

RENT - Villa 72 / 2



C.72 #422D AVENIDA REFORMA, CENTRO



\$48,000 MXN FURNISHED

Property Features:

183.27 m2 270 m2

3 Bedroom 2

3 Bathroom 2

Yes

Property Description:

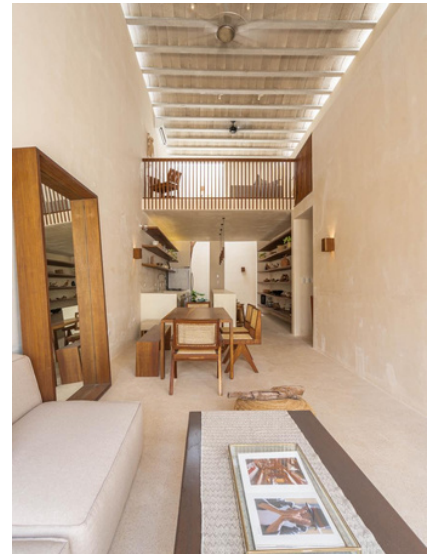
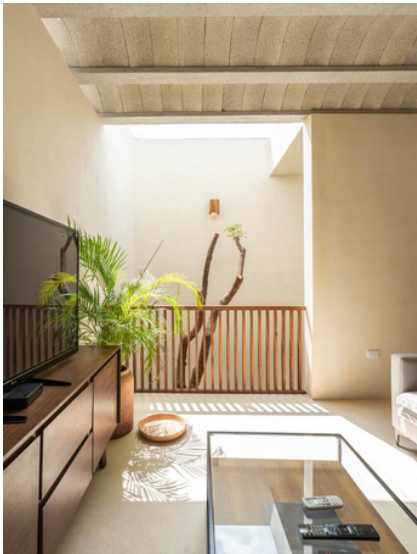
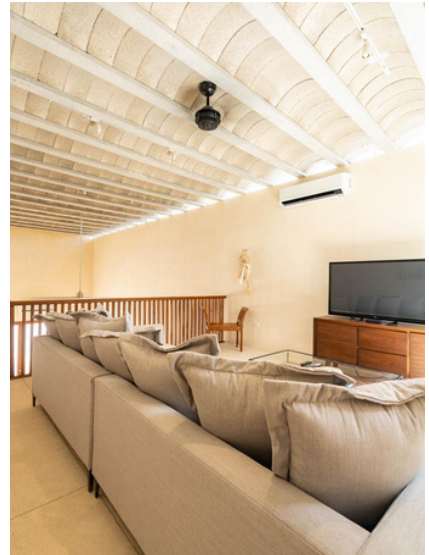
Villas 72 is an exclusive project comprised of three villas with controlled access and covered parking, strategically located near Paseo de Montejo and the Historic Center of the city. With a unique design that combines contemporary elements and local materials, the villas offer cozy, elegant and functional spaces, standing out for their double height ceilings.

It's a perfect property for living not only will you enjoy a sense of security and peace, but the home also offers a high level of comfort and luxury. Its location allows you to stay connected to many of the city's most important and vibrant areas.



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- **Location:** A strategic location within Mérida's historic center, offering quick access to major avenues and key areas of the city. Close to essential services and ideal for those seeking practicality and convenient mobility for everyday living.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure & Urbanization:** Paved street, public lighting, JAPAY water service, drainage system, and fiber optic connectivity.
- **Condition:** House built in 2022.
- **Not Included:** Electricity, water, and gas.
- **Included:** Internet, trash collection service, and maintenance.
- **Requirements:** 1 month deposit + guarantor (aval) or 2 months deposit. Contract expenses are the responsibility of the tenant.
- **Pets:** Small pets allowed (maximum two).
- **Orientation:** North – South.

LAYOUT

GROUND FLOOR

- Foyer
- Kitchen
- Living room
- Dining room
- Ground-floor bedroom with closet and full bathroom
- Laundry area
- Terrace with pool

SECOND FLOOR

- Living area with TV space
- Second bedroom with queen-size bed, private bathroom, and closet
- Third bedroom with king-size bed, private bathroom, and closet

EQUIPMENT

- 5 Air conditioners
- Gas cooktop
- Oven
- Refrigerator
- 5 Ceiling fans
- 1 Gas water heater
- Cistern
- Pressurizing pump
- Water softening filter
- Automatic irrigation system
- Pool filtration system
- Dishwasher

IMPORTANTE Se trata de una casa que actualmente se utiliza para Airbnb, la casa está lista para usar con todo lo necesario, el inquilino dispondrá desde los muebles hasta artículos como vajilla, vasos, sartenes, sábanas, etc.

***Prices are subject to change without notice.**