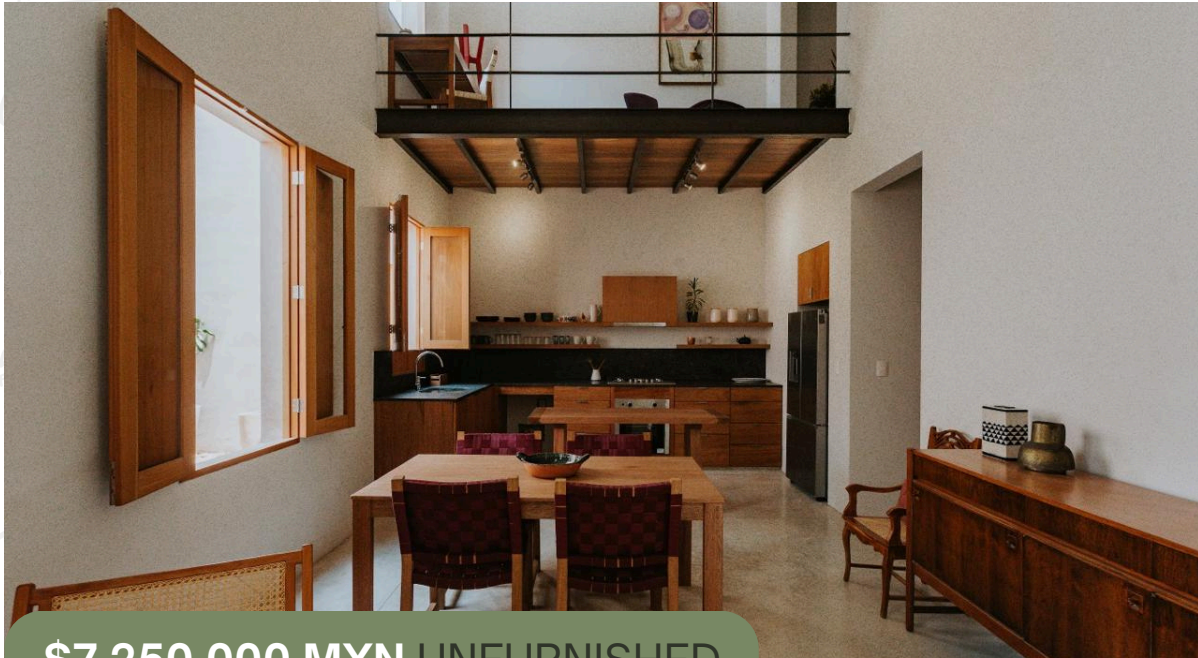# SALE - *Villa 1 - GG19*

📍 **C.19 #193B GARCIA GINERES, MERIDA**

$7,250,000 MXN UNFURNISHED

Property Features:

🏠 189 m2 (Roofed)
264.8 m2 (Total)

🏊 Yes

🛏 2 Bedroom

🅿 1

🛁 2.5 Bathroom

🪜 3

Property Description:

Located in the heart of the iconic García Ginerés neighborhood, Villa I is part of an exclusive development consisting of only 3 villas and 2 condominiums. This three story residence stands out for its double height design, offering a feeling of spaciousness and unparalleled comfort. It has 2 spacious bedrooms, 2 full bathrooms, and a half bathroom, ideal for modern living.

Enjoy the privacy and security of exclusive parking, as well as access to first-class amenities: swimming pool, terraces, enclosed air-conditioned lounge, bathroom, and exercise area. The tranquility of the area will make you feel like you have left the city behind. A hidden oasis in the heart of Mérida.
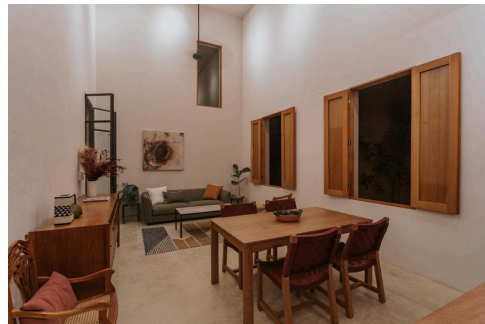
SALE – *Villa 1 – GG19*

