOCATED IN THE FAMOUS CENOTE BELT OF YUCATÁN**, surrounded by pristine nature
- **MODERN CONSTRUCTION (2020)** with air conditioning and ceiling fans
- **PEACEFUL COUNTRYSIDE SETTING** with excellent accessibility via a paved road
- **PRIVATE WELL** and full infrastructure for comfortable off-grid-style living
- **DIRECT OWNERSHIP POSSIBLE** – no fideicomiso required
- **STRONG LONG-TERM INVESTMENT POTENTIAL**

Property Description

This remarkable countryside estate offers a rare combination of privacy, independence, and modern comfort, set on a vast 7.14-hectare property in the heart of Yucatán's cenote belt. Surrounded by nature, the property is ideal for those seeking a peaceful rural lifestyle while maintaining modern infrastructure and connectivity.

The estate is accessed through an iron entrance gate framed by natural stone walls, leading into a tranquil compound where several residential structures are arranged around a full-size swimming pool, creating a relaxed and inviting living environment.

Energy independence is one of the key advantages of the property. It is connected to the public power grid through a private GE transformer (37.5 kVA) while also operating with a powerful solar system, providing reliability and flexibility rarely found in rural properties.

The main house is designed in a contemporary tropical style and elevated above ground, inspired by the airflow-optimized architecture often seen in Queensland (Australia) or Florida homes. The upper level features a spacious open-concept living area with a kitchen, dining area, bedroom space, and an open bathroom. Large windows and a generous covered balcony offer spectacular views of the garden and pool area while allowing constant airflow. The open ground level beneath the house provides shaded space and additional storage.

Two independent guest casitas provide comfortable accommodation for family members or visitors. Each features an open living space with a kitchenette, dining and seating area, a sleeping area, and a private bathroom. A third, slightly larger guest house includes a kitchen with wooden cabinetry, a bright living area with built-in desks, and a private bedroom with wooden closets and an en-suite bathroom. Adjacent to the pool area, a small service building provides additional storage space and a laundry room.

The surrounding land offers excellent opportunities for further development—whether for additional residences, guest accommodations, or a retreat-style project.

 **Schedule Your Private Viewing Today!**

Property Layout & Amenities

MAIN HOUSE (ELEVATED UPPER LEVEL)

- Open-concept living area with kitchen, dining, living, and bedroom area
- Large, covered balcony overlooking the pool and gardens
- Open, full bathroom
- Ground floor open structure for airflow and storage

CASITA I + II

- Small entrance terrace
- Open living space with:
- Kitchenette
- Dining and living area
- Bedroom corner
- Full bathroom

CASITA III

- Entrance terrace
- Kitchen with wooden cabinetry
- Separate office or living space with built-in desks
- Private bedroom with wooden closets and an en-suite bathroom

SERVICE BUILDING

- Laundry room
- Storage room

OUTDOORS

- Full-size swimming pool at the center of the living compound
- On-site parking

GENERAL FEATURES

- Private well
- Solar system
- Connection to the public power grid with a private transformer

Location

The property is located in a peaceful countryside setting near Dzitiná, within the municipality of Seyé, and directly inside the renowned cenote belt of Yucatán. The region is known for its natural beauty, and the presence of numerous cenotes, making it ideal for gardening, outdoor living, and a healthy lifestyle surrounded by nature.

Despite its tranquil rural character, the property is easily accessible via a well-maintained paved road, ensuring comfortable year-round access—an important advantage rarely found in remote countryside properties.

Yucatan's vibrant capital Mérida, is within convenient driving distance. Known as one of the safest and most livable cities in North America, Mérida offers a beautiful historic center with colonial architecture, excellent international restaurants, modern shopping centers, renowned hospitals, and a rich cultural life. It also serves as the gateway to famous archaeological sites such as Chichén Itzá and the stunning beaches of the Gulf Coast.

