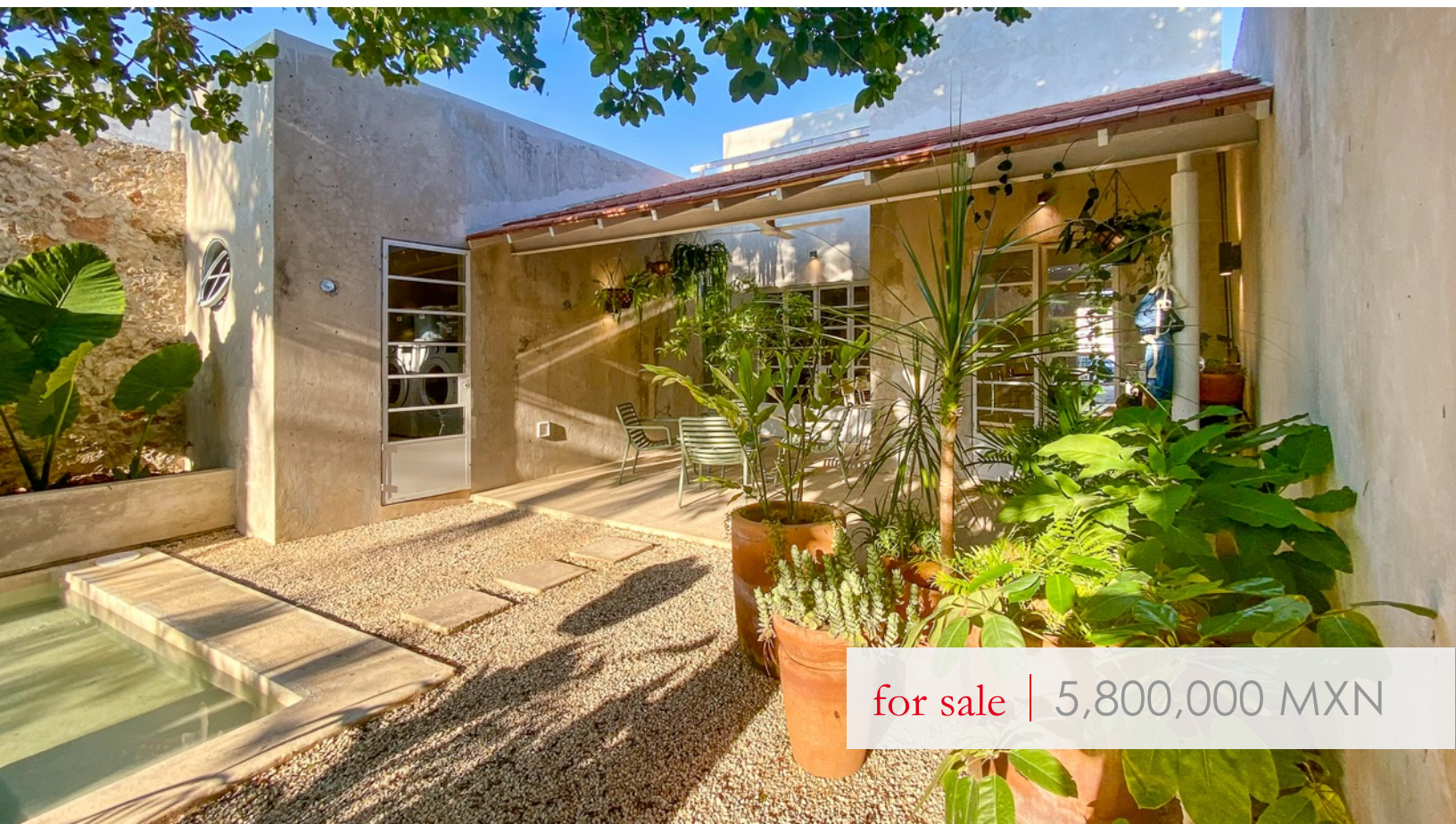


MODERN GARDEN RETREAT WITH LARGE POOL IN PRIME GARCÍA GINERÉS LOCATION

Yucatán | Mérida | García Ginerés



for sale | 5,800,000 MXN

Property Code | YPS-02-0254

At a Glance

- **Location:** García Ginerés, Mérida, Yucatán
- **Property Type:** Contemporary single-level garden home
- **Year of Construction:** 2025
- **Lot:** 267.8 m² (2,883 ft²)
- **Construction:** 100 m² (1,074 ft²)
- **Bedrooms:** 2
- **Bathrooms:** 1 full
- **Floors:** 1
- **Parking:** 1 private parking space
- **Pool:** Large filtered Chukum-finished pool
- **Status:** All paperwork up to date

