

HACIENDA ACANCEH

A Restored 19th-Century Hacienda with Award-Winning Architecture

a Yucatan Property Scouts PREMIUM ESTATE



YUCATAN PROPERTY SCOUTS



for sale | 4,485,000 USD

Property Code | YPS-02-0229

HIGHLIGHTS

- **AUTHENTIC 19TH-CENTURY HENEQUEN HACIENDA** (c. 1850) – meticulously restored
- **AWARD-WINNING CONTEMPORARY ARCHITECTURE** by Salvador Reyes Ríos
(1st Place – CEMEX Mexican & International "Single Family Housing" Division)
- **TURNKEY BOUTIQUE HOSPITALITY & EVENT ESTATE**
- **EXCEPTIONAL PRIVACY** with Fast Access to Mérida & Airport
- **FULLY FURNISHED & OPERATIONAL**
- **CLEAR TITLE**

Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx

Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

AT A GLANCE

- **Location:** Acanceh, Yucatán, Mexico
- **Setting:** Private countryside estate | ~30 minutes from Mérida
- **Land Area:** 1.68 ha (4.14 acres)
- **Construction:** 919 m² (9,894 ft²)
- **Bedrooms / Bathrooms:** 9 / 9 + event facilities
- **Overnight Capacity:** Up to 23 guests
- **Event Capacity:** Up to 150 guests
- **Year Built:** c. 1850
- **Restoration:** Major restoration & expansion (2004)
- **Condition:** Fully operational | Turnkey | Fully furnished
- **Use:** Private estate | Boutique hospitality | Events & retreats



Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

PROPERTY

A Living Hacienda Shaped by History and Design

Hacienda Acanceh is a rare fusion of authentic Yucatecan heritage and world-class contemporary architecture, located in the tranquil countryside near Acanceh, just 30 minutes from Mérida. Originally established around 1850 as a working henequen hacienda, the estate has been masterfully restored and thoughtfully expanded into a refined private residence with fully developed hospitality and event infrastructure.

The historic limestone structures preserve the soul of the original hacienda, featuring massive wooden beams, iron machinery remnants, and the iconic 85-foot chimney that once anchored its industrial operations. These architectural elements stand as powerful witnesses to the estate's past, while modern interventions introduce light, comfort, and spatial openness without compromising authenticity. The result is an estate that feels both timeless and contemporary, rooted in history yet perfectly suited for modern living.



Flexible Living, Hospitality, and Event Spaces

The property is organized into several independent residential and hosting components, allowing exceptional flexibility of use. Distinct areas such as Casa de Máquinas, Casa Sisal, Casita Caliza, the Owner's Home, and auxiliary structures can function together or independently, supporting private living, guest accommodation, retreats, or large-scale events with ease.

Water plays a central role throughout the estate, enhancing both atmosphere and design. Freshwater swimming pools, reflective lily ponds, and carefully integrated water features create a sense of calm and continuity across the property. Lush gardens and open spaces further reinforce the feeling of privacy and connection to nature.

Fully walled and gated, Hacienda Acanceh offers a rare combination of seclusion, operational readiness, and





YUCATAN PROPERTY SCOUTS

architectural distinction. Whether envisioned as a private legacy estate, a boutique hospitality destination, or a high-end event venue, the property presents a cohesive, turnkey environment designed for meaningful experiences and long-term value.

📍 We invite you to discover Hacienda Acanceh through a private, appointment-only viewing.

LOCATION

Cultural Depth, Rural Tranquility & Seamless Access

Hacienda Acanceh is set in a lush countryside environment just northeast of the historic town of Acanceh, one of Yucatán's oldest continuously inhabited settlements. Surrounded by greenery, open skies, and the quiet rhythm of rural life, the estate offers a rare sense of privacy while remaining exceptionally well connected to Mérida and the wider Yucatán Peninsula.

Acanceh is distinguished by its officially recognized Maya archaeological zone located directly within the town. Monumental platforms and expressive stucco masks attest to its importance as a pre-Hispanic ceremonial center, offering an intimate and authentic encounter with ancient Maya culture—far removed from mass tourism. The town itself retains a strong local identity, with colonial-era buildings, local markets, and daily life deeply rooted in Maya heritage.



Despite its serene setting, the hacienda enjoys excellent connectivity. Mérida International Airport is approximately 45 minutes away, while the Tren Maya's Teya Station—Mérida's principal rail hub—is reachable in about 20 minutes. Direct access to the Mérida Periférico ensures smooth travel to the city's hospitals, universities, shopping centers, and northern residential districts.

