

# SALE - Casa 4 y 5 Itzimná

📍 C.28 #100B ITZMINÁ, MERIDA



**\$10,867,500 MXN EQUIPPED**

A UNIT WITH TWO INDEPENDENT PROPERTIES

## Property Features:

📏 305 m2

🏠 210.50 m2

🛏 H 4: 1 Bedroom  
H 5: 2 Bedrooms

🚗 1

🚿 H 4: 1.5 Bathrooms  
H 5: 2.5 Bathrooms

📈 H 4: 1 Floor  
H 5: 2 Floors

🌊 Yes



## Property Description:

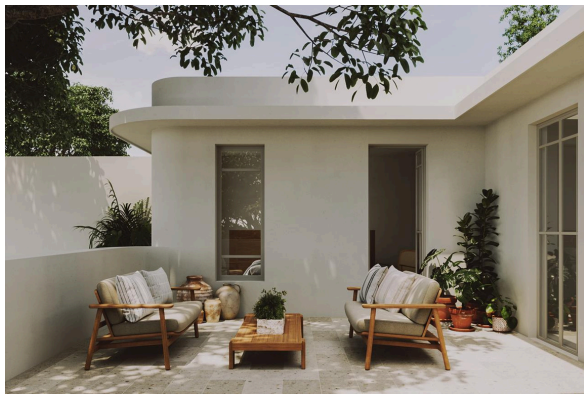
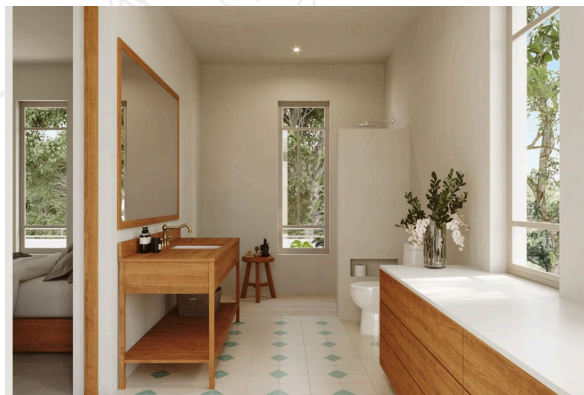
This exclusive project offers modern living with a touch of timeless elegance. Conveniently located just minutes away from Prolongación de Montejo, Paseo de Montejo, and the Monumento a la Bandera, these residences provide both tranquil surroundings and quick access to the vibrant heart of Mérida.

These homes feature high-quality finishes, beautifully landscaped gardens, and unique architectural details such as curved corners a nod to the traditional building styles of Itzimná and Mérida's Centro. Each unit comes with designated parking and includes all the comforts of contemporary living while honoring the neighborhood's rich history and style.



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- **Levels:** House four 1 floor and house five 2 floors
- **Parking:** 1
- **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

### **HOUSE 4 (98 m2 lot - 75.3 m2 indoor area)**

- Kitchen
- Living room
- Dining room
- Half bathroom
- Bedroom with closet and full bathroom
- Laundry area
- Pantry
- Linen closet
- Terrace
- Swimming pool

### **HOUSE 5 (207 m2 lot - 135.2 m2 indoor area)**

- Ground floor: Entrance hall
- Kitchen
- Living room
- Dining room
- Half bathroom
- Bedroom 1 with closet and full bathroom
- Bedroom 2 with closet and full bathroom
- Large rooftop terrace
- Swimming pool

## EQUIPMENT

- Ceiling fans
- Stationary gas tank
- Closets
- Cedro wood
- Water heater
- Pressurized water
- Washer/dryer
- Refrigerator
- Electric grill
- Water softener filter
- Intercom

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