Yucatan Property Scouts

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Highlights

- **PRIME, QUIET RESIDENTIAL SETTING IN GARCÍA GINERÉS** with excellent connectivity to Mérida's Historic Center, Paseo de Montejo, and the city's northern districts
- **BRIGHT, CONTEMPORARY, CLEAN-LINED ARCHITECTURAL DESIGN**
- **BEAUTIFULLY LANDSCAPED GARDEN WITH A LARGE, FILTERED POOL**
- **COVERED TERRACE WITH BREAKFAST/COFFEE BAR** and serving hatch to the kitchen
- **EXCELLENT OPTION AS A PERMANENT RESIDENCE, VACATION HOME, OR RENTAL INVESTMENT**
- **SINGLE-LEVEL DESIGN** offering comfort and convenience
- **PREPARED FOUNDATION FOR A FUTURE GUEST CASITA OR EXPANSION PROJECT**
- **AIR CONDITIONING AND CEILING FANS THROUGHOUT**
- **FULLY WALLED AND GATED FOR PRIVACY AND SECURITY**
- **MOVE-IN READY WITH ALL DOCUMENTATION IN ORDER**

Property Description

Some homes are designed around rooms; this one is designed around a lifestyle.

Tucked away on a peaceful street in García Ginerés, this contemporary residence invites you to enjoy the best of Mérida living – sunny mornings by the pool, relaxed afternoons on the terrace, and evenings surrounded by greenery in complete privacy.

The home's thoughtfully designed single-level layout centers on a seamless connection between indoor and outdoor living. The bright living room and adjacent kitchen both open directly onto the covered terrace and garden, creating a natural flow that makes everyday life feel effortlessly connected to nature. Large openings draw in natural light and garden views, while polished cement floors and decorative pasta tile accents add warmth and local character.

The true highlight of the property is the beautifully landscaped outdoor space. A generous, filtered pool finished in traditional Chukum is surrounded by lush tropical vegetation, creating a private oasis that feels worlds away from the city while remaining close to everything. The covered terrace with its breakfast and coffee bar becomes a natural gathering place for morning coffee, casual meals, or entertaining friends and family.

The tranquil bedroom, accessible from both the entrance hall and the living area, offers a peaceful retreat and features an open built-in wardrobe. Complementing the space is a spacious bathroom with a spectacular walk-in shower set beneath a large skylight, where abundant natural light creates a bright and relaxing spa-like ambiance.

Additional features include an entrance hall that can also serve as a home office, air conditioning and ceiling fans throughout, a laundry and storage room, and secure off-street parking. At the rear of the property, a finished foundation provides excellent potential for a future guest casita, studio, or additional living space, allowing the property to evolve with its owner's needs.

Combining modern architecture, lush outdoor living, and a highly desirable location, this property is an ideal choice for those seeking a relaxed full-time residence, a stylish city retreat, or an attractive rental investment.

 **Schedule Your Private Viewing Today!**

Property Layout

EXTERIOR

- Landscaped front yard
- Private parking for one vehicle
- Covered terrace with breakfast/coffee bar
- Large filtered Chukum-finished pool
- Landscaped tropical garden
- Prepared foundation for future casita or expansion
- Fully walled and gated property

INTERIOR

- Entrance hall/home office
- Modern kitchen with sink, electric cooktop, refrigerator, direct terrace and garden access, and serving hatch to the terrace
- Living room or optional second bedroom with terrace and garden access
- Primary bedroom with built-in open wardrobe
- Bathroom with a shower beneath a large skylight
- Laundry and storage room

GENERAL FEATURES

- Air conditioning throughout
- Ceiling fans throughout
- Polished cement floors with decorative pasta tile details
- Electric water heater
- High-speed internet is available in the area

Location

Life in García Ginerés is defined by balance. Residents enjoy the elegance and tranquility of one of Mérida's most established neighborhoods while remaining just minutes from the city's cultural, culinary, and commercial heart.

