

CASA COCONUT – RESTORED COLONIAL ELEGANCE WITH PRIVATE GARDEN & GUEST CASITA

Yucatán | Mérida | Centro | Barrio de Santiago



for sale | 6,350,000 MXN

Property Code | YPS-02-0253

At a Glance

- **Location:** Barrio de Santiago, Mérida Centro, Yucatán
- **Property Type:** Restored colonial residence with modern guest casita
- **Lot:** 321 m² (3,454 ft²)
- **Construction:** 249 m² (2,684 ft²)
- **Bedrooms:** 3
- **Bathrooms:** 4 full | 1 half
- **Garden:** Large, private and fully walled
- **Pool:** Large Chukum-finished swimming pool
- **Furnishing:** Fully furnished
- **Parking:** Street parking
- **Legal status:** All papers up to date

Yucatan Property Scouts

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Highlights

- **PRIME LOCATION** in Mérida Centro's sought-after Barrio de Santiago
- **BEAUTIFULLY RESTORED COLONIAL MAIN** house with modern additions
- **SEPARATE TWO-STORY GUEST CASITA** with two independent apartment-style units
- **ORIGINAL CHARACTER INCLUDING COLORFUL PASTA TILES, NATURAL STONE WALLS, ANTIQUE CEDAR DOORS AND CLOSETS**
- **FULLY FURNISHED AND READY TO ENJOY**
- **LARGE, PRIVATE AND EASY-TO-MAINTAIN GARDEN** with a generous Chukum-finished swimming pool
- **EXCELLENT POTENTIAL FOR OWNER USE, GUEST ACCOMMODATION OR RENTAL OPERATION**

Property Description

Set in one of Mérida Centro's most desirable residential neighborhoods, this beautifully restored colonial home combines authentic Yucatecan character with the comfort and functionality expected of a modern residence.

The main house welcomes you with a traditional colonial façade and interiors rich in character. Colorful pasta tiles, exposed natural stone walls, and more than 100-year-old cedar doors and closets create a distinctive sense of history. The natural stone walls are particularly attractive not only for their texture and authenticity, but also for their thermal mass, helping interiors remain more stable and comfortable in Mérida's warm climate. Air conditioning and ceiling fans throughout add modern comfort.

The main level includes a generous living/reception area, TV room, fully equipped kitchen with dining area and walk-in pantry, full bathroom and half bathroom, plus a large partly covered terrace overlooking the garden. Upstairs, a private apartment-style bedroom suite features a kitchenette, walk-in closet, full bathroom and balcony with lovely views across the garden.

At the rear, the modern two-story guest casita provides two remarkably similar independent apartments. Each offers an open living and sleeping area, kitchenette, air conditioning, large walk-in closet and full bathroom. Large windows and a central light shaft provide excellent natural illumination.

Outside, a fully walled garden creates a private oasis in the heart of Centro, centered around a large Chukum-finished pool. With its flexible accommodation and multiple independent living areas, the property is equally compelling as a private residence, multi-generational home, or income-generating rental property.

 **Schedule Your Private Viewing Today!**

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Property Layout

MAIN HOUSE

- Colonial façade and restored interiors
- Living/reception room with exposed natural stone walls, pasta tiles and A/C
- TV room with exposed natural stone walls, pasta tiles and A/C
- Fully equipped kitchen with dining area, walk-in pantry and A/C
- Full bathroom + half bathroom
- Large partly covered terrace
- Laundry area
- Upper-level apartment-style bedroom suite with kitchenette, walk-in closet and full bathroom
- Private balcony overlooking the garden

GUEST CASITA

- Two floors
- One independent apartment on each floor
- Open living/sleeping area
- Kitchenette and A/C
- Large walk-in closet
- Full bathroom
- Large windows and central light shaft

OUTDOORS & INFRASTRUCTURE

- Large, fully walled central garden
- Mature trees and easy-maintenance landscaping
- Large Chukum-finished pool with stainless-steel entrance ladder
- Chukum and natural-stone perimeter walls
- Air conditioning and ceiling fans throughout
- Colorful pasta tile flooring
- Antique cedar doors and closets
- High ceilings in selected areas
- TVs and water heaters
- Cistern and hydropneumatic water-pressure system
- Stationary gas tank
- Two private wells, approximately 22 m deep
- Fiber-optic high-speed internet
- Convenient street parking

Location

Barrio de Santiago is one of Mérida's most established and sought-after Centro neighborhoods, celebrated for its restored colonial architecture and relaxed residential atmosphere. At the same time, it places residents within easy reach of the cultural and culinary heart of the city.

