

SALE - PH Norte21



📍 SANTA GERTRUDIS COPÓ, MÉRIDA YUCATÁN



\$18,500,000 MXN EQUIPPED

Características:

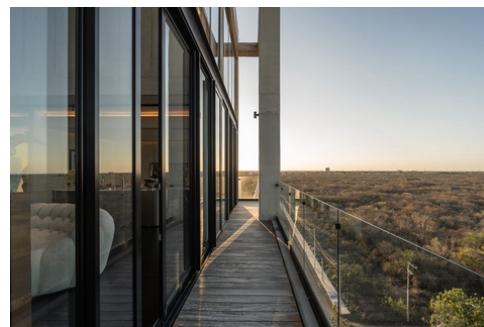
- | | |
|---------------|-------------------------|
| 🏠 N/A | 🏠 419.98 m ² |
| 🛏️ 3 Bedrooms | 🚗 3 |
| 🚿 5 Bathrooms | 📈 2 |
| 🚶 N/A | 🚰 N/A |

Property description:

Penthouse for sale in Norte21, an exclusive vertical development located north of Mérida, the safest city in the country. This high-rise residence offers spaciousness, privacy, and privileged panoramic views, with only two units per level and a bioclimatic design that maximizes comfort and natural ventilation.

It is part of a two-tower complex with first-class amenities and premium services that elevate the living experience. Its strategic location on one of the most dynamic and exclusive avenues in the northern part of the city connects it to luxury shopping malls, hospitals, private universities, major roads, and beach destinations.

An ideal opportunity to live in style or invest with high potential for appreciation in one of the most prestigious areas of the city.



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- **Location:** Penthouse located in the North 21 building.
- **Level:** 7
- **Unit number:** D71
- **Year of construction:** 2023.
- **Payment options:** Own funds and bank loan.
- **Legal status:** Current mortgage. To be paid at the time of sale.
- **Orientation:** South-North.
- **Amenities:** The building has a lobby, lounge bar, swimming pool, terraces, coworking area, children's play area, Wi-Fi, gym, 24/7 security, garbage chutes, visitor parking, two elevators per tower, covered parking, service bathrooms, and showers.
- **Monthly maintenance fee:** \$9,980 MXN.

SPACE DISTRIBUTION

GROUND FLOOR

- **Double access:** direct access from the elevator to the apartment and another independent access for visitors.
- Entrance hall/lobby.
- Interior terrace with natural wood deck.
- Separate kitchen.
- Laundry room with full bathroom and preparation for A/C.
- Full bathroom for visitors.
- Office/study with storage room.
- Double-height living room.
- Dining room.
- Outdoor terrace with natural wood deck and glass railing.

UPPER FLOOR

- Master bedroom with full bathroom, outdoor area with preparation for bathtub, double sink, and large walk-in closet.
- Bedroom 02 with closet and full bathroom.
- Bedroom 03 with space for closet and full bathroom.
- Linen closet.

EQUIPMENT

- Central A/C in living room, dining room, office, kitchen, master bedroom, and closet.
- Mini-split A/C in bedrooms 2 and 3.
- Roof with 19 solar panels. (Access via the utility duct on the 7th floor)
- Lighting automation system and Lutron dimmers.
- Internet repeaters in ceiling lights.
- Ceiling lights with indirect lighting.
- Granite tile floors in the social area.
- Honed concrete floors in the rest of the property.
- Water filter in kitchen.
- Translucent curtains in kitchen.
- Teka 5-burner gas grill.
- Stationary gas boiler in laundry room.
- Laundry tub in laundry room.
- Wooden vanity and marble countertop in guest bathroom.
- Built-in wooden side cabinet in living room with integrated lighting.
- Automatic translucent curtains with solar mesh in living room north side.
- Automatic solar mesh curtains in south-facing room.
- Stainless steel bar with marble top in dining room.

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- Built-in wooden side cabinet in dining room.
- Translucent curtains in the dining room.
- Translucent curtains and solar mesh in office/study.
- Wooden headboard with integrated lighting in master bedroom.
- Wooden bed base in master bedroom.
- Wooden TV cabinet in master bedroom.
- Translucent curtains and blackout curtains in master bedroom.
- Wooden walk-in closet with LED strips, central shoe rack, wooden vanity with marble top, and translucent curtains in the master bedroom.
- Master bedroom bathroom lined with white marble tiles.
- Mirrors in the main bathroom with integrated lighting.
- Imported Axor (Germany) bathroom accessories in the main bathroom.
- Wooden cabinet and marble top in the main bathroom.
- Three parking spaces: two large covered spaces and one medium-sized uncovered space.

***The property is sold unfurnished and without decoration; all furniture and decorative elements shown are not included.**

***Prices may vary without prior notice.**