Characterized by grand historic homes, mature trees, broad avenues, and beautiful public parks, García Ginerés offers a lifestyle that feels both relaxed and connected. Morning walks through Parque de la Ibérica, weekend visits to the renowned Slow Food Market on Avenida Colón, and evening dinners along Paseo de Montejo become part of everyday life.

The property's location is particularly desirable. Situated on a quiet residential street only a few steps from Parque de la Ibérica, it provides immediate access to some of Mérida's most sought-after destinations, including Paseo 60, Paseo de Montejo, the hotel district, excellent healthcare facilities, cafés, restaurants, and shopping areas.

For buyers seeking an authentic Mérida lifestyle, the neighborhood offers a rare combination of urban convenience, abundant green spaces, architectural beauty, and a strong sense of community. Whether as a full-time residence, a seasonal retreat, or an investment property, this location remains one of the city's most attractive and resilient real estate markets.

DISTANCES FROM THE PROPERTY TO

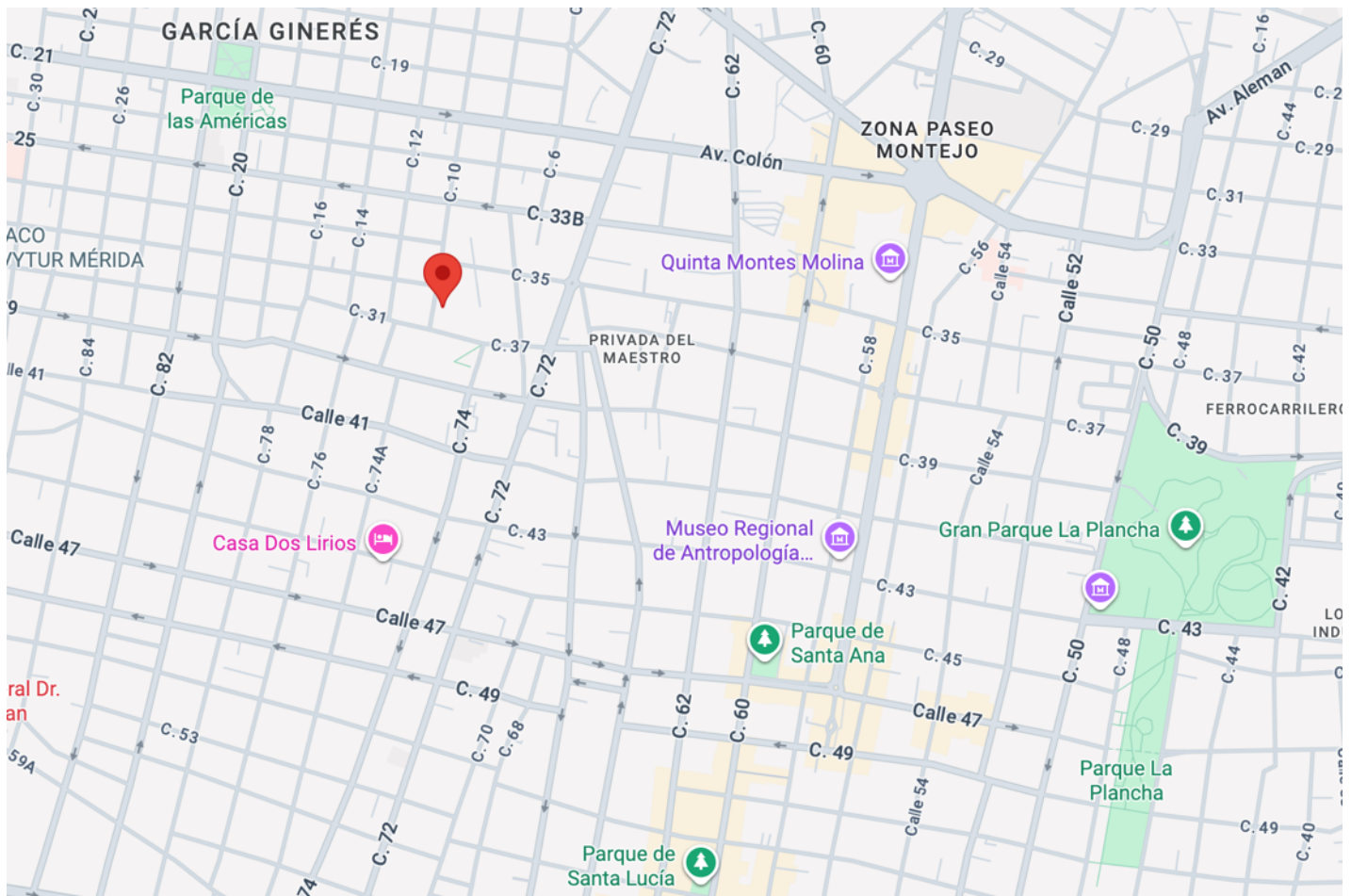
- Parque La Ibérica | 70 m (230 ft)
- Parque de Las Américas | 750 m (0.47 mi)
- Av. Colón – Slow Food Market | 750 m (0.47 mi)
- Paseo 60 (ADO Bus Station, Restaurants Shops) | 950 m (0.59 mi)
- Hospital – Clínica Mérida | 1 km (0.62 mi)
- Boulevard Paseo Montejo | 1.2 km (0.75 mi)
- Mérida International Airport | 8.1 km (5.0 mi)