DISTANCES FROM THE PROPERTY TO

- Dzitiná Centro | 550 m (0.34 mi)
- Acanceh Centro | 7 km (4.4 mi)
- Mérida – Tren Maya Station Teya | 28 km (17.4 mi)
- Mérida – Periférico | 30 km (18.6 mi)
- Mérida Centro – Plaza Grande | 37 km (23 mi)
- Mérida – International Airport | 51 km (31.7 mi)



YUCATAN PROPERTY SCOUTS

PROPERTY LOCATION



Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

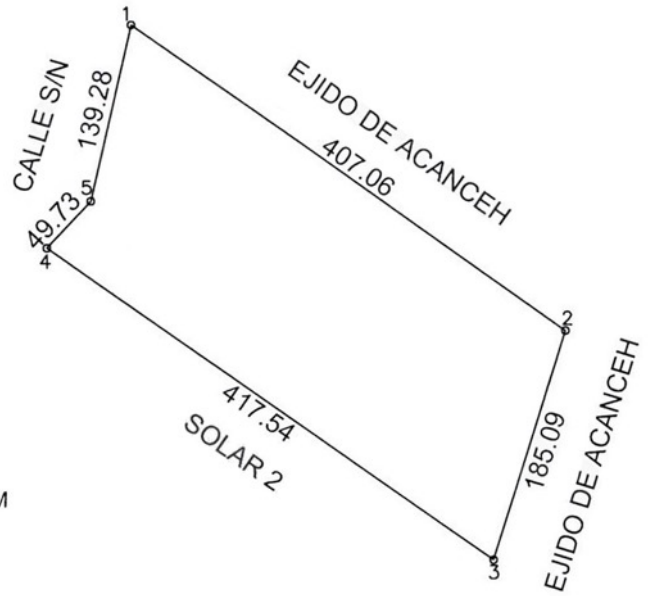
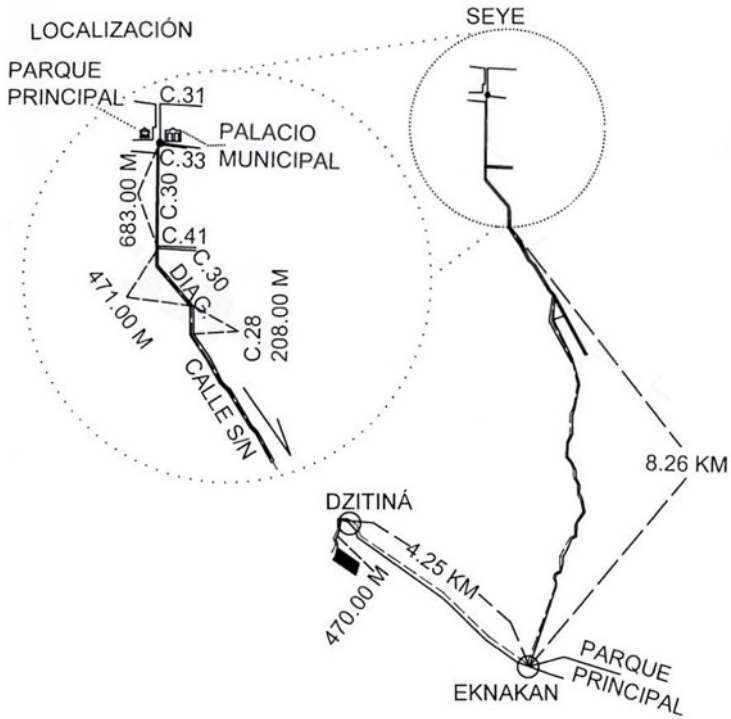
Floor Plan



YUCATAN PROPERTY SCOUTS



INSCRIPCIÓN



Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

Picture Selection



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: @YPS.Realtor | Internet: www.yps.mx

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:

René Jeremias

☎ Phone/WhatsApp: +52 (999) 381 6286

☎ VoIP Germany: +49 (30) 6293 8046

✉ Email: rene.jeremias@yps.mx

Jörg Rösener

☎ Phone/WhatsApp: +52 (999) 242 7749

✉ Email: jorg.rosener@yps.mx

Disclaimer: All property information has been provided by the owner. Yucatan Property Scouts strives to ensure accuracy, but cannot be held responsible for errors, omissions, or changes in price and exchange rates without prior notice.