The property enjoys a particularly convenient position within walking distance of Santiago Park and the historic Plaza Grande. Santiago Park, centered around the beautiful Santiago Apóstol Church, is a lively neighborhood hub with market stalls, shops, cafés and community events. From here, Mérida's theaters, galleries, museums, restaurants and other historic plazas are all readily accessible.

The historic center is home to some of Mérida's most iconic landmarks, including the Cathedral of San Ildefonso and the Yucatán State Government Palace. The surrounding Centro neighborhoods have become especially popular with international residents who appreciate the combination of architectural character, walkability, culture and authentic local life.

For buyers seeking a restored colonial home with modern amenities, generous outdoor space and flexible guest accommodation, this property offers a rare opportunity to enjoy the best of Mérida Centro while having a private garden and pool just steps from the neighborhood's vibrant life.

DISTANCES FROM THE PROPERTY TO

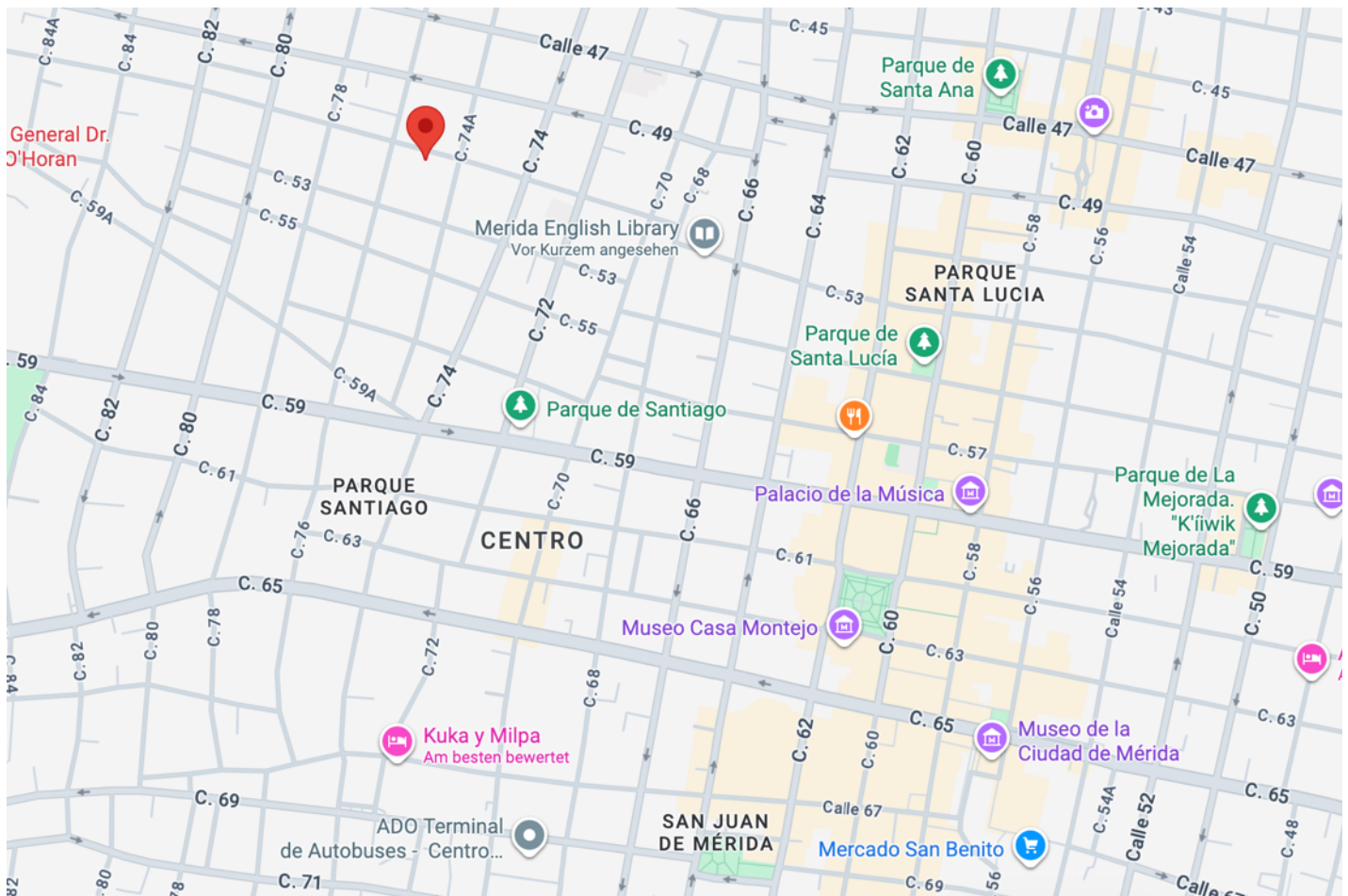
- Mérida English Library (MEL) | 600 m (0.37 mi)
- Parque de Santiago | 650 m (0.4 mi)
- Súper Akí (Supermarket) | 1 km (0.62 mi)
- Parque de Santa Lucia | 1.1 km (0.68 mi)
- Parque de Santa Ana | 1.3 km (0.81 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.5 km (0.93 mi)
- Mérida International Airport | 7.0 km (4.4 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.

