

RENT - Casas Nuukan



EXCLUSIVE RESIDENTIAL NUUKAN, CHOLUL MÉRIDA



A) \$51,000 MXN EQUIPPED
B) \$48,000 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.



RENT - Casas Nuukan



EXCLUSIVE RESIDENTIAL NUUKAN, CHOLUL MÉRIDA



RENT - Casas Nuukan

EXCLUSIVE RESIDENTIAL NUUKAN, CHOLUL MÉRIDA

- **Amenities:** Clubhouse, dog park, green areas, electric gate, 24-hour security, WiFi, gardening and maintenance equipment.
- **Services:** Electricity, water, internet, and gas are not included. Garbage collection service and maintenance fee are included.
- **Requirements:** 1 month's security deposit + guarantor, or 2 months' deposit if no guarantor is provided.

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
- Pre-installed lighting, outlets, and solar panel connections

FEATURES & EQUIPMENT

- Marble and pasta tile flooring
- Tzalam wood carpentry for doors
- 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
- Stationary gas tank, gas water heater, and solar water heater
- 7 LG inverter air conditioners
- 10 ceiling fans (including terrace)
- Pool filtration system
- Covered parking spaces
- Curtains on the upper floor
- Video intercom with doorbell
- **Furniture is not included, but the house can be furnished for an additional monthly cost**