

MODERN GARDEN RESIDENCE WITH SPECTACULAR POOL & OUTDOOR ENTERTAINING IN MÉRIDA NORTH

Yucatán | Mérida | North | Xcumpich



for sale | 7,780,000 MXN

Property Code | YPS-02-0261

Property Introduction

Generous outdoor living, contemporary architecture, and exceptional technical infrastructure come together in this spacious Xcumpich residence. Set within a lush private garden, the home offers four bedrooms, a spectacular solar-heated pool, outstanding entertainment areas, and an impressive 24-panel solar system.

Its calm residential setting is complemented by excellent access to shopping, restaurants, schools, cultural attractions, and some of northern Mérida's most important commercial destinations.

Yucatan Property Scouts

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At a Glance

- **Location:** Xcumpich, Mérida, Yucatán
- **Lot:** 620 m² (6,675 ft²)
- **Construction:** 312 m² (3,361 ft²)
- **Bedrooms:** 4
- **Bathrooms:** 3 full | 1 half
- **Floors:** 2
- **Year of Construction:** 2013
- **Latest Renovation:** 2025
- **Pool:** 15 × 8 m (49 × 26 ft) filtered, solar-heated pool
- **Parking:** 3 vehicles
- **Solar System:** 24 solar panels
- **Backup Power:** Gas-powered generator
- **Documentation:** All property documents up to date

Highlights

- **EXCELLENT LOCATION** in Mérida's desirable north, combining a quiet residential environment with outstanding access to everyday amenities
- **GENEROUS LOT** with lush, mature tropical landscaping and excellent privacy
- **SPECTACULAR 15 × 8 M POOL** with filtration and solar heating
- **OUTSTANDING OUTDOOR ENTERTAINMENT AREA** with covered terrace, bar, BBQ, smoker, and pizza oven
- **BRIGHT, CONTEMPORARY LIVING SPACES** with extensive glazing and a seamless connection to the garden and pool
- **FOUR BEDROOMS + INDEPENDENT GARDEN CASITA** offering excellent flexibility for family, guests, office, or studio use
- **EXCELLENT TECHNICAL INFRASTRUCTURE**, including 24 solar panels and a gas-powered backup generator

Property Description

This contemporary Xcumpich residence is designed around something particularly valuable in Mérida: space to enjoy life outdoors without sacrificing the conveniences of the city.

Set behind a clean, modern façade on a generous lot, the property opens into bright interiors where large windows and wide glass doors create a strong visual connection between the house, pool, and tropical garden. The central living and dining area flows naturally into the open-concept kitchen, creating an inviting social space for everyday family life and entertaining.

Yet it is outside where the scale of the property becomes especially apparent. The centerpiece is an impressive 15 × 8-meter swimming pool, surrounded by established tropical vegetation and generous areas for relaxing in privacy. Alongside it, a substantial covered terrace with a bar, BBQ, smoker, and separate pizza oven creates an exceptional setting for long lunches, family gatherings, and evenings with friends.

Four bedrooms provide comfortable accommodation, including a ground-floor bedroom with garden access. An independent air-conditioned garden casita—previously used as a dedicated pet space—offers further potential and could readily be adapted as guest accommodation, a private office, a studio, a gym, or a hobby room.

Extensive technical infrastructure—including a powerful solar system, backup generator, solar pool heating, and modern water and climate-control systems—further enhances comfortable year-round living.

The result is a highly versatile home combining the privacy and outdoor space often associated with properties outside the city with the convenience of an established location firmly within Mérida.

Property Layout & Features

GROUND FLOOR

- Welcoming entrance area with interior garden
- Spacious open-plan living and dining area with abundant natural light
- Wide glass doors creating a seamless connection to the pool and garden
- Fully equipped open-concept kitchen with large granite cooking island
- Air-conditioned bedroom with direct garden access
- Guest powder room
- Laundry room
- Storage room / workshop

UPPER FLOOR

- Three bedrooms, each with an en-suite bathroom
- Large windows providing abundant natural light and garden views

OUTDOOR LIVING

- Lush, beautifully landscaped front and rear gardens
- Spectacular 15 × 8 m (49 × 26 ft) filtered, solar-heated swimming pool
- Large, covered entertainment terrace overlooking the pool and garden
- Fully equipped outdoor kitchen and bar with BBQ/grill, smoker, and separate pizza oven
- Outdoor shower
- Independent air-conditioned garden casita, ideal as a guest room, office, studio, gym, or hobby space
- Parking for three vehicles

Technical & Property Information

ENERGY & BACKUP

- 24 solar panels
- Gas-powered backup generator
- Three gas tanks
- Two electrical distribution panels—interior and exterior

CLIMATE & COMFORT

- Seven air-conditioning units
- Seven ceiling fans
- Electric water heaters
- Hydropneumatic water-pressure system
- Pool filtration system
- Solar pool heating

KITCHEN & INTERIOR

- Granite countertops and custom cabinetry
- Cooking island
- Modern gas cooktop
- Built-in oven
- Stainless-steel extractor hood
- Dishwasher

Location

The residence is located in Xcumpich in northern Mérida, combining a quiet, established residential environment with remarkably convenient access to the city's northern commercial and service infrastructure.

