

VERSATILE CENTRO ESTATE WITH AIRBNB-READY APARTMENTS & LUXURIOUS OWNER'S RESIDENCE IN BARRIO DE SANTIAGO



Yucatán | Mérida | Centro | Barrio de Santiago



for sale | 980,000 USD

Property Code | YPS-02-0240

At a Glance

- **Location:** Mérida Centro – Barrio de Santiago
- **Lot:** 895 m² (9,634 ft²)
- **Construction:** 599 m² (6,453 ft²)
- **Bedrooms:** 5
- **Bathrooms:** 5 full | 4 half
- **Floors:** 2
- **Year Built:** 2017
- **Configuration:** Three independent living units (2 rental apartments + 1 private owner's residence)
- **Parking:** Large garage with workshop
- **Condition:** Excellent, meticulously maintained
- **Furnishing:** Semi-furnished

Yucatan Property Scouts

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Highlights

- **PRIME LOCATION** in sought-after Barrio de Santiago
- **IDEAL AIRBNB SETUP** with two fully independent apartments
- **PRIVATE, SPACIOUS OWNER'S RESIDENCE** with high-end finishes
- **EXPANSIVE LOT** with beautifully landscaped gardens
- **STUNNING SOCIAL AREA** with pool, waterfall, and outdoor bar
- **LARGE GARAGE + WORKSHOP** – rare in Centro
- **POWERFUL SOLAR PANEL SYSTEM** & energy-efficient infrastructure
- **COLONIAL CHARM** combined with modern comfort
- **FULLY PERMITTED** (INAH & city), turnkey ready
- **ADVANCED WATER, SECURITY, AND SMART HOME SYSTEMS**

Property Description

This exceptional property combines colonial charm, modern comfort, and outstanding income potential on a rare, generously sized lot in Mérida Centro. Thoughtfully designed as a multi-unit estate, it features two independent rental apartments and a luxurious private owner's residence, making it ideal for Airbnb operations, long-term rentals, or multi-generational living.

The front section welcomes you with a striking colonial façade, high wooden-beam ceilings, pasta-tile floors, and a large workshop-garage space—perfect for projects, storage, or large vehicles. Behind it, the central building houses two beautifully designed duplex apartments, each with open living areas, fully equipped kitchens, en-suite bedrooms, and private terraces overlooking the lush gardens.

At the rear, the main house offers a completely private retreat. Its centerpiece is a spectacular, fully equipped kitchen with custom cabinetry and premium appliances. The expansive open-plan living space blends dining, lounge, office, and entertainment areas, enhanced by natural light from skylights and elegant stone accents. The master suite is a sanctuary of comfort, featuring a walk-in closet, jacuzzi tub, and direct access to a tranquil garden terrace.

The outdoor areas are equally impressive: a landscaped garden connects all buildings and leads to a resort-style social zone with a large, filtered pool, waterfall, covered bar, and outdoor kitchen—perfect for entertaining or guest enjoyment. Every detail reflects quality, efficiency, and ease of living.

 **Schedule Your Private Viewing Today!**

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Property Layout

COLONIAL FRONT SECTION (Single Story)

- Impressive colonial façade, high wooden beam ceilings, and Pasta tiles
- Large multi-purpose space combining garage, workshop, and storage (fits oversized vehicles)
- Overhead electric garage door
- Separate pedestrian entrance
- Covered terrace

CENTRAL BUILDING – Two Independent Apartments (Two Story)

Apartment 1 (Duplex)

- Ground Floor:
 - Open-concept living and dining area
 - Fully equipped kitchen with breakfast bar
 - Guest half bathroom
- Upper Floor:
 - Master bedroom with wooden closet, en-suite bathroom, and balcony with garden views
 - Secondary bedroom with a wooden closet and an en-suite bathroom

Apartment 2 (Duplex)

- Ground Floor:
 - Open living area with a fully equipped kitchen
 - Guest half bathroom
 - Bright master bedroom with en-suite bathroom, garden & pool views, and direct access
- Upper Floor:
 - Second master bedroom with en-suite bathroom
 - Private balcony with garden views

