

MODERN CONTEMPORARY HOME WITH GROUND-FLOOR SUITE IN PRIVADA KINISH

Yucatán | Mérida | Cholul



for sale | 6,200,000 MXN

Property Code | YPS-02-0215

At a Glance

- **Property Type:** New, modern, contemporary, two-story home
- **Location:** Privada Kinish, Cholul, Mérida, Yucatán, México
- **Year of Construction:** 2025
- **Lot Size:** 323.8 m² (3,485 ft²)
- **Construction:** 313.6 m² (3,376 ft²)
- **Layout:** 3 bedrooms, 4 bathrooms, 1 half bathroom
- **Outdoor Living:** private garden with covered terrace
- **Parking:** 2-car garage
- **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

- **MODERN, CONTEMPORARY ARCHITECTURE** with clean lines
- **EXCELLENT LOCATION** just north of Mérida in sought-after Cholul
- **SECURE, WELL-MAINTAINED GATED COMMUNITY** with first-class amenities
- **LARGE BEDROOM WITH WALK-IN CLOSET AND PRIVATE BATH DOWNSTAIRS**
- **AIR CONDITIONING** in all bedrooms and the main living/social area
- **ALL PAPERS IN ORDER AND UP TO DATE**

Property Description

This newly completed home in Privada Kinish combines striking contemporary design with a practical family-friendly layout. Designed to maximize natural light and open space, the property features impressive double-height ceilings in the foyer and main living area, creating a bright and welcoming atmosphere from the moment you enter.

The ground floor offers an open-concept living and dining area connected to a kitchen with custom cabinetry, making it ideal for daily living and entertaining alike. Large windows create a seamless connection between the interior and the covered terrace, BBQ area, and garden.

A major advantage of the home is the spacious bedroom suite on the ground floor, complete with a full en-suite bathroom, walk-in closet, and pleasant garden views—perfect for guests, older family members, or anyone seeking single-level living.

Upstairs, the property offers two generously sized bedrooms with walk-in closets, private bathrooms, and terraces, including an impressive master suite with a very large dressing area. An additional flex room provides space for a home office, media room, gym, or fourth bedroom if desired.

The home is located inside one of Cholul's most attractive private communities, offering residents security, privacy, and access to excellent shared amenities.

 **Schedule Your Private Viewing Today!**

Property Layout & Amenities

GROUND FLOOR & OUTDOOR AREA

- Two-car garage
- Double-height entrance foyer with terrace views
- Open-concept double-height living and dining area
- Open-plan kitchen with cabinetry
- Half bathroom for guests
- Spacious bedroom with a walk-in closet, an en-suite bathroom, and garden views
- Large service/laundry area
- Maid's room with a full en-suite bathroom
- Covered terrace with BBQ area
- Large, easy-maintenance garden with synthetic turf

UPPER FLOOR

- Spacious secondary bedroom with walk-in closet, full bathroom, and terrace
- Master bedroom with spacious terrace, full en-suite bathroom, and oversized walk-in closet
- Large flex room suitable as office, TV room, gym, or additional bedroom

GENERAL FEATURES

- Ceiling fans and air conditioning units in all bedrooms
- Air conditioning in the main living/social area
- Custom cabinetry/woodwork in the kitchen and all closets
- Hydro-pneumatic water pressure system
- Electric perimeter fencing for additional security
- Skylights and partly double-height ceilings
- Double-height foyer and living area creating an airy, light-filled atmosphere

COMMUNITY AMENITIES AT PRIVADA KINISH

- 24/7 security gatehouse
- Security cameras
- Reception area
- Kitchen with a separate service entrance
- Multipurpose room for up to 160 guests
- Padel courts
- Soccer field
- Basketball court
- Three swimming pools, one with a lap lane
- Grill terrace
- Children's playground
- Pet Park
- Gym
- Juniors club

Location

The property enjoys a prime location within Privada Kinish, one of the most desirable gated communities in Cholul, just north of Mérida. The area has become increasingly popular among families, professionals, and international buyers thanks to its combination of security, modern infrastructure, and convenient access to the city's best services.

Cholul retains the charm of a traditional Yucatecan village while being closely connected to Mérida's rapidly growing northern corridor. Residents enjoy quick access to major shopping centers, private hospitals, schools, restaurants, and entertainment venues.