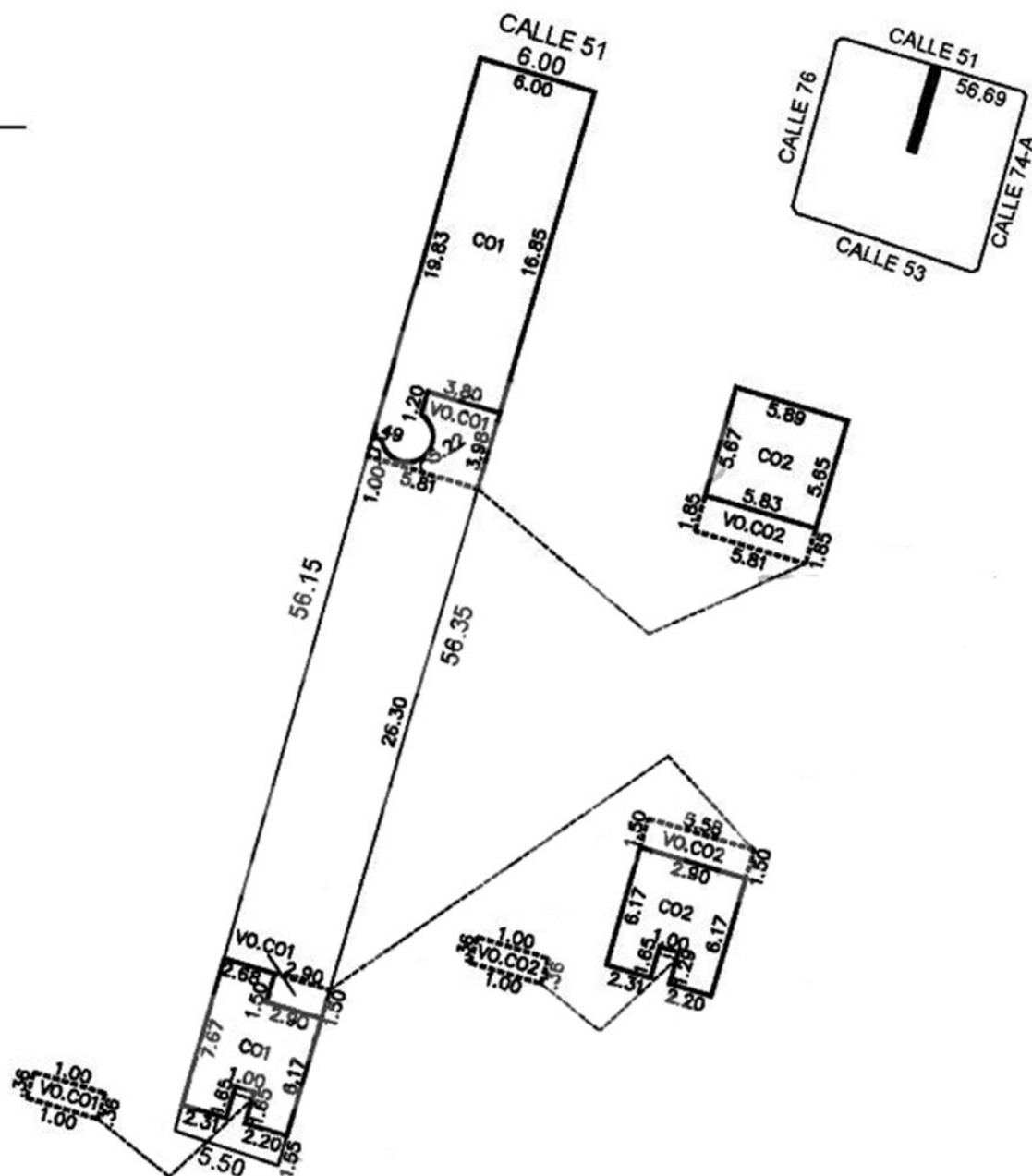
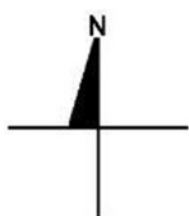
PROPERTY LOCATION



Floor Plan



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Picture Selection



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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