MAIN HOUSE – Private Owner's Residence (Single Story, Rear Section)

- Expansive, fully equipped high-end kitchen
 - Custom wood cabinetry
 - Central island with breakfast bar
 - Premium appliances (incl. dishwasher, oven tower, microwave, 6-burner stove, large fridge/freezer)
- Spacious open-plan living area:
 - Dining room, lounge, TV area, office corner
 - Natural light via large skylights
 - Elegant stone wall accents
- Guest half bathroom
- Private terrace with retractable awning and lounge area
- Master suite:
 - Walk-in closet
 - Luxurious bathroom with double sinks, jacuzzi tub, and shower
 - Additional office/hobby room with a Murphy bed
 - Direct access to the private backyard with a covered terrace and swing

OUTDOOR & SOCIAL AREA

- Fully walled, landscaped garden connecting all structures
- Mature trees, lush planting, and decorative stonework
- Multiple garden zones, including seating areas
- Large, filtered swimming pool (approx. 32 x 13 ft) with waterfall feature and lighting
- Covered entertainment terrace with a fully equipped outdoor bar, kitchen, and dining area
- Outdoor shower and half bathroom
- Laundry room with washer & dryer
- Machinery room
- Separate side entrance with video intercom system

TECHNICAL FEATURES & EQUIPMENT

INFRASTRUCTURE & UTILITIES

- 40,000-liter underground water storage
- Dual constant-pressure water system
- City water supply + private 24 m (80 ft) deep well
- Whole-property water softener system
- Sewage system designed for toilet paper use
- Dual on-demand water heaters
- 2 stationary propane gas tanks (300L each)
- Two independent electric meters
- Underground irrigation system with timer

ENERGY & EFFICIENCY

- Approx. 6,000-watt solar panel system (15 panels)
- LED lighting throughout
- High-efficiency ceiling fans
- 11–17 high-efficiency air conditioning units (several app-controlled)
- Tinted glass and insect screens on all windows and doors

SECURITY & SMART HOME

- 8 security cameras with DVR and indoor monitor
- 6 large-screen TVs
- Motion sensor lighting
- Smart doorbell system with camera, remote access, and keypad entry
- Hardwired internet network with multiple routers

KITCHENS & APPLIANCES

- 3 fully equipped indoor kitchens + 1 outdoor kitchen
- High-end appliances (including GE Profile)
- Multiple refrigerators with purified water and ice dispensers
- 4 reverse osmosis drinking water systems

Location

Located in the vibrant Barrio de Santiago, this property places you in one of Mérida Centro's most desirable and authentic neighborhoods. Known for its colorful streets, colonial architecture, and strong community atmosphere, Santiago offers a unique blend of tradition and modern lifestyle.

At its heart lies Parque de Santiago, a lively hub with local markets, traditional food stands, and frequent cultural events. The iconic Santiago Apóstol Church adds to the historic charm, while nearby cafés and restaurants create a dynamic yet relaxed daily rhythm.

From here, everything is within easy reach—Plaza Grande, Santa Lucía, museums, galleries, and top dining spots are all just minutes away. Despite its central location, the area maintains a welcoming residential feel, making it highly attractive for both homeowners and visitors.

With excellent walkability, proximity to essential services, and strong rental demand, Barrio de Santiago continues to be one of Mérida's most sought-after locations—ideal for living, investing, or both.

