

# SALE - Casa Medina



C.37 #193 BENITO JUÁREZ NORTE, MÉRIDA

MONUMENTO A LA PATRIA



**\$14,200,000 MXN EQUIPPED**

## Property Features:

1,045 m <sup>2</sup>	482.89 m <sup>2</sup>
3 Bedroom	4
4.5.5 Bathroom	1
20 x 52.25 m	Yes



## Property Description:

Located in one of Mérida's most exclusive and valuable residential areas, this property offers an excellent opportunity for both remodeling and developing a new real estate project. With more than 1,000 m<sup>2</sup> of land within the city, this house represents exceptional value due to its location and characteristics.

The property is single-story, ideal for families or those seeking comfort without stairs. It is also perfect for developers who want to build apartments, townhouses, or other types of housing projects thanks to the large lot and its privileged location.

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- **Year of Construction:** 1999
- **Levels:** 1
- **Parking:** 2 covered and 2 uncovered
- **Orientation:** North - South
- **Legal Status:** Free of Liens
- **Payment Methods:** Own Resource and Bank Credit.

## DISTRIBUTION OF SPACES

### ONE FLOOR

- Entrance hall
- Guest bathroom
- Study room
- Living room
- Dining room
- TV room
- Master bedroom with private terrace, closet and private bathroom
- 2 bedrooms with closets and private bathrooms
- Kitchen with pantry, bar, and dining area
- Laundry area
- Service room with full bathroom
- Covered terrace with half bathroom (there is the possibility of installing a shower; there used to be one, but it was removed)
- 2 storage rooms (one in the garage and one in the garden)
- Swimming pool (7.60 m x 5 m. With a depth of 1.60 m at its deepest point and 60 cm at its shallowest)

### EQUIPMENT

- Air conditioning and fans in bedrooms, study, and kitchen (Does not have A/C in the living room, dining room and tv room)
- Gas heater and stove
- Emergency cistern and water tank (well water)
- The entire property is supplied with well water
- Irrigation system installed
- Hydropneumatic
- Blackout curtains
- Mosquito nets
- There is an installation for a water softener, but the equipment is not there, only the pipes for it

**Please note: Furniture not included.**