

# CASA SANTIAGO – BRAND-NEW CHUKUM STYLE HOME WITH FILTERED POOL IN MÉRIDA CENTRO



Yucatán | Mérida | Centro | Barrio de Santiago



for sale | 4,700,000 MXN

Property Code | YPS-02-0242

## At a Glance

- **Location:** Wider Santiago Neighborhood, Mérida Centro, Yucatán
- **Lot:** 111.7 m<sup>2</sup> (1,102 ft<sup>2</sup>)
- **Construction:** 114.8 m<sup>2</sup> (1,236 ft<sup>2</sup>)
- **Bedrooms:** 2
- **Bathrooms:** 2 full | 1 half
- **Floors:** 2
- **Year Built:** 2025
- **Style:** Contemporary Home with Colonial Facade
- **Parking:** Street parking
- **Condition:** Brand new – first occupation
- **Ideal Use:** Private Residence or Short-Term Rental Investment (Airbnb, Boutique Rental, etc.)

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
- CALM LOCATION IN THE WIDER SANTIAGO NEIGHBORHOOD
- IDEAL AS A SHORT-TERM RENTAL PROPERTY (AIRBNB, ETC.)
- COZY, LOW-MAINTENANCE CHUKUM FINISHES THROUGHOUT
- LOW-MAINTENANCE CENTRAL GARDEN WITH FILTERED POOL
- ONE GROUND FLOOR BEDROOM WITH EN-SUITE BATHROOM
- CUSTOM MAHOGANY & CEDAR WOODWORK

## Property Description

Casa Santiago is a brand-new residence that combines warm natural materials, modern comfort, and practical low-maintenance living in one of Mérida's wider Santiago neighborhood.

Behind its charming colonial-style facade, the property opens into an inviting interior featuring warm yellow Chukum finishes throughout, modern flooring, skylights, and carefully selected natural textures that create a relaxed and cozy atmosphere.

The front section of the home features a welcoming living and dining area connected to a modern kitchen equipped with custom wooden cabinetry, natural granite countertops, a breakfast bar, a Muzens stainless steel sink, and an RCA magnetic induction cooktop.

At the heart of the property lies a tranquil central garden with a Chukum-finished filtered swimming pool, creating a private oasis that naturally connects the living spaces with the bedroom section.

The rear casita-style bedroom area offers excellent privacy and flexibility. One bedroom with an ensuite bathroom is conveniently located on the ground floor, while the spacious master suite occupies the upper level and includes its own modern bathroom.

The home has been carefully equipped with quality materials, including LED lighting, ceiling fans, custom mahogany and cedar woodwork, premium Urrea/Rugo fixtures, Interceramic and KOHLER sanitary ware, Rotoplas biodigesters and water tanks, and a Calorex electric water heater.

With its practical layout, independent bedroom configuration, and low-maintenance finishes, Casa Santiago is especially well-suited as a stylish Airbnb or lock-and-leave residence in Mérida Centro.

 **Schedule Your Private Viewing Today!**

Yucatan Property Scouts

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

## Property Layout

### FRONT AREA

- Colonial-style front facade
- Flexible living/family room
- Dining room
- Kitchen with wooden cabinetry, natural granite countertops, a breakfast bar, a Muzens stainless steel sink, and an RCA magnetic induction cooktop

### OUTDOOR AREA:

- Terrace
- Low-maintenance central garden
- Chukum-finished swimming pool

### BEDROOM SECTION (Casita)

- Half bathroom for outdoor/social area
- Ground floor: Bedroom with en-suite bathroom
- Upper floor: Master bedroom with en-suite bathroom and garden views
- Machinery/storage room

## Location

Located on the border of the highly desirable Santiago neighborhood, Casa Santiago benefits from the charm and lifestyle of Santiago while offering a slightly calmer and more residential atmosphere just outside the busiest parts of Centro.

