

AFFORDABLE CENTRO LOT WITH MATURE TREES IN THE WIDER SANTIAGO NEIGHBORHOOD

Yucatán | Mérida | Centro



for sale | 2,990,000 MXN

Highlights

Property Code | YPS-02-0248

- CALM LOCATION in the wider Santiago neighborhood
- LARGE 400 M² (4,306 FT²) URBAN RESIDENTIAL LOT
- ATTRACTIVE RECTANGULAR SHAPE
- BEAUTIFUL MATURE TREES
- CLEARED AND READY FOR CONSTRUCTION
- EXCELLENT ACCESS TO MAJOR CITY ARTERIES
- EASY ACCESS TO HOSPITALS, SHOPPING, AND SERVICES
- IDEAL FOR A PRIVATE RESIDENCE OR INVESTMENT PROJECT
- ALL PAPERWORK UP TO DATE - fast and straightforward transaction possible

Yucatan Property Scouts

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Property Description

They still exist, these great opportunities to find affordable places in Barrio de Santiago, but they are extremely rare. This attractive 400 m² (4,306 ft²) lot offers exactly that: a spacious and well-located property at the edge of one of Mérida Centro's most sought-after neighborhoods.

The rectangular lot is adorned with beautiful, mature trees that provide character, shade, and immediate landscaping value. The property will be cleared and comes ready to build, allowing a future owner to immediately begin planning a dream residence, seasonal retreat, rental property, or investment project.

Its strategic location combines the tranquility of a residential setting with excellent connectivity. Major roads provide quick access to the airport, northern Mérida, shopping centers, hospitals, and all the attractions of the historic center. With all paperwork up to date and ready for transfer, this is an exceptional opportunity for buyers seeking secure and uncomplicated Centro living or investment.

 **Schedule Your Private Viewing Today!**

Property Layout

- Large rectangular lot
- Beautiful, mature trees
- Cleared building area
- Ample space for a house, pool, gardens, a guest casita, and parking

Location

Located on the edge of the highly desirable Santiago neighborhood, this property allows you to enjoy all the advantages of Barrio de Santiago while benefiting from a quieter residential setting. Santiago is widely regarded as one of Mérida Centro's most authentic and attractive neighborhoods, celebrated for its colorful streets, colonial architecture, traditional markets, and vibrant community atmosphere.

Just minutes away, Parque de Santiago serves as a lively gathering place with local food vendors, cultural activities, and the historic Santiago Apóstol Church. Residents enjoy easy access to cafés, restaurants, galleries, museums, and the city's most important landmarks.

The property's position offers particularly convenient connections to northern Mérida, leading hospitals, shopping destinations, and Mérida International Airport. This combination of accessibility, authenticity, and residential charm continues to make the wider Santiago area one of the strongest locations for both lifestyle buyers and investors.

DISTANCES FROM THE PROPERTY TO

- Mérida Zoo (entrance) | 800 m (0.5 mi)
- Súper Akí (Supermarket) | 850 m (0.53 mi)
- Hospital Clínica de Mérida | 900 m (0.56 mi)
- Parque de Santiago | 1.5 km (0.93 mi)
- Plaza Principal de Mérida (Plaza Grande) | 2.3 km (1.43 mi)
- Mérida International Airport | 6.7 km (4.2 mi)

