

SALE - Casas Caracol


 BARRIO DE SANTA ANA, MÉRIDA CENTRO



\$8,990,000 MXN TYPE A (CORNER)

\$8,850,000 MXN TYPE B

Property Features:

- | | |
|--|---|
|  140 m2 |  143 m2 (Roofed)
170 m2 (Total) |
|  2 Bedroom |  N/A |
|  2.5 Bathroom |  2 (Second floor rooftop only) |
|  6.80 x 20.59 m |  Yes |

Property Description:

In the heart of Santa Ana, one of Mérida's most charming and vibrant neighborhoods, architects Arturo Bravo and Daniel Macías joined forces to create something truly special a home that feels out of the ordinary, designed to reflect the beauty and lifestyle of the Yucatán.

With high ceilings, polished cement floors, and a thoughtful layout, every detail was designed to elevate daily living. To complete the vision they added warmth and character, blending tradition with modern elegance. Is more than a house it's a refined and soulful way to experience Mérida.



SALE - Casas Caracol

📍 BARRIO DE SANTA ANA, MÉRIDA CENTRO



SALE - Casas Caracol

BARRIO DE SANTA ANA, MÉRIDA CENTRO

- **Location:** Santa Ana Neighborhood, in Centro Mérida.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure and Urbanization:** Paved street, public lighting, JAPAY water service, drainage system, and fiber optic internet.
- **Orientation:** South-North.
- **Legal Status:** Free of liens.
- **Payment Methods:** Cash and bank financing.
- **Year of Construction:** 2025.
- **Levels:** 2 floors.

DISTRIBUTION OF SPACES

GROUND FLOOR

- Main entrance
- Hall
- Master bedroom with desk, dressing room & full bathroom
- Guest bathroom
- Fully equipped kitchen
- Dining area
- Living space
- Open terrace with pool
- Laundry room
- Secondary bedroom with closet, desk & full bathroom

SECOND FLOOR

- Rooftop or optional 3rd bedroom (\$)

EQUIPMENT

- Double-height ceilings
- Traditional Chukum finishes
- Classic Yucatán-style doors
- Cedar wood carpentry
- High-quality local stonework
- Traditional Bajareque (semi-roofed wooden beam structure)
- Dimmer lighting system
- Air conditioning units
- Energy-efficient lighting and appliances
- Solar panel pre-installation ready
- Thermal and acoustic insulation materials
- Bioarchitecture solutions
- Terrazzo floors

No furniture included. Interior design services are available at an additional cost.

