

RENT - Condo 1 GG19

 GARCÍA GÍNERES, MÉRIDA YUCATÁN



\$35,000 MXN FURNISHED

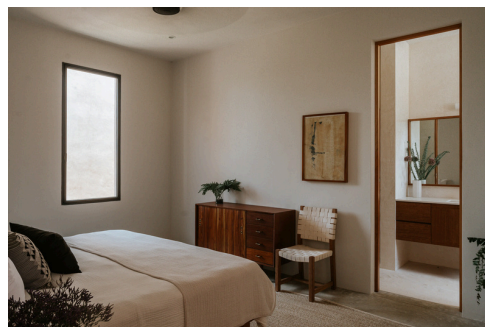
Property Features:

-  155 m2 (Interior)  Yes
-  249 m2 (AT)
-  2 Bedroom  1
-  2 Bathroom  2

Property Description:

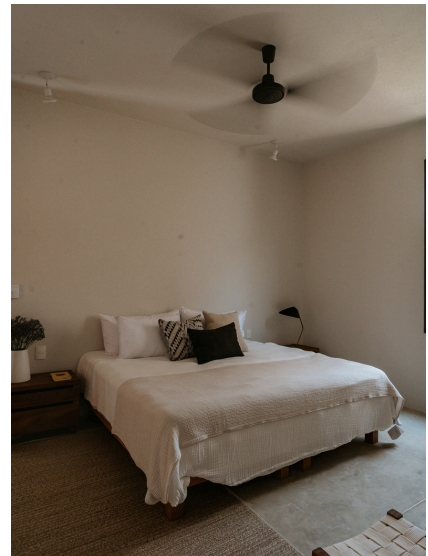
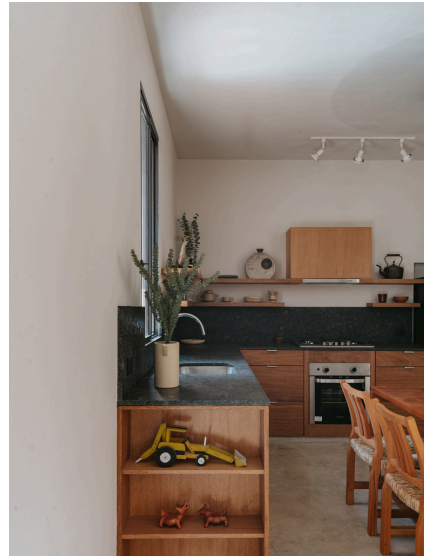
Located in the heart of the iconic García Ginerés neighborhood in Mérida, Yucatán, Condo II is part of an exclusive development consisting of only 3 villas and 2 condominiums. This two-story residence stands out for its design, offering a feeling of spaciousness, freshness, and unparalleled comfort. It has 2 large bedrooms, 2 full bathrooms, and a half bathroom, ideal for modern living.

Enjoy the privacy and security of exclusive parking, as well as access to first-class amenities: swimming pool, terraces, enclosed air-conditioned lounge, bathroom, and exercise area. A hidden oasis in the heart of Mérida.



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- **Location:** García Ginerés, one block from Avenida Colón.
- **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 network.
- **Property Condition:** Brand-new condo.
- **Not Included:** Electricity, water, internet, and gas.
- **Included:** Trash collection and maintenance service.
- **Requirements:** 1 month security deposit + guarantor (co-signer) or 2 months security deposit. Contract expenses are the responsibility of the tenant.
- **Pets:** Small pets accepted (maximum two).
- **Orientation:** South – North.
- **Amenities:** Pool, terraces, air-conditioned enclosed lounge, bathroom, and fitness area.
- **Unfurnished rent:** \$25,000 MXN (maintenance included)

SPACE DISTRIBUTION

GROUND FLOOR

- Kitchen
- Living room
- Dining room
- Bedroom with queen bed, closet, and bathroom (shared with guests)
- Indoor garden
- Balcony with double wall for heat protection

UPPER FLOOR

- Second bedroom with king bed, closet, and private bathroom
- Balcony
- Terrace with wooden deck
- Pool
- Planters
- Exterior storage room
- Laundry area

EQUIPMENT

- 3 air conditioners
- 4 industrial fans
- Stationary gas tank
- Gas grill
- Oven
- Exhaust hood
- Laundry center (washer/dryer)
- Full lighting
- Refrigerator
- Cedar wood cabinetry in kitchen
- Tornillo wood cabinetry in closets
- Water pressure pump
- Water softener filter
- Pool filtration system
- Intercom
- Mirrors