DISTANCES FROM THE PROPERTY TO

- Súper Akí (Supermarket) | 400 m (0.25 mi)
- Mérida Zoo | 700 m (0.44 mi)
- Parque de Santiago | 900 m (0.56 mi)
- ADO Bus Station Centro Histórico | 1.2 km (0.75 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.5 km (0.93 mi)
- Parque de Santa Lucia | 1.9 km (1.18 mi)
- Mérida International Airport | 5.6 km (3.5 mi)

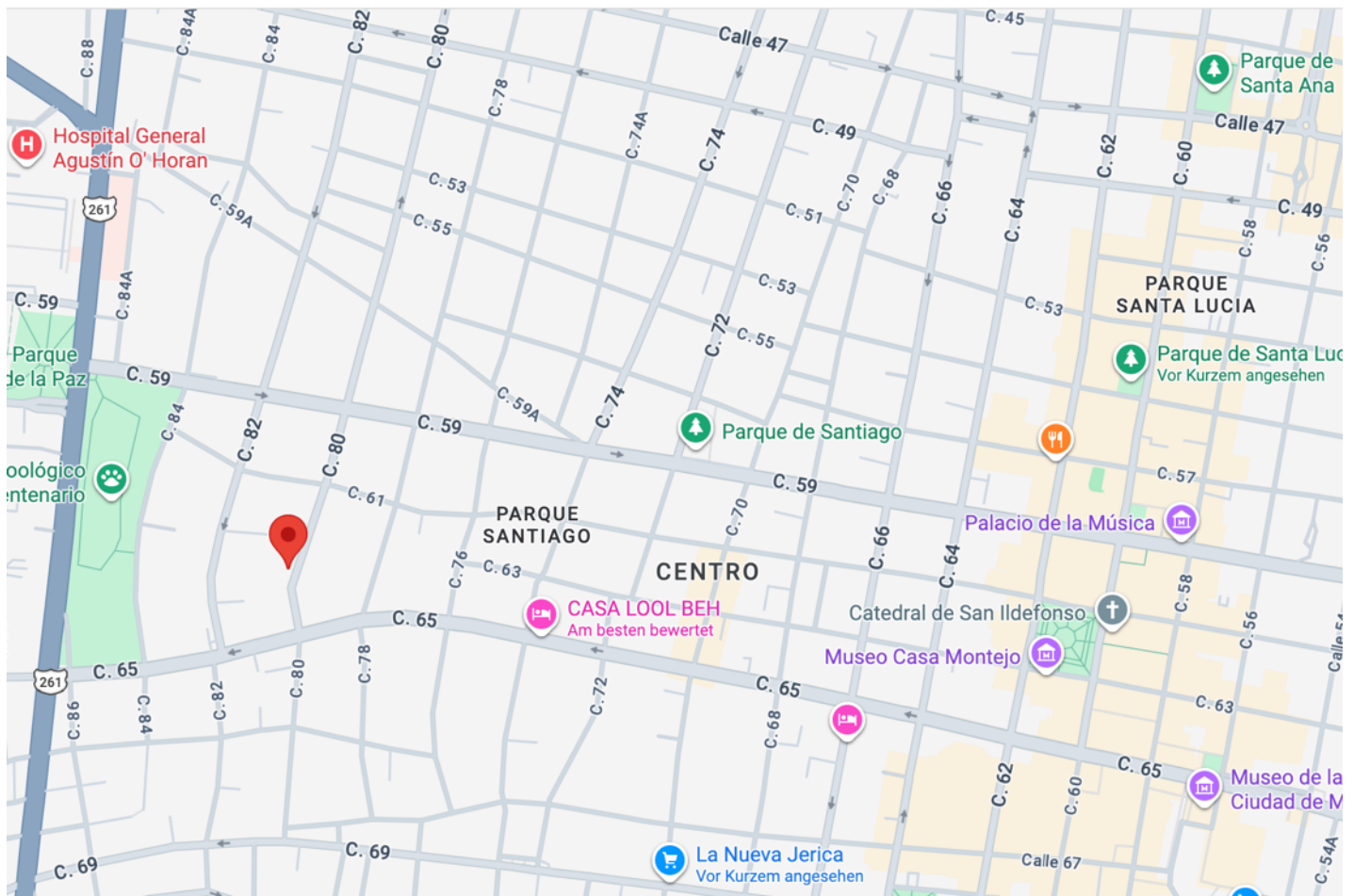
MÉRIDA

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.

PROPERTY LOCATION



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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