

CASA ERMITA – BRAND-NEW HOME WITH 15M LAP POOL IN MÉRIDA'S CHARMING BARRIO MÁGICO

Yucatán | Mérida | Centro | Barrio Mágico



for sale | 6,800,000 MXN

Property Code | YPS-02-0241

At a Glance

- **Location:** Mérida Centro – Barrio Mágico (San Sebastián, La Ermita)
- **Lot:** 322.8 m² (3,475 ft²)
- **Construction:** 179.5 m² (1,932 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Half Bathroom:** 1
- **Floors:** 2
- **Year of Construction:** 2025
- **Parking:** Private off-street parking behind façade (lockable)
- **Condition:** Brand new – first occupation

Yucatan Property Scouts

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

Highlights

- **BRAND NEW** – first occupation
- **LOCATED IN A DESIGNATED BARRIO MÁGICO** (San Sebastián / La Ermita)
- **TRANQUIL, LANDSCAPED CENTRAL GARDEN** with mature trees
- **IMPRESSIVE 15-METER SWIMMING POOL** (lap pool)
- **GROUND-FLOOR BEDROOM** with en-suite bathroom
- **HIGH-QUALITY FIXTURES AND FINISHES THROUGHOUT**
- **WARM, LOW-MAINTENANCE CHUKUM FINISHES THROUGHOUT**

Property Description

Casa Ermita is a thoughtfully designed new-build residence that unfolds in a sequence of harmonious living spaces, each oriented toward the lush central garden. The architectural concept maximizes light, airflow, and visual continuity, creating a calm and inviting atmosphere throughout the home.

The combination of warm Chukum wall finishes, modern materials, and clean architectural lines results in a space that feels both contemporary and deeply rooted in Yucatán's design tradition. Skylights enhance the natural brightness, while the seamless indoor-outdoor transition connects the living and dining areas to the covered terrace and garden.

At the heart of the property lies a beautifully landscaped garden with mature vegetation and a striking 15-meter lap pool—an exceptional feature rarely found in Centro properties. The separate bedroom casita ensures privacy and comfort, making the home ideal for both full-time living and hosting guests.

 **Schedule Your Private Viewing Today!**

Property Layout

FRONT AREA

- Modern, clean design façade with separate pedestrian and vehicle access
- Private parking for one vehicle, plus green area
- Flexible living/family room
- Half bathroom
- Laundry room
- Kitchen with wooden cabinetry, natural granite countertops, a breakfast bar, a Muzens stainless steel sink, and an RCA magnetic induction cooktop
- Covered terrace, dining area overlooking the garden

OUTDOOR AREA:

- Beautifully landscaped central garden with mature trees
- 15 m Chukum-finished swimming pool

BEDROOM SECTION (Casita)

- Ground floor: Bedroom with en-suite bathroom
- Upper floor: Master bedroom with en-suite bathroom and garden views

Location

Casa Ermita is located in one of Mérida Centro's most authentic and increasingly sought-after neighborhoods, nestled between La Ermita and San Sebastián. Recently designated as a Barrio Mágico, this area is celebrated for its historic charm, colorful streets, and strong sense of community.

Unlike the busier northern Centro districts, the neighborhood offers a peaceful, residential atmosphere and a high quality of life while remaining close to the city's main attractions. The iconic Parque de La Ermita and the Santa Isabel Church are just a short walk away, forming part of a historic triangle with San Sebastián and San Juan—areas known for their beautifully restored colonial homes and traditional character.

This location strikes a rare balance: authentic local living in a culturally rich setting, with convenient access to shopping, transport, and Mérida's vibrant historic center.