Mérida's vibrant historic center lies less than 30 minutes from the property. Known for its elegant colonial architecture, museums, galleries, gastronomy, and rich cultural life, the city offers a compelling urban counterpart to the calm of the hacienda—ideal for day trips followed by peaceful evenings in the countryside.

Hacienda Acanceh also serves as an exceptional base for exploring the Yucatán Peninsula. Major archaeological sites, cenotes, natural reserves, colonial towns, and the Gulf of Mexico coastline are all within comfortable driving distance, making the location equally appealing for private ownership, hospitality use, and destination experiences.

YucatanPropertyScouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

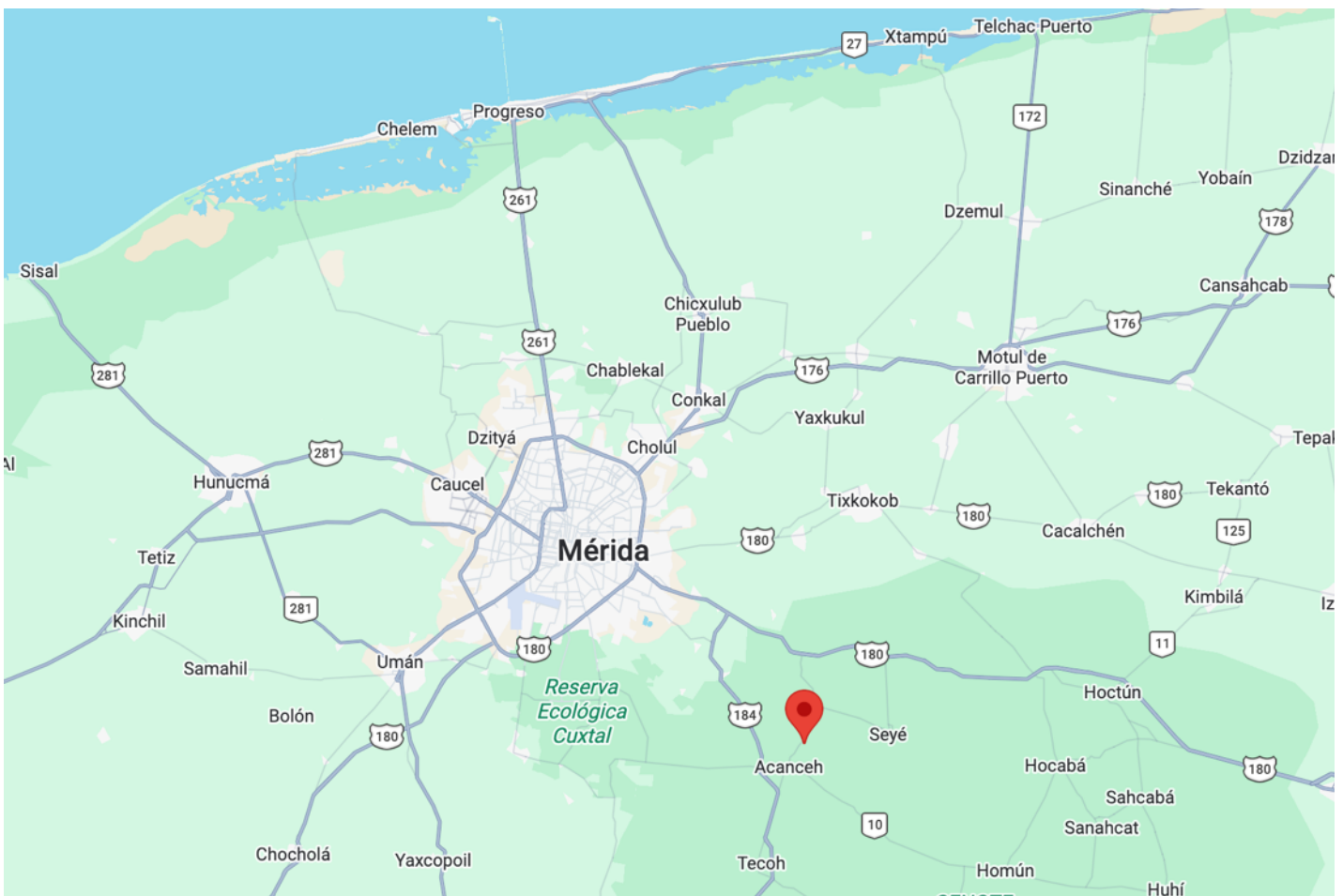


YUCATAN PROPERTY SCOUTS

DISTANCES FROM THE PROPERTY TO

- Acanceh | 2.5 km (1.55 mi)
- Mérida – Tren Maya Station Teya | 21 km (13 mi)
- Mérida – Periférico | 23 km (14.3 mi)
- Mayapán – Archaeological Site | 25 km (15.5 mi)
- Mérida – Centro (Plaza Grande) | 29.5 km (18.3 mi)
- Mérida – International Airport | 43 km (26.7 mi)
- Izamal (Pueblo Mágico) | 57 km (35.4 mi)