MÉRIDA

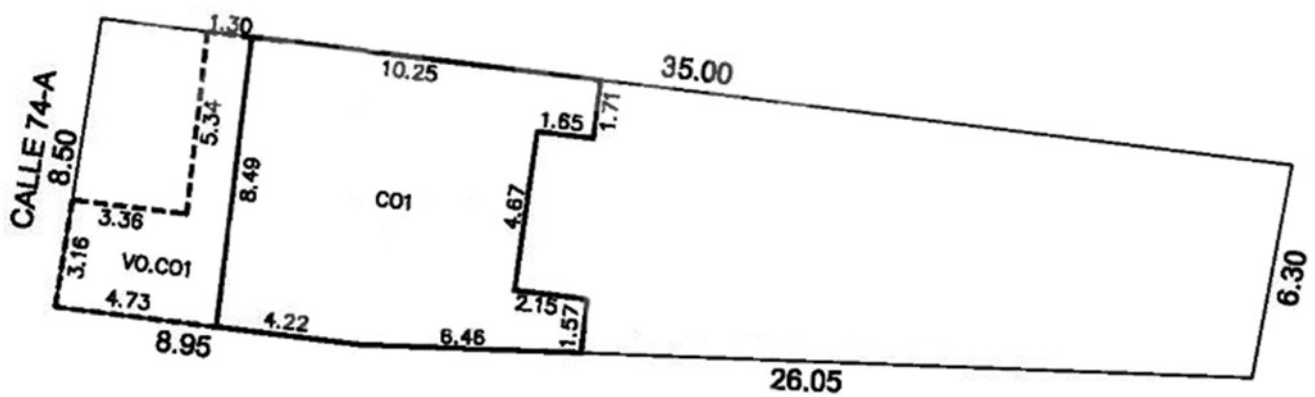
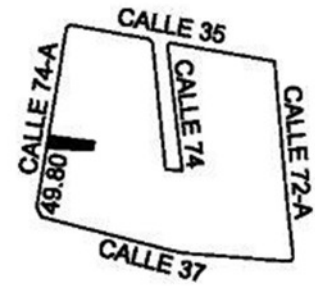
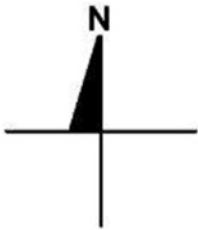
Mérida, the capital of Yucatán, traces its rich history back to the ancient Mayan civilization and was founded in 1542 by Spanish conquistador Francisco de Montejo. Its historic center showcases magnificent colonial buildings and boulevards, including the iconic Paseo de Montejo, reflecting the city's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



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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