

# SALE - Casa Amarilla

📍 CENTRO. MÉRIDA YUCATÁN



## Property features:

- |                                                                                                   |                                                                                         |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|  460.33 m2     |  Yes |
|  5 Bedrooms    |  1   |
|  5.5 Bathrooms |  1   |

## Description

Casa Amarilla is a charming two-story residence with a rooftop garden, a contemporary design that takes advantage of natural light and ventilation from patios, openings, and hallways. Recently remodeled, it preserves the essence of Yucatecan architecture with its high ceilings, open spaces, double-height rooms, and stone walls that evoke the classic homes of the Historic Center of Mérida.

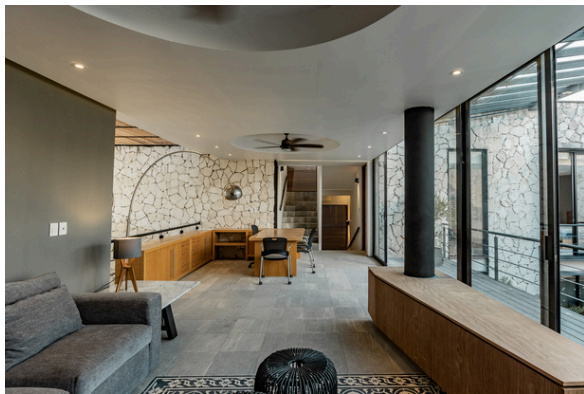
The first two bedrooms are arranged around this central space. On the second floor, there are two additional bedrooms, along with a TV room and a study area. There is the rooftop garden that includes a fifth bedroom, a utility area, and potential for outdoor living.



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## CENTRO. MÉRIDA YUCATÁN

- **Location:** Downtown, Mérida.
- **Nearby Amenities:** Pharmacies, public transportation, public parks, and schools.
- **Infrastructure and Development:** Paved street, street lighting, JAPAY service, drainage, and fiber-optic system.
- **Condition:** New.
- **Payment methods:** Cash payment and bank financing.
- **Legal status:** Free of liens.
- **Parking:** 1 parking space.

## LAYOUT

### GROUND FLOOR

- Double-height entryway
- Living room with access to the pool
- Dining room
- Open kitchen with a double-height interior patio and a semi-covered outdoor patio
- Extensive breakfast bar connected to the dining area
- Master bedroom with a king-size bed, full bathroom, and walk-in closet
- Garden
- Pool
- Garage with a single-car door
- Storage room
- Spacious outdoor terrace
- Bedroom 2 with a single bed and a queen bed, full bathroom, and walk-in closet

### UPPER FLOOR

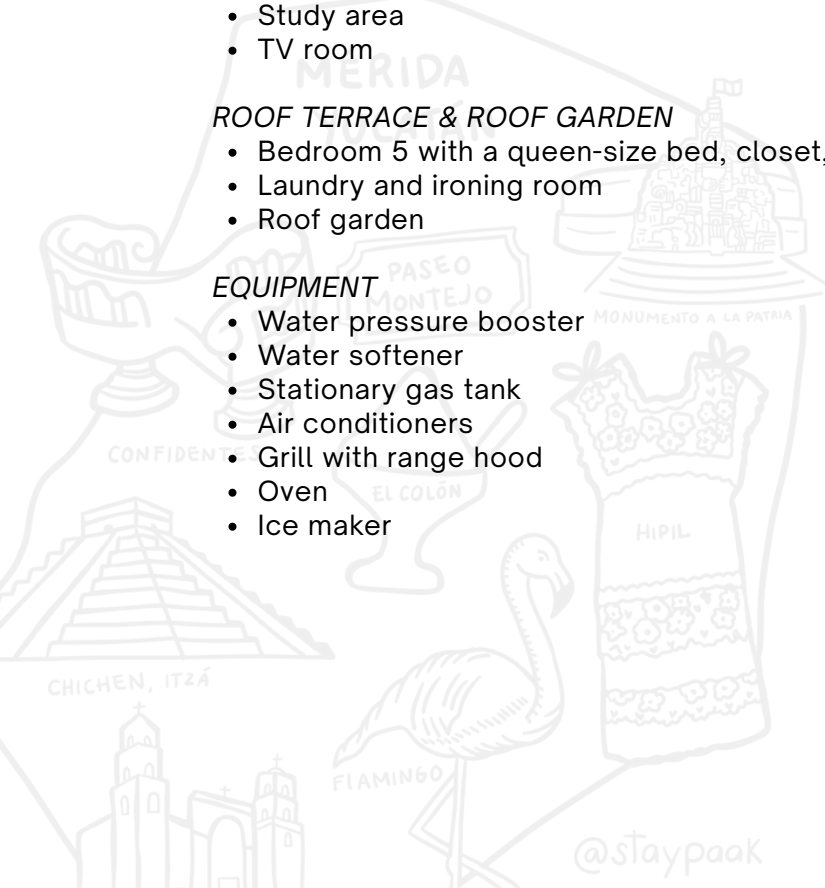
- Bedroom 3 with a king-size bed, walk-in closet, and full bathroom
- Bedroom 4 with a balcony and a view of the outdoor patio, with twin beds and a queen-size bed
- Walk-in closet and full bathroom
- Study area
- TV room

### ROOF TERRACE & ROOF GARDEN

- Bedroom 5 with a queen-size bed, closet, and full bathroom
- Laundry and ironing room
- Roof garden

### EQUIPMENT

- Water pressure booster
- Water softener
- Stationary gas tank
- Air conditioners
- Grill with range hood
- Oven
- Ice maker



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## CENTRO. MÉRIDA YUCATÁN

- Refrigerator
- Dishwasher
- Ceiling fans
- Televisions
- Gas water heater
- Washer and dryer
- Decor and lighting
- All furniture shown in the photographs is included.

***\*The house includes all the equipment and furnishings shown in the photographs and listed in the technical specifications.***

***\*Prices and availability are subject to change without notice.***