DISTANCES FROM THE PROPERTY TO

- Bodega Aurrera Itzaes (supermarket) | 600 m (0.37 mi)
- Chedraui (supermarket) | 800 m (0.5 mi)
- Parque de San Sebastián | 750 m (0.47 mi)
- Parque de La Ermita | 900 m (0.56 mi)
- ADO Bus Terminal Centro Histórico | 1.4 km (0.87 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.3 km (1.43 mi)
- Mérida International Airport | 4.2 km (2.6 mi)

MÉRIDA

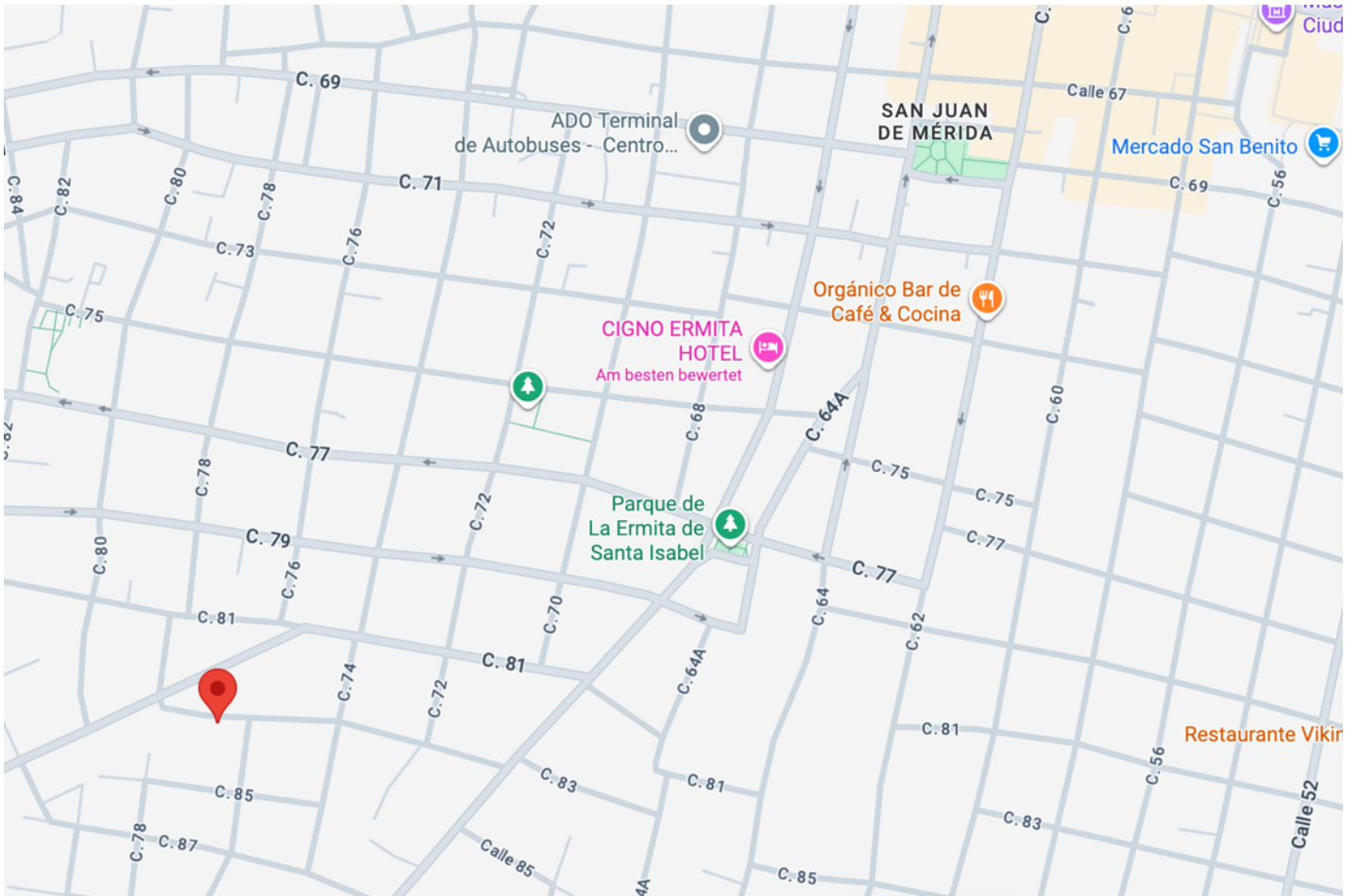
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's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



