

CASA COLIBRÍ – TURN-KEY DESIGNER HOME IN PRIME ITZIMNÁ LOCATION

Yucatán | Mérida | Itzimná



for sale | 7,900,000 MXN

Property Code | YPS-02-0249

At a Glance

- **Property Type:** Fully furnished and equipped contemporary residence
- **Location:** Itzimná, Mérida, Yucatán, México
- **Lot:** 338 m² (3,642 ft²)
- **Construction:** 221 m² (2,379 ft²)
- **Bedrooms:** 3
- **Bathrooms:** 3 full | 1 half
- **Floors:** 1
- **Year of Construction:** 2026
- **Parking:** Garage with an iron gate
- **Furniture:** Fully furnished and equipped (turn-key)
- **Pool:** Large filtered Chukum-finished swimming pool
- **Current Use:** Private residence
- **Condition:** new, excellent condition, move-in ready

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Highlights

- **PRIVILEGED AND TRANQUIL CORNER LOT LOCATION** in the highly desirable Itzimná
- **EXCELLENT CONNECTIVITY** to Mérida Centro, Paseo de Montejo, and northern Mérida
- **FULLY FURNISHED AND EQUIPPED** (turn-key)
- **SINGLE-LEVEL LAYOUT WITH NO STAIRS**
- **MODERN, CLEAN, AND COZY ARCHITECTURE**
- **CONTEMPORARY KITCHEN** with quartz countertops and a center island
- **ALL DOCUMENTS UP TO DATE**

Property Description

Located on a peaceful corner lot in one of Mérida's most sought-after residential neighborhoods, Casa Colibrí offers a rare combination of excellent location, contemporary comfort, and effortless turn-key living. Positioned between the historic Centro and Mérida's vibrant northern districts, the property provides quick access to shopping, dining, schools, and major city avenues while maintaining a tranquil residential atmosphere.

Designed entirely on one level, the home welcomes visitors through an attractive, low-maintenance front garden featuring mature trees, cactus, and ornamental landscaping. Inside, abundant natural light fills the spacious open-concept living and dining area, creating a bright and inviting atmosphere.

The fully equipped kitchen combines functionality and modern design with custom wooden cabinetry, quartz countertops, a large island with a breakfast bar, modern appliances, and ambient indirect lighting.

The spacious master suite features built-in wooden wardrobes and an elegant en-suite bathroom with marble finishes and a soaking tub. A second bedroom includes its own wardrobe, workspace, and private bathroom. The generously sized third bedroom enjoys an independent entrance from the front yard and a private bathroom, making it perfectly suited as a guest suite, professional office, studio, or consulting room.

Outdoor living is equally appealing, with a covered terrace overlooking a large, filtered pool with decorative fountains, surrounded by a beautifully landscaped garden equipped with an automatic irrigation system. A convenient half bathroom serves the outdoor entertaining area.

Fully furnished and equipped, Casa Colibrí is ready for immediate enjoyment as a full-time residence, seasonal home, or premium rental investment.

 **Schedule Your Private Viewing Today!**

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Property Layout

INTERIOR

- Bright open-concept living and dining area
- Fully equipped modern kitchen with island and breakfast bar
- Large master bedroom with en-suite bathroom and soaking tub
- Bedroom 2 with private bathroom
- Flexible 3rd bedroom with private bathroom and independent access, ideal as guest suite, office, studio, or consulting room
- Laundry room with a modern washing machine
- Guest half bathroom for the outdoor area

EXTERIOR

- Garage with an iron entrance gate
- Separate pedestrian entrance
- Landscaped front yard with mature trees and cactus
- Attractive low-maintenance garden with an irrigation system
- Covered terrace overlooking the pool and garden
- Large, filtered, Chukum finished swimming pool with decorative fountains
- Fully walled and gated property

GENERAL FEATURES

- Fully furnished and equipped
- Air conditioning and ceiling fans throughout
- Modern tile flooring
- Water heater
- Water cistern
- Water tank
- Water pressure system
- Exterior Chukum wall finishes in warm red-brown tones
- Interior Chukum finishes in soft yellow tones

Location

Itzimná is one of Mérida's most distinguished and historically rich neighborhoods, offering a unique blend of colonial heritage and modern convenience. Originally a small village outside the city, Itzimná has evolved into a prestigious residential area while retaining its old-world charm. The neighborhood is centered around Parque de Itzimná, a charming plaza featuring a 16th-century church, one of the oldest in Mérida, alongside lush greenery and quiet streets.