Major destinations including the Yucatán Siglo XXI Convention Center, Gran Museo del Mundo Maya, Galerías Mérida, Costco, Chedraui Selecto, The Harbor, hotels, restaurants, schools, and universities are all within easy reach. Prolongación Paseo de Montejo, Calle 60, the northern Periférico, and the Mérida–Progreso corridor provide convenient connections across the city and toward the Yucatán coast.

Particularly appealing is the property's immediate setting: Parque Xcumpich is only about 300 meters away, while major shopping, cultural, and convention facilities are concentrated within approximately 1–2 kilometers. Mérida Centro remains easily accessible, making this an attractive location for buyers who value both residential tranquility and urban convenience.

DISTANCES FROM THE PROPERTY TO

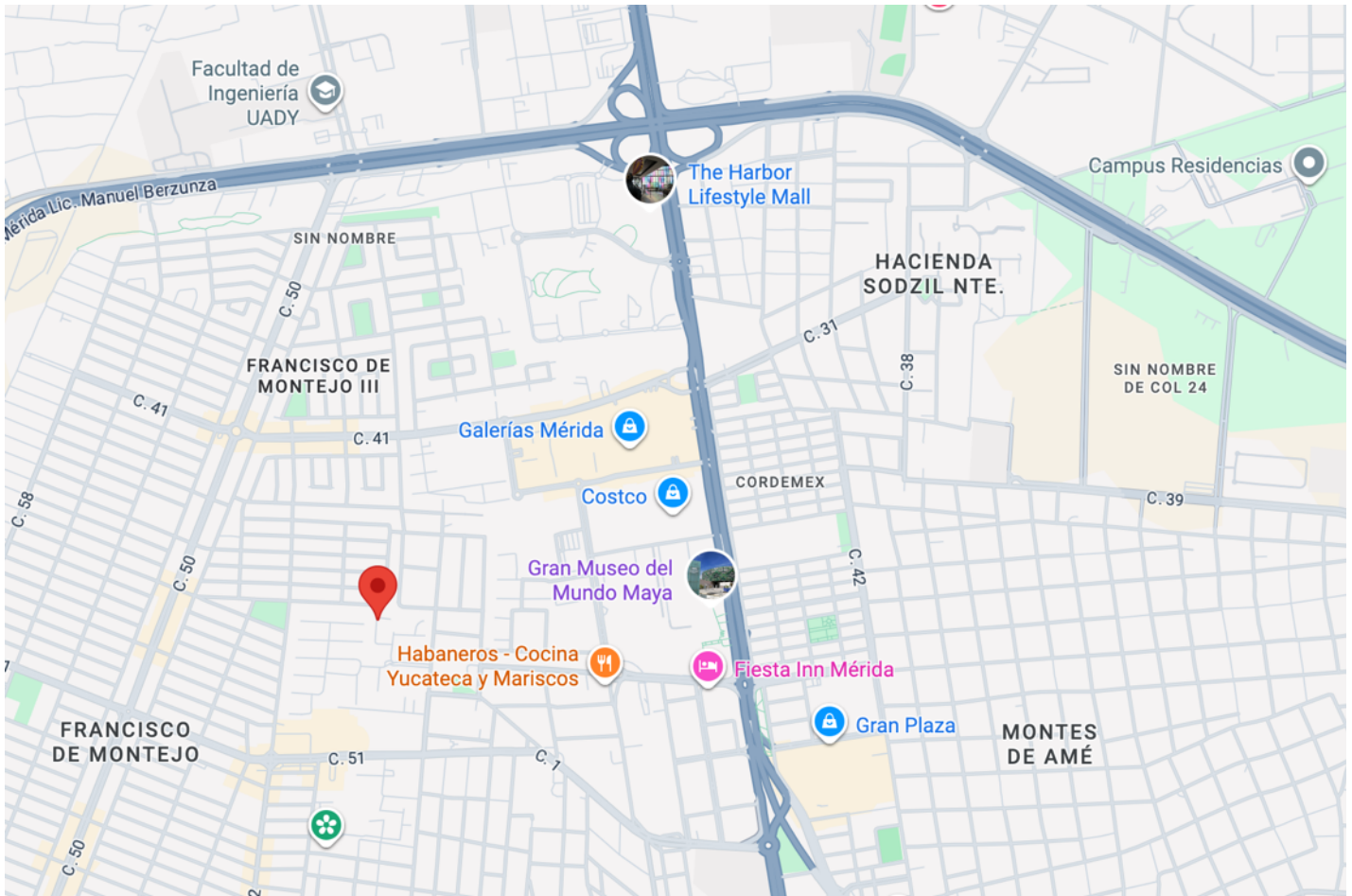
- Parque Xcumpich | 300 m (985 ft)
- Yucatán Siglo XXI Convention Centre | 1.1 km (0.68 mi)
- Chedraui Selecto (Supermarket) | 1.4 km (0.87 mi)
- Mayan World Museum of Mérida | 1.6 km (1.0 mi)
- Costco, Galerías Mérida | 1.8 km (1.12 mi)
- Mérida Centro (Paseo de Montejo / Remate) | 8 km (4.97 mi)
- Mérida International Airport | 15.0 km (9.3 mi)

