

SALE - Villas 43



📍 AVENIDA REFORMA. MERIDA CENTRO



\$8,400,000 MXN UNFURNISHED

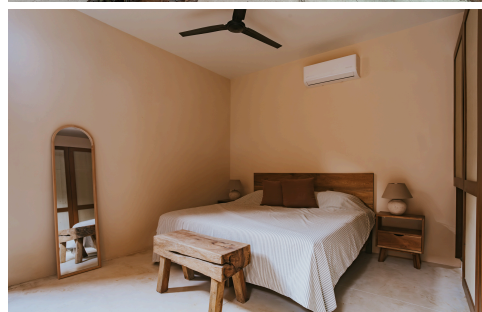
Property Features:

- | | |
|--------------|-----|
| 225 m2 | Yes |
| 3 Bedroom | 2 |
| 2.5 Bathroom | 2 |

Property Description:

Villa 43 is a destination defining project that blends luxury and ancient elements with art and landscape, creating an immersive experience that captures the true essence of Mérida. The architectural design is carefully crafted to honor the contrast between these elements, offering residents a serene lifestyle paired with the luxurious comforts of a premier residence.

This exclusive collection features 5 villas and 1 apartment, each with private pools, terraces, and expansive ceilings. Ranging from 110 to 220 square meters, every residence showcases exquisite interiors and exteriors designed with locally sourced materials.



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- **Year of Construction:** New
- **Legal Status:** Free of Liens
- **Payment Methods:** Own Resource and Bank Credit
- **Maintenance fee:** \$3,000 - \$5,000 mxn
- **Amenities:** Private entrance, covered parking, and security booth.

DISTRIBUTION OF SPACES

GROUND FLOOR

- 2 covered parking spaces
- Entrance foyer
- Closet-style storage room
- Kitchen
- Dining area
- Living room
- Laundry and equipment area
- Half bathroom for guests
- Master bedroom with closet and bathroom
- Terrace with pool

SECOND FLOOR

- Home office area with desk
- Second and third bedrooms
- Shared bathroom for both bedrooms

EQUIPMENT

- German PVC windows and doors
- Tilt-and-turn PVC windows
- Polished concrete floors
- Custom-designed carpentry
- Natural kankab exterior finishes
- Fully equipped kitchen: stainless steel sink, polished concrete countertop, built-in stove and LP gas oven
- Samsung Inverter Mini-Split AC units (or similar)
- Hunter ceiling fans (or similar)
- Oak and Tzalam wood closets and walk-in wardrobes
- Pressurized water system, 1,200 L cistern, and support water tank
- Water softener
- Pool filtration system
- LP gas water heater for 3 services (Calorex or similar)
- Glass shower enclosures
- Pools finished in Chukum
- Full landscaping (interior and exterior)
- Luxury bathroom accessories by Helvex (or similar)
- LED lighting throughout
- Covered parking spaces

No furniture included. Interior design services are available at an additional cost.