

SALE - Casa 4 y 5 Itzimná

📍 C.28 #100B ITZMINÁ, MERIDA



\$10,867,500 MXN SEMI-QUIPPED

A UNIT WITH TWO INDEPENDENT PROPERTIES

Property Features:

📏 305 m2

🏠 210.50 m2

🛏 H 4: 1 Bedroom
H 5: 2 Bedrooms

🚗 P 1

🚿 H 4: 1.5 Bathrooms
H 5: 2.5 Bathrooms

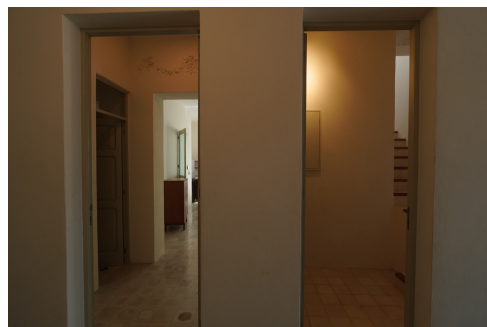
📈 H 4: 1 Floor
H 5: 2 Floors

🌊 Yes

Property Description:

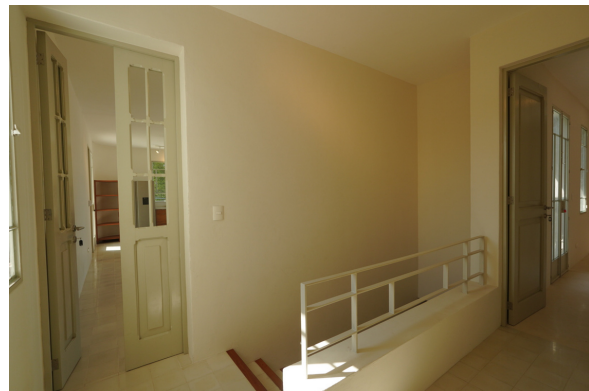
This exclusive project offers modern living with a touch of timeless elegance. Conveniently located just minutes away from Prolongación de Montejo, Paseo de Montejo, and the Monumento a la Bandera, these residences provide both tranquil surroundings and quick access to the vibrant heart of Mérida.

These homes feature high-quality finishes, beautifully landscaped gardens, and unique architectural details such as curved corners a nod to the traditional building styles of Itzimná and Mérida's Centro. Each unit comes with designated parking and includes all the comforts of contemporary living while honoring the neighborhood's rich history and style.



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- **Location:** The property is located in the Itzimná Neighborhood, with quick access to main avenues and key areas of the city. It is a quiet street close to essential services ideal for those seeking convenience and easy mobility in daily life.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure and Urbanization:** Paved street, public lighting, JAPAY water service.
- **Orientation:** North–South.
- **Condition:** New.
- **Legal Status:** Free of liens.
- **Payment Methods:** Cash and bank financing.
- **HOA Fees:** This type of property requires a monthly maintenance fee. Please inquire for the current amount.

DISTRIBUTION OF SPACES

HOUSE 4 (98 m2 lot - 75.3 m2 indoor area)

- Kitchen
- Living room
- Dining room
- Half bathroom
- Bedroom with closet and full bathroom
- Laundry area
- Pantry
- Linen closet
- Terrace
- Swimming pool

HOUSE 5 (207 m2 lot - 135.2 m2 indoor area)

- Ground floor: Entrance hall
- Kitchen
- Living room
- Dining room
- Half bathroom
- Bedroom 1 with closet and full bathroom
- Bedroom 2 with closet and full bathroom
- Large rooftop terrace
- Swimming pool

EQUIPMENT

- Ceiling fans
- Air conditioners
- Stationary gas tank
- Closets
- Cedro wood
- Water heater
- Pressurized water
- Washer/dryer
- Refrigerator
- Curtains (house 5)
- Electric grill (house 4) and gas grill with oven (house 5)
- Water softener filter
- Intercom