PROPERTY LOCATION



YucatanPropertyScouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

PROPERTY LAYOUT AND AMENITIES

Independent Living Zones Within a Cohesive Estate

The hacienda is arranged into autonomous residential and hosting zones that may be used independently or in concert, ensuring privacy, flexibility, and effortless hosting at scale.

Core Residential & Hosting Areas

Casa de Máquinas – Historic Core

- Casa Vieja
- Casa Nueva
- The Loggia
- Primary function: guest accommodation & social spaces
- Signature features: historic architecture, central freshwater pool, open-air living

Casa Sisal – Contemporary Residence

- Award-winning architectural statement (*1st Place – CEMEX Mexican & International “Single Family Housing” Division*)
- Primary function: modern guest residence
- Signature features: open-plan living, infinity pool, enclosed garden, rooftop access

Casita Caliza – Private Guest Suite

- Intimate colonial-scale residence
- Primary function: private guest or honeymoon suite
- Signature features: stone bathtub, private garden, fishpond

Owner’s Home – Private Residence

- Independent living quarters
- Primary function: owner or manager’s residence
- Signature features: privacy, office, garage, workshop, private pool

Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

Supporting Structures

- Laundry facilities
- Storage rooms
- Staff casita
- Event bathrooms

OUTDOOR & EVENT INFRASTRUCTURE

Landscaped Grounds Designed for Gatherings and Privacy

The outdoor spaces of Hacienda Acanceh are conceived as lush, atmospheric gardens that also function as fully equipped settings for events, gatherings, and open-air living.

Gardens & Open Spaces

- Mature trees and lush landscaping
- Manicured lawns and palm-lined areas
- Reflecting ponds and integrated water features
- Property-wide irrigation and sprinkler system ensuring that all gardens and lawn areas are fully irrigated.

Event & Social Areas

- Large, versatile event lawn
- Capacity for up to 150 guests
- Flexible layout for weddings, retreats, and cultural events

Recreation & Leisure

- Regulation-size bocce ball court
- Family and outdoor games areas

Access & Logistics

- Extensive on-site parking
- Discreet circulation for guests, staff, and service providers



YUCATAN PROPERTY SCOUTS

GENERAL FEATURES & INFRASTRUCTURE

Modern Systems Supporting Historic Architecture

Designed for effortless ownership and professional operation, Hacienda Acanceh is fully equipped with modern infrastructure while preserving the integrity of its historic architecture.

Connectivity & Technology

- Starlink high-speed Wi-Fi throughout the property
- Indoor and outdoor sound systems in key living and event areas

Climate & Comfort

- Air conditioning in all bedrooms and main living areas
- Ceiling fans throughout

Utilities & Services

- Four private wells ensure a reliable on-site water supply
- Connection to the public power grid
- Gas-powered emergency generator providing backup power
- Water purification and water softening systems installed in all houses for enhanced water quality

Security & Readiness

- Fully walled and gated estate
- Fully furnished and equipped
- Turnkey, fully operational