MÉRIDA

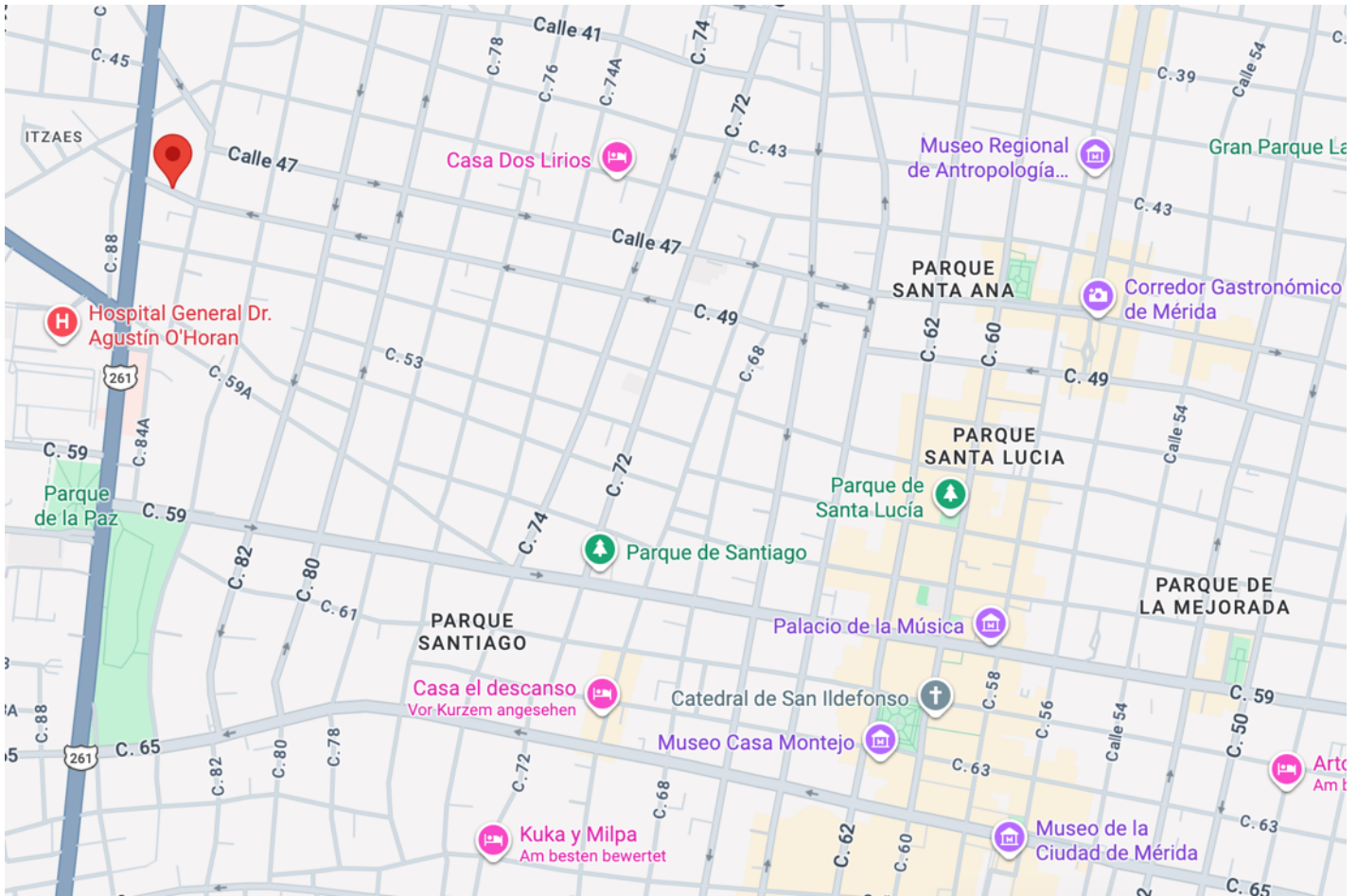
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's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



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PROPERTY LOCATION



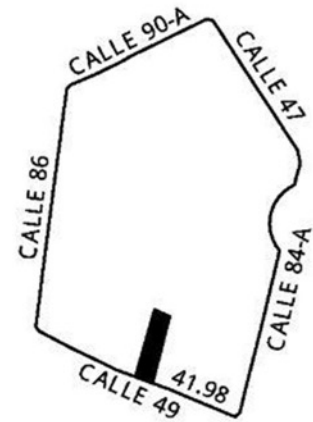
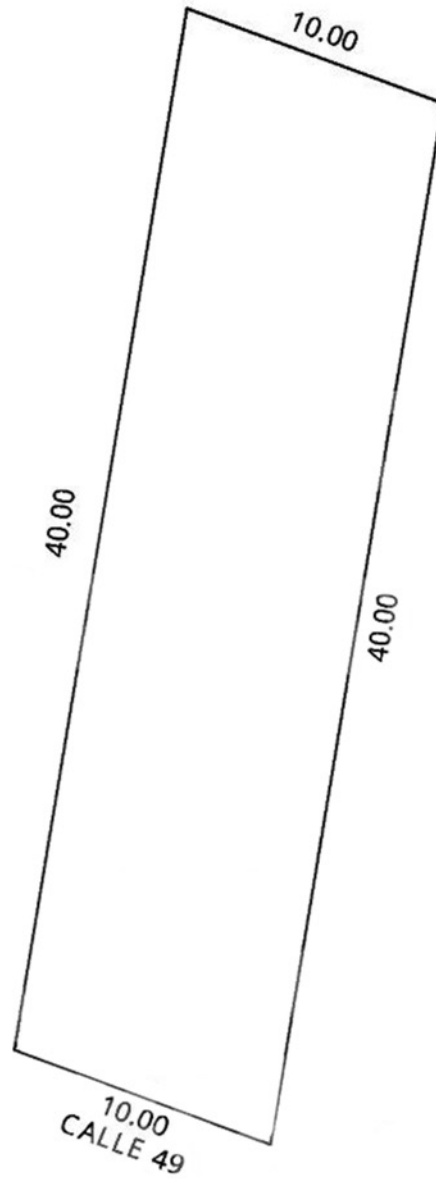
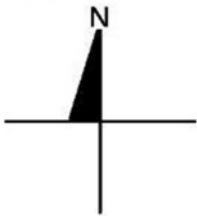
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Floor Plan



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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:

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