

RENT - Villa 72 / 1

 C.72 #422D AVENIDA REFORMA, CENTRO



\$48,000 MXN FURNISHED

Property Features:

- | | | |
|---|--|---|
|  196 m2 |  261 m2 |  Yes |
|  3 Bedrooms |  2 | |
|  3 Bathrooms |  2 | |

Property Description:

Villas 72 is an exclusive project consisting of three villas with controlled access and covered parking, strategically located near Paseo de Montejo and the city's Historic Center. With a unique design that blends contemporary elements with local materials, the villas offer cozy, elegant, and functional spaces, highlighted by their double-height ceilings. Each villa has three bedrooms, one of them on the ground floor. This villa is ideal for those seeking a peaceful retreat while remaining close to the restaurants and bars offered in downtown Mérida.



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- **Location:** A strategic location within Mérida's historic center, offering quick access to major avenues and key areas of the city. Close to essential services and ideal for those seeking practicality and convenient mobility for everyday living.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure & Urbanization:** Paved street, public lighting, JAPAY water service, drainage system, and fiber optic connectivity.
- **Condition:** House built in 2022.
- **Not Included:** Electricity, water, and gas.
- **Included:** Internet, trash collection service, and maintenance.
- **Requirements:** 1 month deposit + guarantor (aval) or 2 months deposit. Contract expenses are the responsibility of the tenant.
- **Pets:** Small pets allowed (maximum two).
- **Orientation:** North – South.

LAYOUT

GROUND FLOOR

- Foyer
- Kitchen
- Living room
- Dining room
- Ground-floor bedroom with closet and full bathroom
- Laundry area
- Terrace with pool

SECOND FLOOR

- Living area with TV space
- Second bedroom with queen-size bed, private bathroom, and closet
- Third bedroom with king-size bed, private bathroom, and closet

EQUIPMENT

- 5 Air conditioners
- Gas cooktop
- Oven
- Refrigerator
- 5 Ceiling fans
- 1 Gas water heater
- Cistern
- Pressurizing pump
- Water softening filter
- Automatic irrigation system
- Pool filtration system