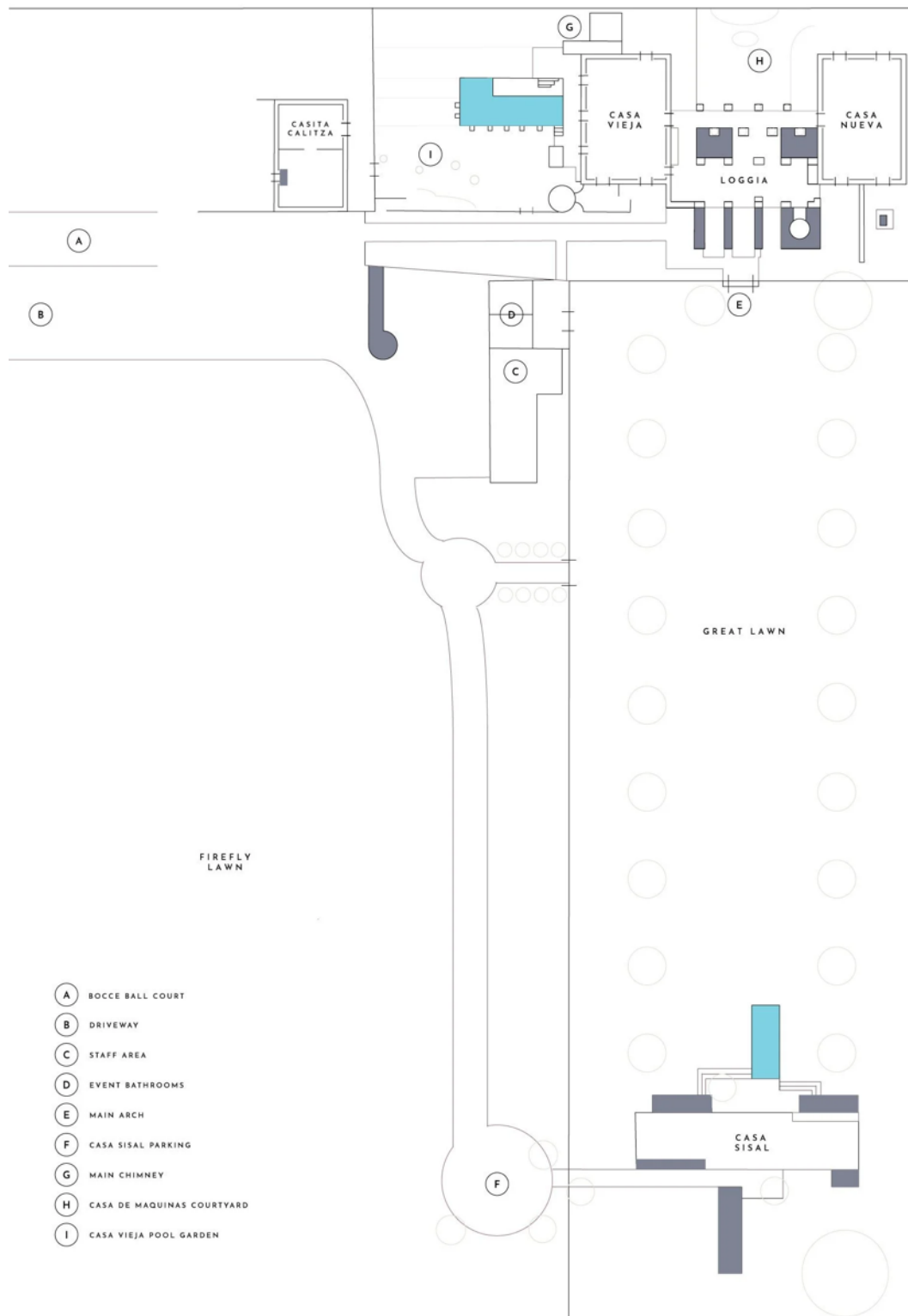
Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

FLOOR PLAN



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts

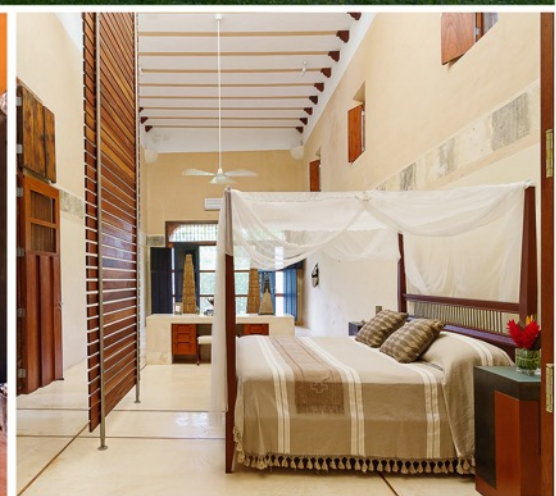
Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
 Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx

PICTURE SELECTION

Further pictures are available on demand.



YUCATAN PROPERTY SCOUTS



Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx

Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx



YUCATAN PROPERTY SCOUTS

CONTACT

We sincerely thank you for your interest in Hacienda Acanceh. We would be pleased to provide additional information or to arrange a private viewing by appointment.

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 and is deemed reliable but not guaranteed. Yucatan Property Scouts makes every effort to ensure accuracy; however, we cannot be held responsible for errors, omissions, or changes in availability, price, or exchange rates without prior notice.

Yucatan Property Scouts

Phone: +52 (999) 381 6286 | E-Mail: info@yps.mx
Facebook: [@YPS.Realtor](https://www.facebook.com/YPS.Realtor) | Internet: www.yps.mx