

# SALE – Casas Caracol




BARRIO DE SANTA ANA, MÉRIDA CENTRO





**\$8,990,000 MXN TYPE A (CORNER)**

**\$8,850,000 MXN TYPE B**

## Property Features:


 140 m2


 143 m2 (Roofed)  
170 m2 (Total)


 2 Bedroom

 N/A

 2.5 Bathroom

 2 (Second floor rooftop only)

 6.80 x 20.59 m

 Yes

## Property Description:

In the heart of Santa Ana, one of Mérida's most charming and vibrant neighborhoods, architects Arturo Bravo and Daniel Macías joined forces to create something truly special a home that feels out of the ordinary, designed to reflect the beauty and lifestyle of the Yucatán.

With high ceilings, polished cement floors, and a thoughtful layout, every detail was designed to elevate daily living. To complete the vision they added warmth and character, blending tradition with modern elegance. Is more than a house it's a refined and soulful way to experience Mérida.





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- Year of Construction: 2025
- Levels: 2
- Orientation: South - North
- Legal Status: Free of Liens
- Payment Methods: Own Resource and Bank Credit.

## DISTRIBUTION OF SPACES

### GROUND FLOOR

- Main entrance
- Hall
- Master bedroom with desk, dressing room & full bathroom
- Guest bathroom
- Fully equipped kitchen
- Dining area
- Living space
- Open terrace with pool
- Laundry room
- Secondary bedroom with closet, desk & full bathroom

### SECOND FLOOR

- Rooftop or optional 3rd bedroom (\$)

### EQUIPMENT

- Double-height ceilings
- Traditional Chukum finishes
- Classic Yucatán-style doors
- Cedar wood carpentry
- High-quality local stonework
- Traditional Bajareque (semi-roofed wooden beam structure)
- Dimmer lighting system
- Air conditioning units
- Energy-efficient lighting and appliances
- Solar panel pre-installation ready
- Thermal and acoustic insulation materials
- Bioarchitecture solutions
- Terrazzo floors

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