This strategic location allows residents and guests to enjoy easy access to Mérida's vibrant historic center while still benefiting from a quieter day-to-day environment—an increasingly sought-after combination for both homeowners and short-term rental guests.

Just minutes away lies the iconic Parque de Santiago, one of Mérida Centro's most beloved gathering spots, known for its traditional food market, local restaurants, community events, and authentic neighborhood atmosphere. The area is highly walkable and offers convenient access to supermarkets and public transportation.

Thanks to its central yet peaceful location and strong demand for vacation rentals, the wider Santiago area continues to attract both international buyers and investors seeking authentic Mérida living with excellent rental potential.

## DISTANCES FROM THE PROPERTY TO

- ADO Bus Station Centro Histórico | 700 km (0.44 mi)
- Súper Akí (Supermarket) | 800 m (0.5 mi)
- Parque de San Sebastián | 950 m (0.6 mi)
- Parque de Santiago | 1.1 km (0.68 mi)
- Mérida Zoo (entrance) | 1.2 km (0.75 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.5 km (0.93 mi)
- Mérida International Airport | 5.4 km (3.6 mi)

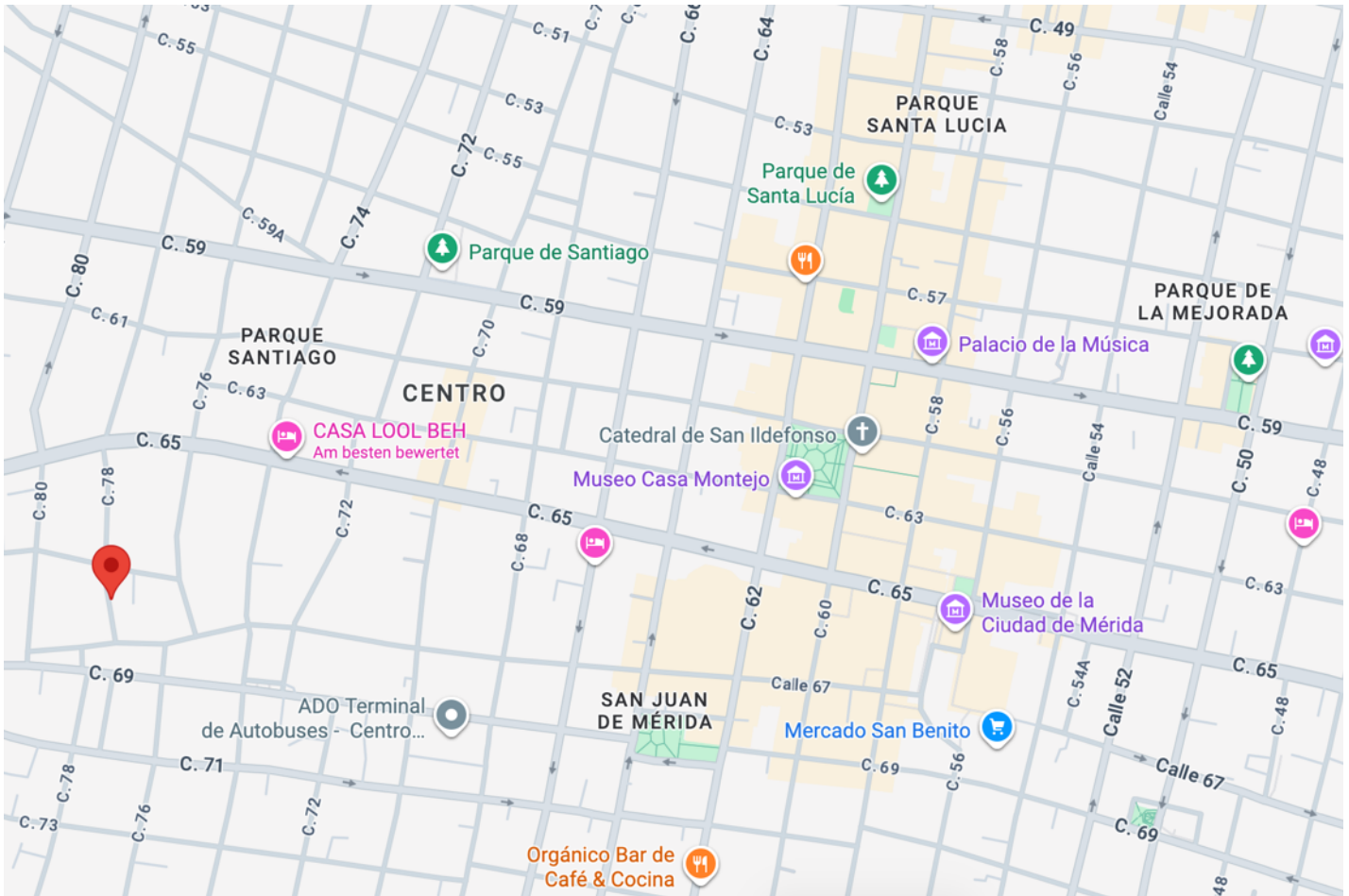
## MÉRIDA

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.



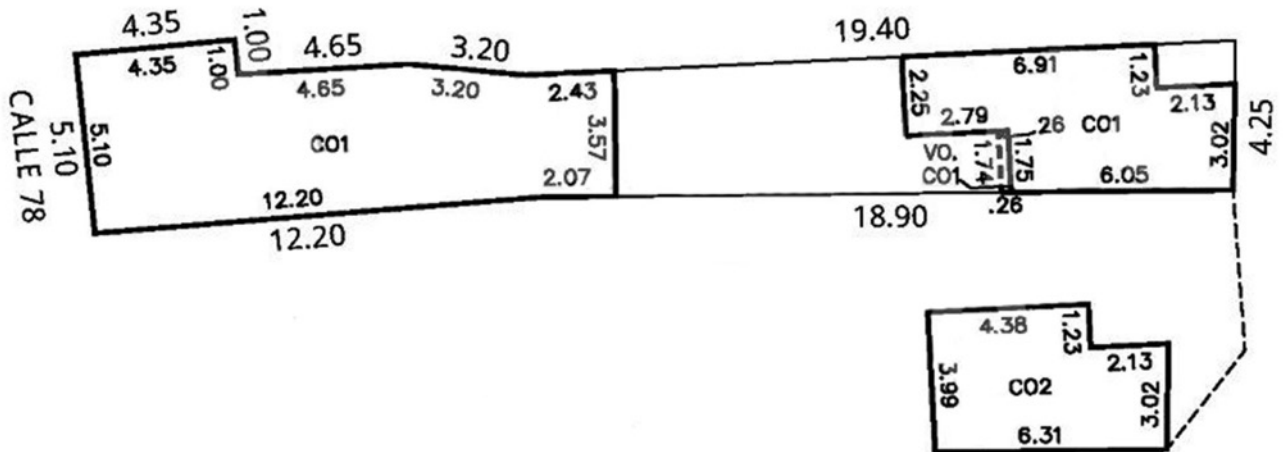
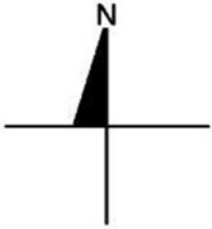
PROPERTY LOCATION



# 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 Estancia / Access and Family Room
2. Comedor / Dining room
3. Cocina / Kitchen
4. Patio y alberca / Patio & pool
5. Baño de visitas / Guest bathroom
6. Habitación secundaria / Bedroom
7. Baño privado / Private bathroom
8. Habitación principal / Master bedroom
9. Baño privado / Private bedroom

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](mailto:rene.jeremias@yps.mx)

### Jörg Rösener

☎ Phone/WhatsApp: +52 (999) 242 7749

✉ Email: [jorg.rosener@yps.mx](mailto: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.