Nearby destinations such as La Isla Cabo Norte, City Center, Altabrisa, and Hospital Faro del Mayab make daily life extremely convenient. At the same time, the area offers a quieter, greener environment than the city center, making it ideal for those seeking a more relaxed residential setting.

The property also benefits from excellent road connections to Mérida Centro, the international airport, and the beaches of Progreso on the Gulf of Mexico.

DISTANCES FROM THE PROPERTY TO

- Altabrisa Mall | 5.4 km (3.4 mi)
- Hospital Faro del Mayab | 5.6 km (3.5 mi)
- Hospital Star Medica | 5.8 km (3.6 mi)
- La Isla Cabo Norte Mall | 6 km (3.7 mi)
- Mérida Centro (Remate, Calle 47) | 12.8 km (8.0 mi)
- Mérida International Airport | 25.5 km (15.8 mi)
- Progreso (beach) | 35 km (21.7 mi)

MÉRIDA

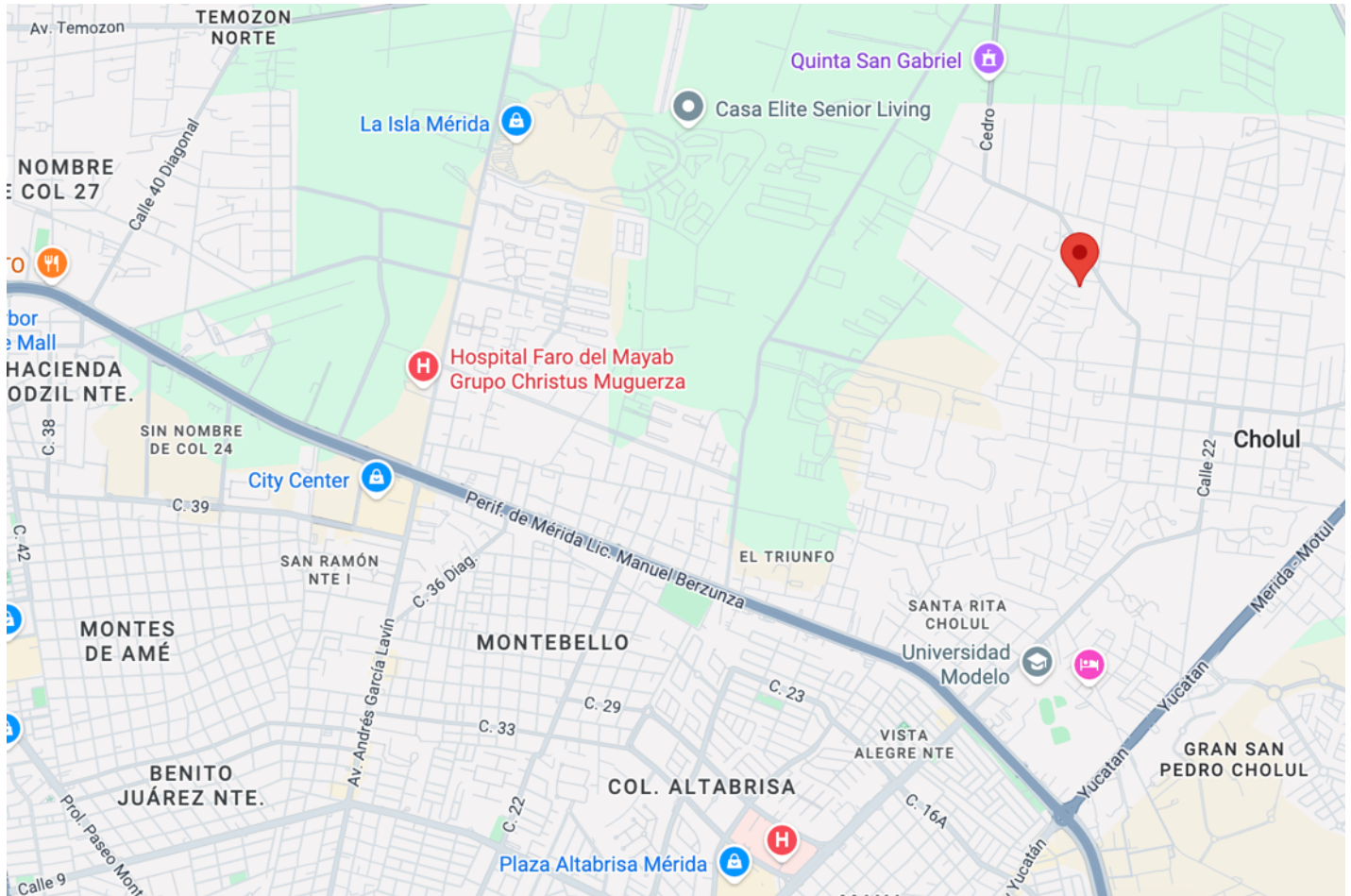
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's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