Renowned for its mix of colonial mansions and contemporary homes, Itzimná attracts both long-time residents and newcomers seeking a sophisticated yet tranquil lifestyle. The area is well-connected to Mérida's Centro Histórico and the city's modern northern districts, making it ideal for those who appreciate history but want easy access to modern amenities.

Itzimná is home to boutique cafes, local markets, cultural institutions, and high-end residences, making it a sought-after neighborhood for professionals, families, and investors alike. Its strategic location near Paseo de Montejo, as well as to Prolongación Paseo Montejo and Circuito Colonias, ensures quick access to Mérida's best restaurants, shopping centers, and business districts.

Casa Colibrí occupies a privileged position on tranquil Calle 13B, just a short walk from Parque de Itzimná and its historic church, while remaining close to schools such as Colegio Montejo and a wide range of everyday amenities.

DISTANCES FROM THE PROPERTY TO

- Starbucks Circuito Colonias | 300 m (0.19 mi)
- Gran Chapur Norte (mall) | 500 m (0.31 mi)
- Parque de Itzimná | 550 m (0.34 mi)
- Paseo de Montejo – Monumento a La Patria | 1.1 km (0.68 mi)
- Wall Mart – Paseo de Montejo | 1.4 km (0.87 mi)
- Gran Parque La Plancha | 1.8 km (1.12 mi)
- Paseo de Montejo – Remate (Santa Ana) | 2.7 km (1.68 mi)
- Mérida International Airport | 11 km (6.8 mi)

