

PRE SALE - Montangelo

📍 COLONIA MONTES DE AMÉ, NORTE DE MÉRIDA



Property Features:

- 🏠 65 m2
- 🚗 1
- 🛏 1 Bedrooms
- 🚿 Yes
- 🚿 2 Bathrooms

Property Description:

Located in Montes de Amé, one of the most established, central, and high-value areas in the north of Mérida, Montangelo emerges as a boutique residential project that combines a strategic location, contemporary architecture, and spaces designed for modern living. Surrounded by some of the city's best restaurants, cafés, hospitals, universities, and shopping centers such as La Isla, City Center, and The Harbor, it offers exceptional connectivity to Mérida's main avenues. Montangelo is designed for those who want to live close to everything without sacrificing tranquility, featuring functional spaces, clean aesthetics, and a residential atmosphere that perfectly balances comfort, design, and urban lifestyle. An ideal project both for living and investing in one of the most sought-after areas of the city.



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- Building Levels: 4
- Payment Methods: Cash purchase, bank financing, and Infonavit.
- Payment Structure: 20% down payment and 80% upon closing.
- Parking: 1 parking space.
- Maintenance Fee: To be determined.
- Orientation: East – West.
- Includes: Property management, furnishing and equipment management, financial and market reports, and Airbnb business management.
- Delivery Date: December 2026.

LAYOUT

- Kitchen
- Dining Room
- Living Room
- Balcony
- Bedroom with closet and full bathroom
- Study
- Laundry closet

AMENITIES

- Lobby
- Package storage room
- Full bathroom in the lobby
- Smart intercom system
- 6-person elevator
- Trash chute on every floor

EQUIPMENT

- Fabric curtains in the living room
- Glass shower enclosure
- Green porcelain tile flooring
- Fully finished kitchen
- Electric Cooktop
- Range hood
- Glass enclosures in bathrooms
- Fully finished closet
- Balcony landscaping
- Pink colored exterior stucco finish

*Important: The furniture shown in the images is not included in the sale price. If the buyer wishes to acquire it, it can be purchased at an additional cost.