MÉRIDA

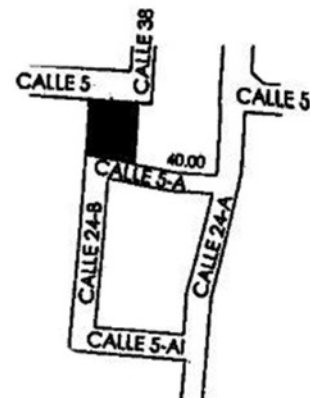
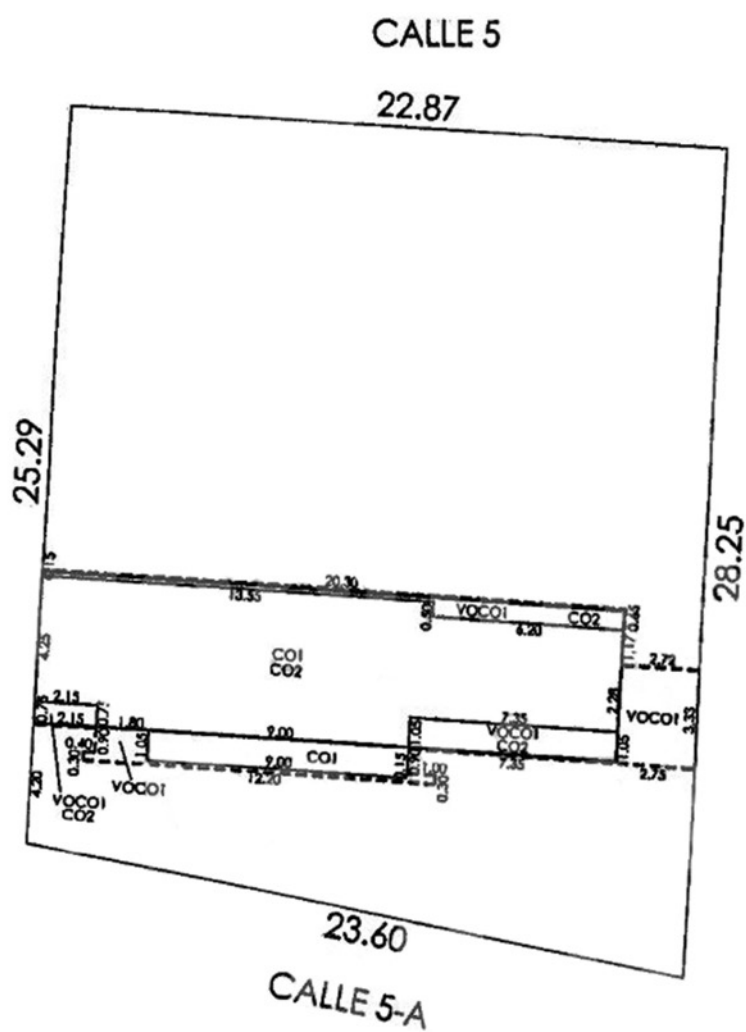
Mérida, the vibrant capital of Yucatán, combines a rich Maya and colonial heritage with the conveniences of a modern and growing city. Its historic center, Paseo de Montejo, museums, theaters, restaurants, and lively cultural scene give the city a distinctive character, while northern Mérida offers excellent healthcare, universities, shopping centers, international retail, and a wide range of services.

The city has become particularly popular with national and international residents seeking a high quality of life, warm climate, rich cultural environment, and convenient access to the archaeological sites, historic towns, haciendas, cenotes, and Gulf Coast beaches that make Yucatán such a fascinating place to live.

PROPERTY LOCATION



Floor Plan



Picture Selection



Interested in this Property?

Thank you for your interest in this property. Whether you would like additional information, have specific questions, or wish to arrange a private viewing, we would be delighted to assist you.

At Yucatán Property Scouts, we support you throughout your property search and purchase process in Yucatán—from the first inquiry to a successful closing and beyond.

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