📍 **C.19 #193B GARCIA GINERES, MERIDA**
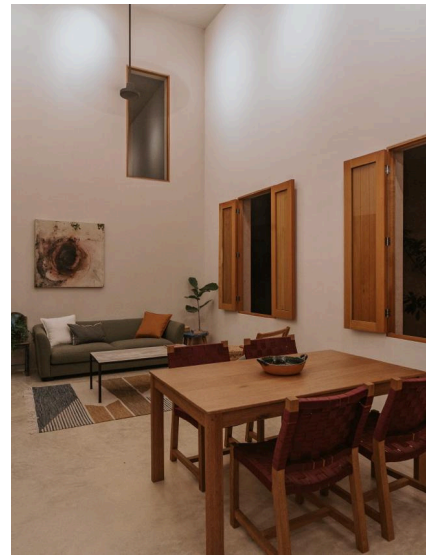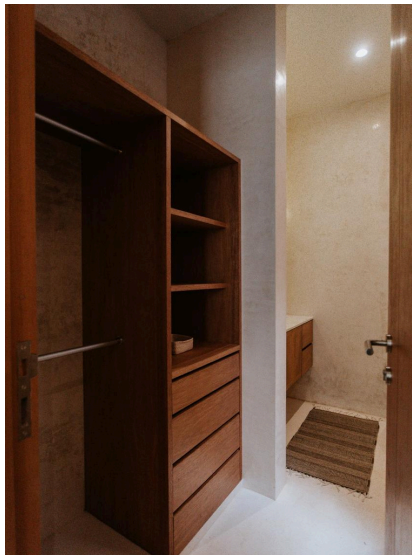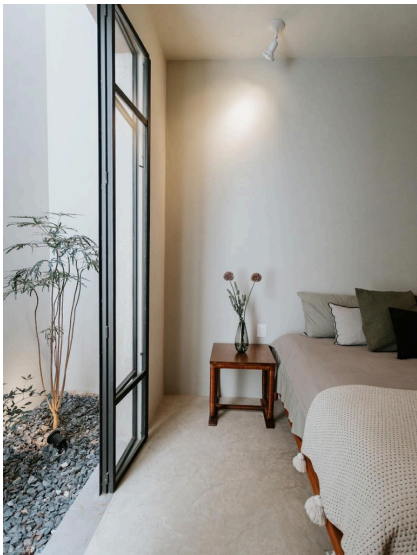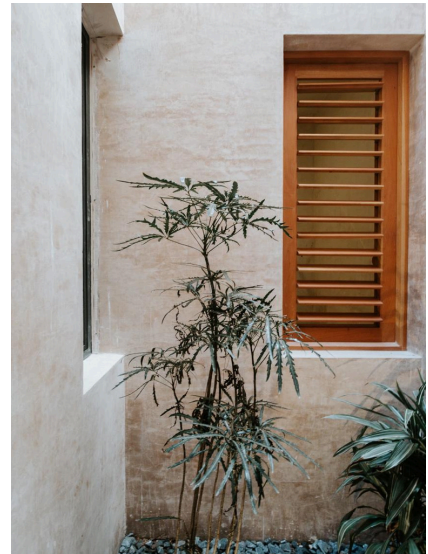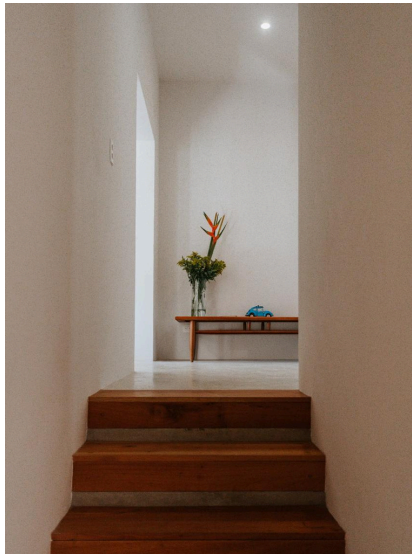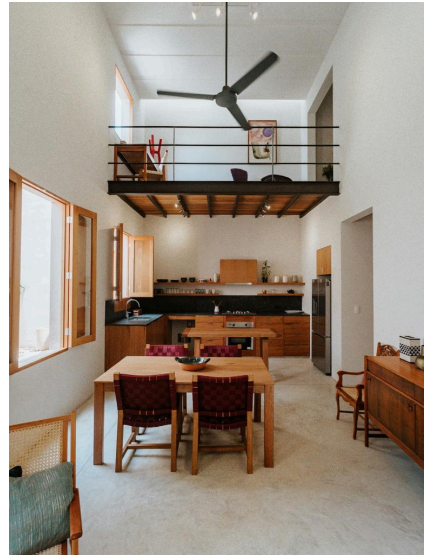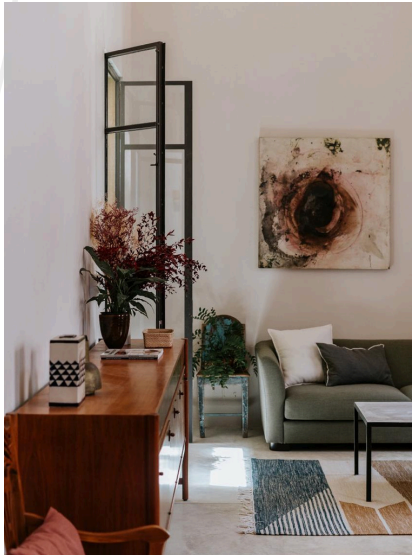
SALE - *Villa 1 - GG19*

📍 **C.19 #193B GARCIA GINERES, MERIDA**

- **Levels:** 3
- **Parking:** 1
- **Orientation:** North - South
- **Legal Status:** Free of Liens
- **Payment Methods:** Own Resource and Bank Credit
- In this type of property, a monthly maintenance fee is required. Please ask for the current cost

DISTRIBUTION OF SPACES
GROUND FLOOR
- Entrance hall
- Kitchen
- Living room
- Dining room
- Bedroom with closet and private bathroom
- Guest bathroom

UPPER FLOOR
- Loft/Study
- Second bedroom with closet and private bathroom

ROOFTOP
- Terrace with wooden deck
- Swimming pool
- Laundry area

EQUIPMENT
- 3 Air Conditioners
- 4 Industrial fans
- Stationary gas tank
- Gas grill
- Oven
- Range hood
- Washer/dryer
- Complete lighting
- Dishwasher
- Refrigerator
- Cedar woodwork in kitchen
- Tornillo woodwork in closets
- Pressurizing pump
- Water softener filter
- Pool filtration system
- Intercom
- Mirrors

AMENITIES
- Swimming pool
- Terraces
- Enclosed air-conditioned lounge
- Bathroom
- Exercise area

The house does not include the furniture or decoration shown in the images