

SALE - Casas Nuukan



EXCLUSIVE RESIDENTIAL NUUKAN, CHOLUL MÉRIDA



A) \$9,850,000 MXN EQUIPPED
B) \$8,850,000 MXN EQUIPPED

Property Features: “TYPE A and B”

- | | |
|--------------------------|-----|
| A) 411.31 m ² | Yes |
| B) 345 m ² | |
| 3 Bedroom | 2 |
| 4.5 Bathroom | 2 |



Property Description:

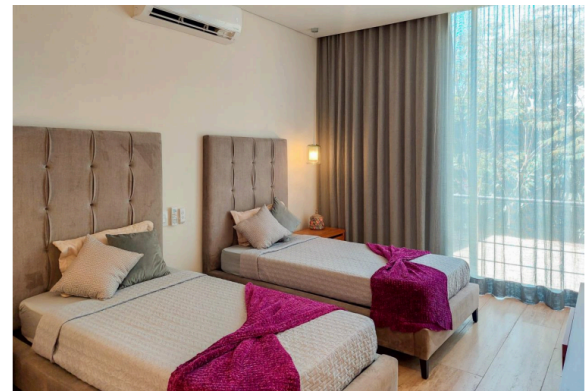
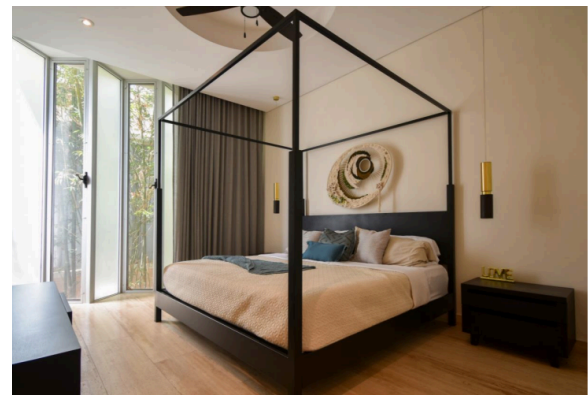
Nuukán is an exclusive residential retreat in the heart of Cholul Norte, built in 2022, consisting of just 11 properties harmoniously integrated into a true natural sanctuary. Upon entering, the bustle of the city fades away as lush vegetation surrounds every corner, creating an atmosphere of peace and complete disconnection. Here, each home has been designed with luxury and equipped with everything needed to enjoy a fulfilling life, blending modern comfort with an environment that inspires tranquility and well-being. Its location, right at the entrance to Cholul, offers the convenience of being close to everything while preserving the feeling of living in a private paradise.



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- **Payment Options:** Own resources and bank mortgage
- **Maintenance Fee:** A) \$5,000 MXN B) \$3,000 MXN
- **Amenities:** Clubhouse, dog park, green areas, electric gate, 24-hour security, WiFi, gardening and maintenance equipment.

LAYOUT

GROUND FLOOR

- Double-height foyer
- Living room
- Dining room
- Kitchen
- Laundry room
- Guest bathroom (half bath)
- Pantry
- Service room with full bathroom
- Machine room
- Storage under the staircase
- Terrace with pool
- Covered parking for 2 cars (option for 3)

SECOND FLOOR

- TV room
- Master bedroom (sleeping area, walk-in closet, and full bathroom)
- Bedrooms with (sleeping area, walk-in closet, and full bathroom)
- All bedrooms include installed closets, bathrooms with accessories, shower enclosures, and mirrors.

ROOFTOP

- Service and equipment area
- Preparation area for a roof garden
- Pre-installed lighting, outlets, and solar panel connections

FEATURES & EQUIPMENT

- Marble and pasta tile flooring
- Tzalam wood carpentry for doors
- BOCHETTI furniture in kitchen and closets with LINO finish
- Fully equipped kitchen: 5-burner stove, range hood, oven, dishwasher (MABE brand)
- Pressurized water system, cistern, 1,100 L water tank, and biodigester
- Water softener
- Ceiling installations concealed with drywall ceilings
- Stationary gas tank, gas water heater, and solar water heater
- 7 LG inverter air conditioners
- Bathroom accessories by PIZARRO and HELVEX
- 10 ceiling fans (including terrace)
- Pool filtration system
- Warm lighting throughout the house
- Covered parking spaces
- Video intercom with doorbell
- **Furniture not included. Interior design services available at an additional cost.**