

SALE – Casa AE

📍 CHOLUL, MÉRIDA CENTRO



Property Features:

📏 115 m2

🏠 184 m2

🛏 3 Bedroom

🚗 2 (COVERED)

🛁 3.5 Bathroom

🪜 2

🌊 Yes

Property Description:

An exceptional single story residence featuring three spacious bedrooms, each with its own private bathroom. Designed with exquisite taste, this home comes fully furnished and equipped with everything you need to enjoy it from day one. Located within an exclusive gated community in Cholul, the property combines elegance, comfort, and functionality in every detail. The community offers first class amenities such as a paddle court, gym, children's area, and 24/7 security creating a peaceful and family-friendly environment. Ideal for those seeking a move-in ready home with a contemporary style, well-designed spaces, and a warm atmosphere that invites you to enjoy life in Mérida.



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- **Year of construction:** New.
- **Levels:** 1.
- **Parking:** 2 covered spaces.
- **Orientation:** North - South.
- **Legal Status:** Free of liens.
- **Payment Methods:** Own resources and bank financing.

DISTRIBUTION OF SPACES

GROUND FLOOR

- Covered garage for 2 cars
- Main entrance
- Living room
- Dining room
- Kitchen
- Half bathroom for guests
- Laundry room
- Linen closet
- Terrace
- Swimming pool

SECOND FLOOR

- Study area / working space
- Master bedroom with full bathroom, double sink, and walk-in closet
- Two secondary bedrooms, each with full bathroom and closet

AMENITIES

- Clubhouse for events
- Green areas
- Jogging track
- Paddle court
- Gym
- Multipurpose room
- 24-hour security

EQUIPMENT

- 10 solar panels with inverter
- Smart home automation system controlled by tablet
- Marble floors throughout the house
- Ceilings with LED lighting and contemporary design
- Floor-to-ceiling blackout curtains
- Tempered glass shower doors and mirrors in bathrooms
- Built-in closets and drawers in all bedrooms and bathrooms
- Kitchen equipped with Mabe appliances and 32-cu ft Samsung refrigerator
- Built-in furniture and Bocchetti finishes
- Air conditioners and ceiling fans in all areas
- Work area with Starlink connection and marble desk
- Mabe washer and dryer, electric water heater, and storage racks
- Weber grill and pool finished with Spanish tile and crema maya stone wall
- Mosquito screens on all windows