

SALE - Casa Vales

📍 RESIDENTIAL CAMPOCIELO, MÉRIDA YUCATÁN



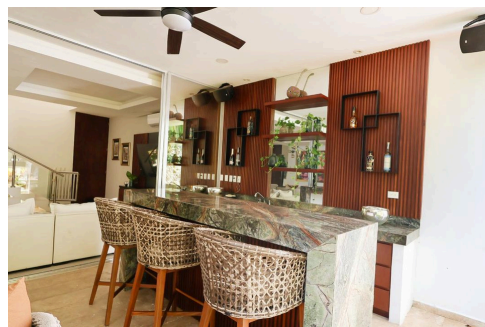
\$6,000,000 MXN EQUIPPED

Property Features:

📏 264 m2	🏠 301.69 m2
🛏 3 Bedrooms	🚗 2
🛁 4.5 Bathrooms	🪜 2
📏 12 x 22 m	🌊 N/A

Property Description:

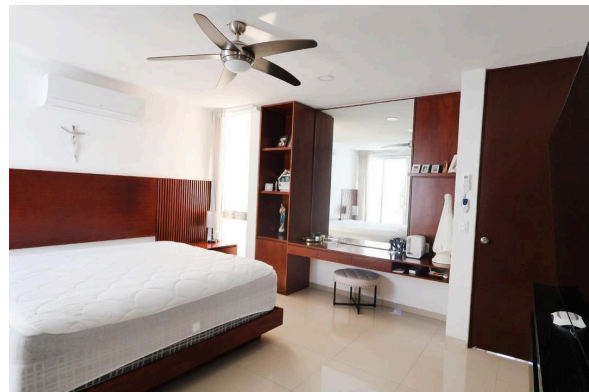
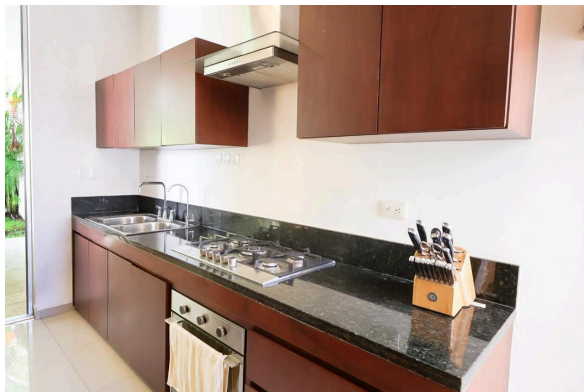
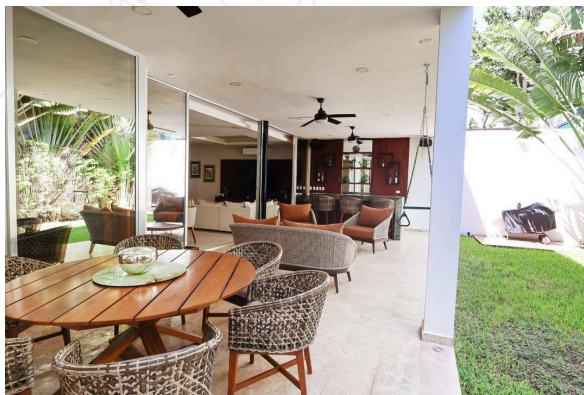
The house is located in Campocielo, within the Royal del Parque residential community, one of the areas with the highest added value in Mérida. It is a two-story property with three bedrooms, spacious and designed with well-planned areas to ensure comfort and functionality. The community features parks, children's playgrounds, and quiet neighbors, creating a safe and family-friendly environment. Additionally, it offers a strategic location right next to Mérida Futura and just one block from the Progreso highway, providing excellent connectivity without sacrificing the peaceful surroundings.



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- **Location:** Next to the Progreso highway, in an area with strong growth and projected added value.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure & Urbanization:** Paved street, public lighting, JAPAY water service, drainage, and fiber optic internet.
- **Condition of the Property:** This is a 2020 home, well maintained and in good condition.
- **Payment Options:** Own resources and bank financing.
- **Legal Status:** Free of liens.
- **Orientation:** South – North.

DISTRIBUTION OF SPACES

GROUND FLOOR

- Carport for 2 vehicles
- Living room
- Dining room
- Half bathroom for guests
- Kitchen
- Service room with full bathroom
- Laundry and drying area
- Terrace with bar
- Garden

SECOND FLOOR

- Master bedroom with full bathroom, double sinks, and large walk-in closet
- Bedroom 02 with closet and full bathroom
- Bedroom 03 with closet and full bathroom

EQUIPMENT

- Oven
- Range hood
- 5-burner gas stove
- Gas water heater
- Solar panels
- Pressurizing pump
- Bar with sink, drawers, marble countertop, and mirror
- Inverter air conditioners in social areas and bedrooms (5 total)
- Ceiling fans in social areas, kitchen, bedrooms, bathrooms, and walk-in closet
- Automatic irrigation system
- Bathroom mirrors
- Bathroom accessories
- Blackout and sheer curtains

The property is sold without furniture or décor; all furnishings and decorative items shown are not included.

