

# RENT - *Insólita*

📍 MONTEBELLO, MÉRIDA YUCATÁN



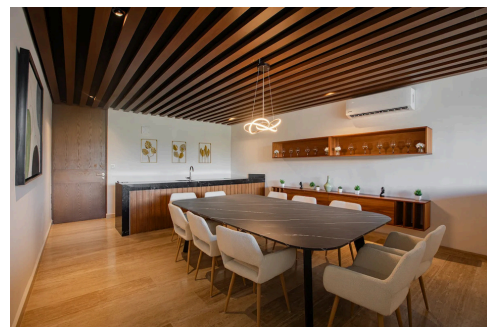
**\$27,500 MXN SEMI FURNISHED**

## Property Features:

- 🏠 127 m<sup>2</sup>
- 🚰 Yes
- 🛏 2 Bedrooms
- 🚗 2
- 🚿 2.5 Bathrooms
- 🪜 1

## Property Description:

Located in the exclusive Insólita Montebello building, this 127 m<sup>2</sup> apartment offers a sense of spaciousness that is increasingly rare to find in Mérida today. Designed for those who value space, natural light, and comfort, it features a north-south orientation, allowing for constant natural ventilation and balanced daylight throughout the day. The apartment is delivered almost fully equipped and furnished, ready to move in, combining functionality and style in every corner. A property that stands out in the market for its generous size, ideal for those seeking greater freedom and comfort in one of the best located areas of the city.



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- **Location:** Montebello, one of the most exclusive and best-connected areas in the north of Mérida.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure & Urbanization:** Paved street, public lighting, JAPAY water service, drainage system, and fiber optic internet.
- **Orientation:** North - South.
- **Utilities Not Included:** Electricity and internet.
- **Maintenance Fee:** Included. Includes water service, garbage collection, 24-hour security, and building services.
- **Amenities:** Rooftop with pool and grill area, mini gym, sports bar, cinema room, wine room, and work center.
- **Requirements:** 1 month deposit + guarantor (aval) or 2 months deposit.
- **Contract Costs:** Contract expenses are covered by the tenant.
- **Floor:** 5th floor (building with elevator).
- **Parking:** 2 covered parking spaces.

### LAYOUT

#### ONE FLOOR

- Half bathroom
- Kitchen with breakfast area
- Laundry area
- Dining room
- Living room
- Balcony
- Primary bedroom with king size bed, full bathroom, and walk-in closet
- Secondary bedroom with bathroom and closet
- Two parking spaces

### EQUIPMENT

- Air conditioning in all areas
- Refrigerator
- 4-burner electric cooktop
- Electric water heater
- Full furniture set for dining room, living room, and primary bedroom
- Decorative elements such as paintings and mirrors
- Washer and dryer connections ready (both electric, not gas)
- Decorative lighting
- Bathroom accessories

### AMENITIES

- Elevators
- Trash chute
- 24-hour security
- Area with grocery carts
- Electric gates for vehicles
- Wi-Fi in all amenities
- Common area restrooms for men and women on ground floor and upper level
- Rooftop with pool and grill areas
- Sports Bar & Cigar Terrace
- Cinema Room
- The Wine Room
- Workcenter & Business Room
- Yoga Terrace & Cardio Room