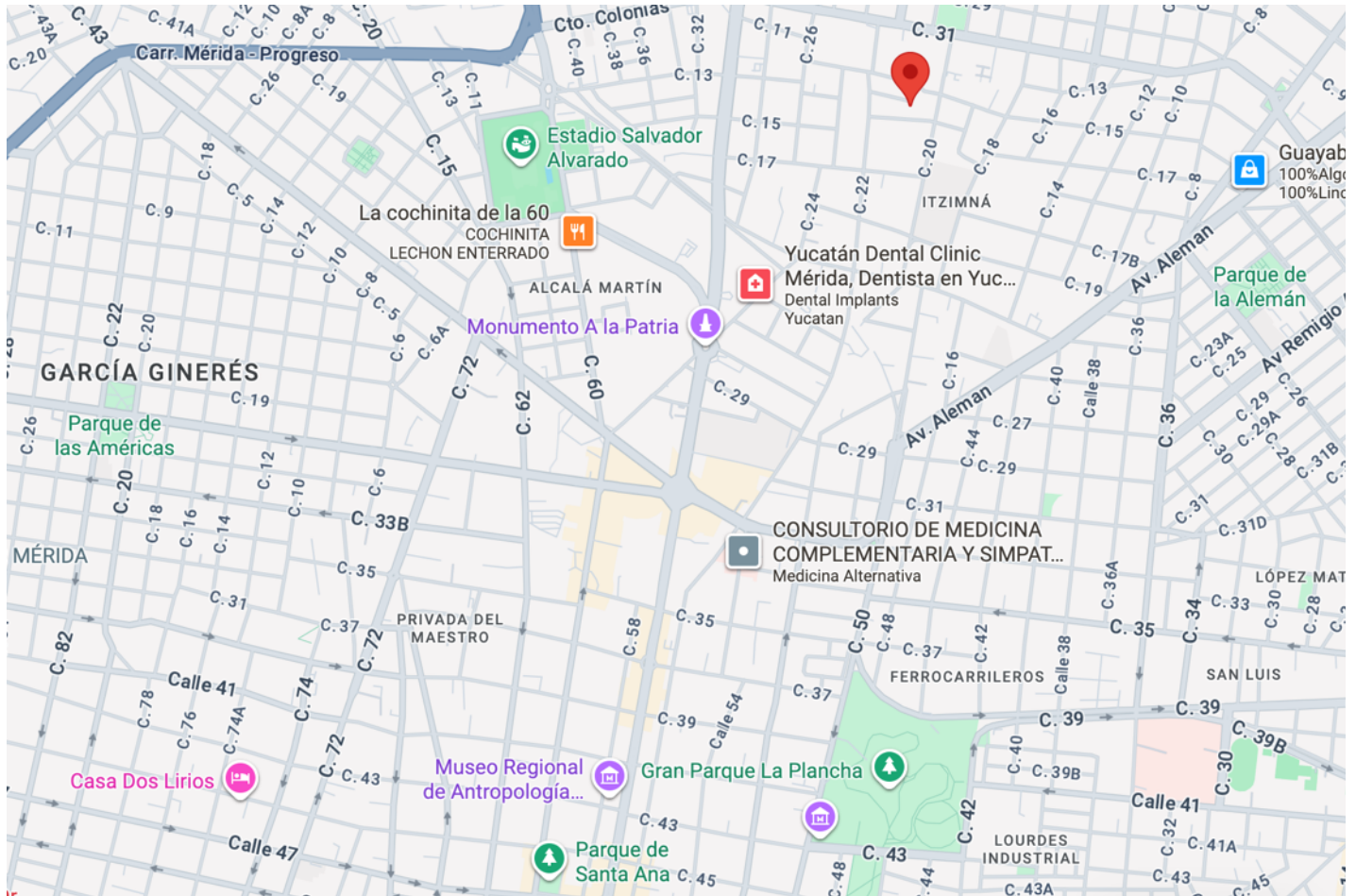
MÉRIDA

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.



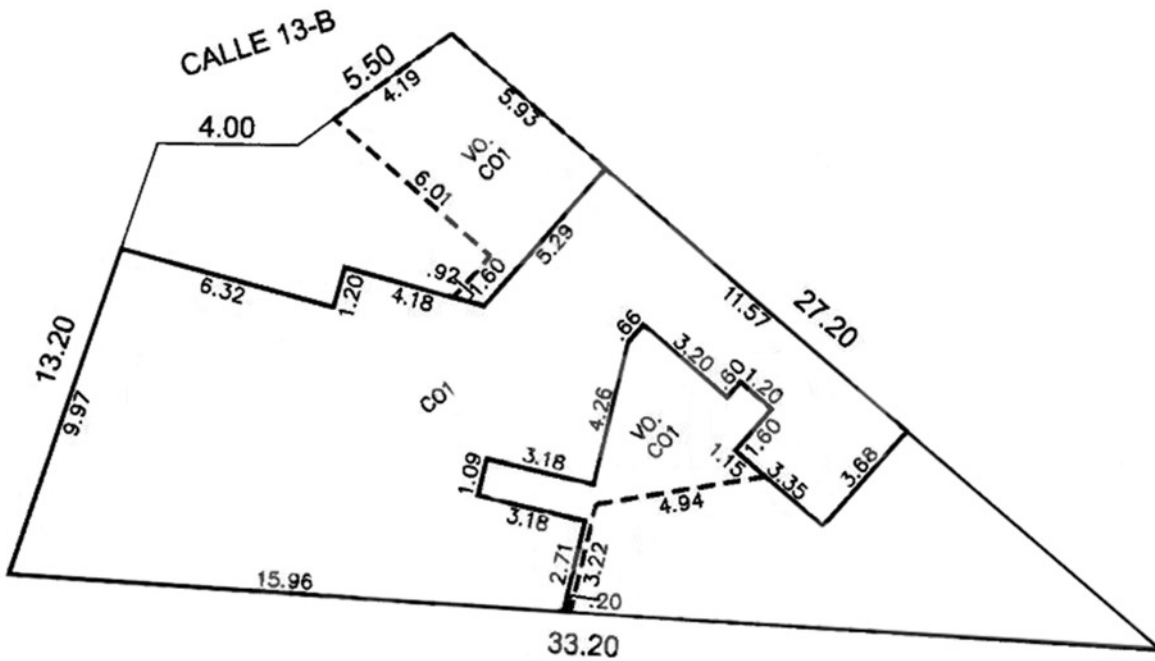
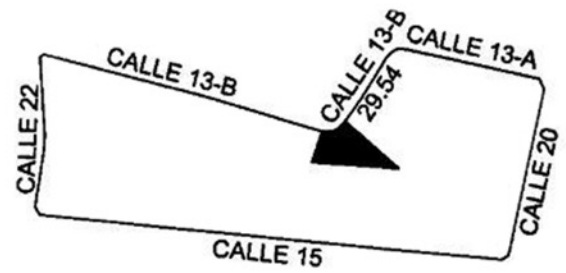
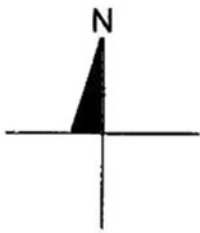
PROPERTY LOCATION



Floor Plan



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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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