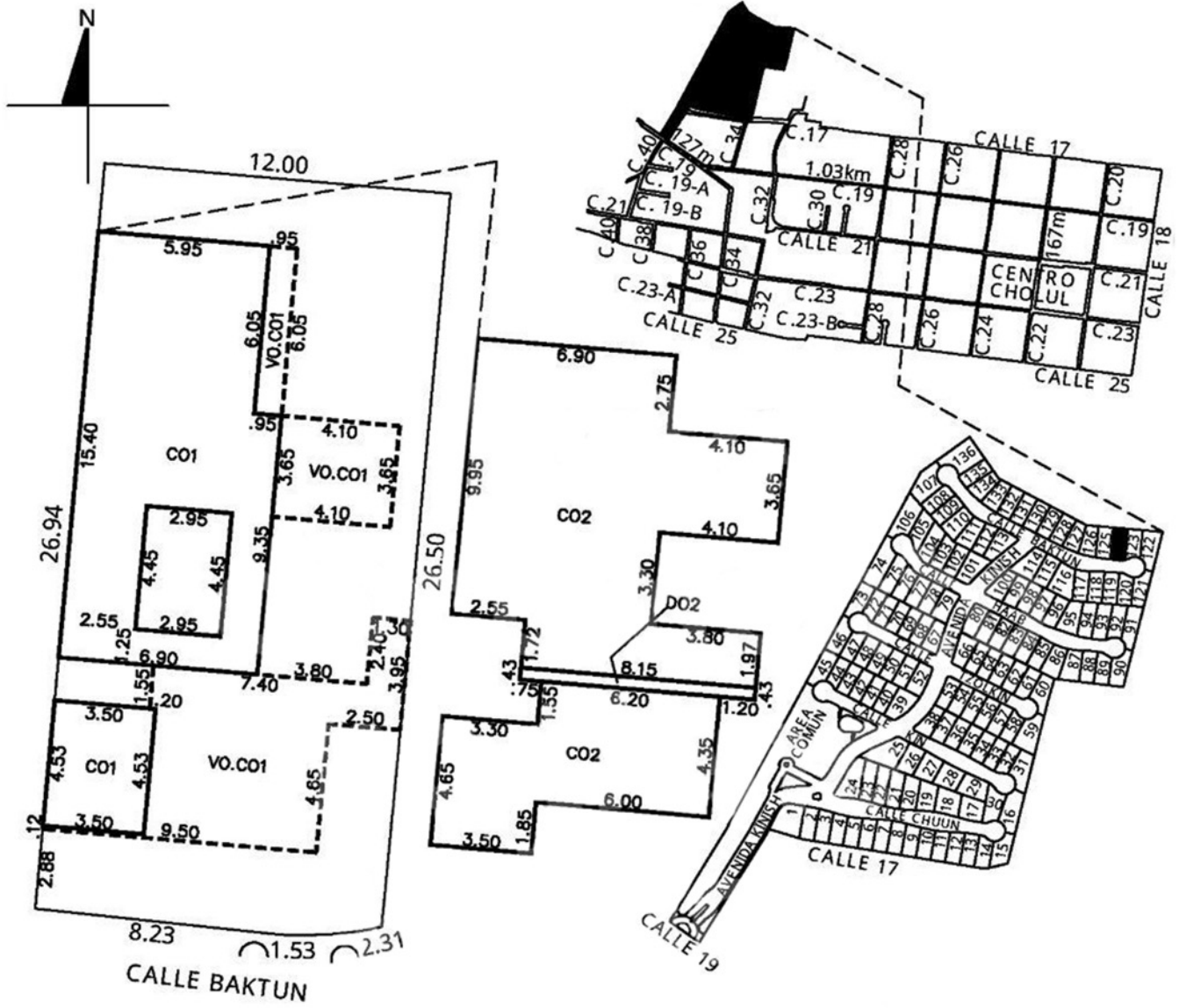
Yucatan Property Scouts

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

Floor Plan



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts

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

Picture Selection



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.