

SALE - Apt. Atlántida

 BUILDING ATLÁNTIDA, VIA MONTEJO



\$4,550,000 MXN FURNISHED

Property Features:

-  102.55 m2
-  2
-  2 Bedroom
-  Floor 9
-  2.5 Bathroom
-  Yes

Property Description:

A luxury apartment is now for sale in the prestigious Atlántida Tower at Vía Montejo. Recently remodeled, this unit is fully equipped and furnished, featuring an elegant design that's ready to live in or rent out immediately. Located in one of the best areas of Mérida, the building offers top tier amenities and an unbeatable lifestyle. Whether you're looking for a comfortable home or a high-return investment, this property is an exceptional opportunity.

You'll enjoy access to first-class amenities such as a central park, swimming pool, pet park, multipurpose room, and more. Just steps away from the new U.S. Consulate in Mérida.



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- **Orientation:** South - North
- **Level:** 9
- **Parking:** 2
- **Legal Status:** Free of Liens
- **Payment Methods:** Own Resource and Bank Credit
- In this type of property, a monthly maintenance fee is required. Please ask for the current cost.

DISTRIBUTION OF SPACES

- 2 parking spaces
- Storage room
- Entrance hall
- Laundry and equipment room
- Kitchen
- Living room
- Dining area
- Balcony
- Half bathroom
- Mini bar
- Master bedroom with closet and private bathroom
- Secondary bedroom with closet and private bathroom

EQUIPMENT

- Dining table for 6 people
- Fully equipped kitchen with: gas stove, oven, refrigerator, microwave, and range hood
- TV in the living room and master bedroom
- King-size bed in the master bedroom
- Spacious closets
- Headboard with built-in lighting on nightstands
- 3 air conditioning units
- Wine cellar
- Bathroom accessories and glass shower enclosures
- Sheer and blackout curtains
- Smart lock
- Smart light switches
- 2 large rugs (one in the bedroom and one in the living room)
- If intended for Airbnb use, the following can be included: Sheets, towels, cutlery, glasses, mugs, kitchen utensils, etc.
- **NOT INCLUDED:** Decor, artwork, coffee machine, small oven, and other personal items.

AMENITIES

- 24/7 security at access points and building entrance
- Lobby with reception and lounge area
- 3 high-speed passenger elevators + 1 service elevator
- Covered and assigned parking spaces
- Landscaped gardens and walking paths
- Central lake within the complex
- 40 meter swimming pool with lap lane and sun loungers
- Outdoor bathrooms near pool
- Fully furnished and air conditioned event room
- Co-working lounge with Wi-Fi and café-style seating
- Children's play area
- Pet-friendly
- Direct access to The Harbor shopping mall
- Access to Central Park Vía Montejo