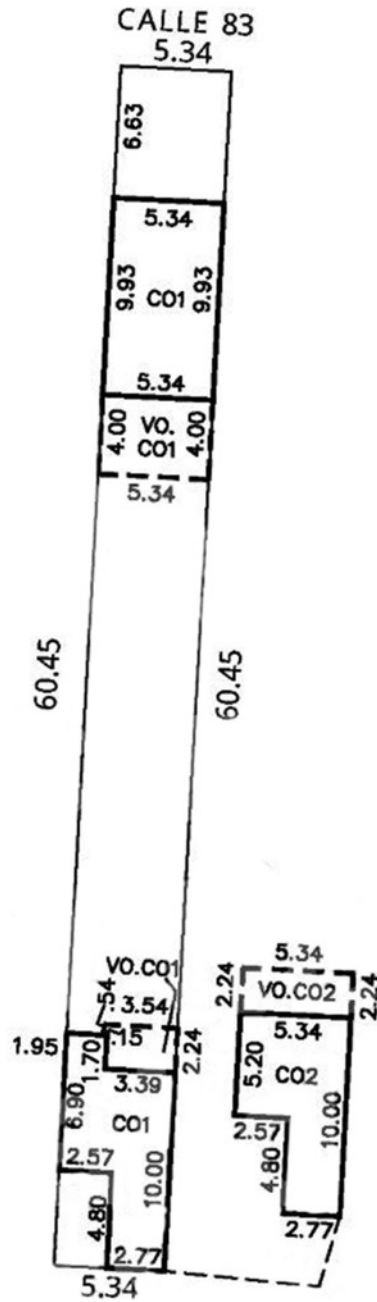
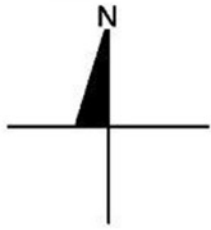
Yucatan Property Scouts

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

Floor Plan I



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts

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

Floor Plan II



YUCATAN PROPERTY SCOUTS



PA / Upper level



PB / Ground floor

1. Acceso y estacionamiento / Access and parking
2. Estancia / Family room
3. Baño y lavado / Bathroom & laundry
4. Cocina / Kitchen
5. Comedor / Dining room
6. Jardín y alberca / Garden & pool
7. Escalera / Stairs
8. Habitación / Room
9. Baño privado y closet / Bathroom and walk-in closet
10. Habitación Principal / Master bedroom
11. Baño privado y closet / Bathroom and walk-in closet

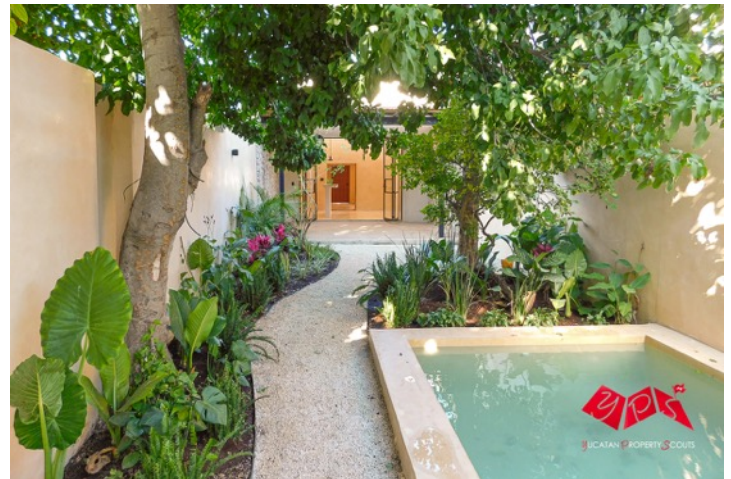
Yucatan Property Scouts

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.