

SALE - Casa Azul

 BARRIO DE SANTIAGO, MÉRIDA CENTRO



\$21,000,000 MXN EQUIPPED & FURNISHED

Property features:

-  418.03 m²
-  509.37 m²
-  3 Bedrooms
-  1
-  5 Bathrooms
-  2
-  Yes

Description:

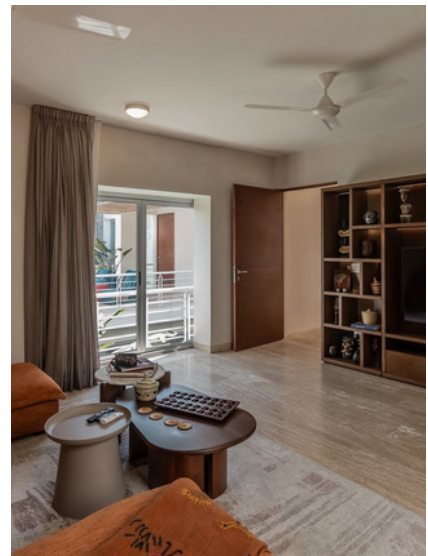
A beautiful two-story residence located in the Santiago neighborhood, in Mérida's Historic Center. Casa Azul, designed by architect Henry Ponce, combines contemporary architecture with natural elements and open spaces that allow for excellent natural light and ventilation.

The house features high ceilings, which provide a sense of spaciousness and freshness, along with a careful selection of finishes and materials. The property includes an entryway, living room, and dining room that are visually integrated with a tropical interior garden through large sliding windows that connect the interior spaces to the outdoors. It offers three bedrooms, spacious living areas, and a garage, distributed across two levels that provide privacy and functionality.



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- **Orientation:** East–West
- **Payment methods:** Personal funds and bank loan
- **Condition:** Very good
- The property can be sold **unfurnished** for \$19,500,000 MXN

FLOOR PLAN

GROUND FLOOR

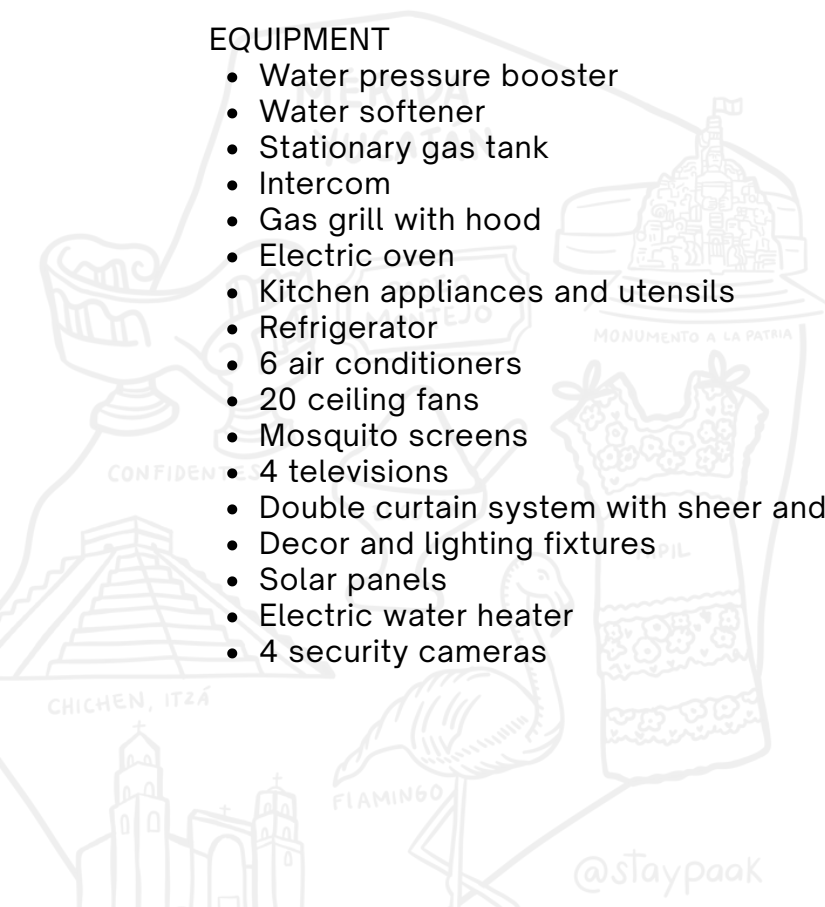
- Entryway
- Kitchen with breakfast bar
- Living-dining room
- Pantry
- Full bathroom
- Master bedroom with full bathroom and walk-in closet featuring a vanity area and small terrace.
- Terrace
- Garden
- Pool
- Garage with automatic gate for 1 car
- Utility room

UPPER FLOOR

- Spacious outdoor terrace
- Bedroom 2 with full bathroom and walk-in closet
- TV room/Bedroom 3 with full bathroom and closet
- Service room with laundry area and full bathroom.

EQUIPMENT

- Water pressure booster
- Water softener
- Stationary gas tank
- Intercom
- Gas grill with hood
- Electric oven
- Kitchen appliances and utensils
- Refrigerator
- 6 air conditioners
- 20 ceiling fans
- Mosquito screens
- 4 televisions
- Double curtain system with sheer and blackout fabric in the 3 bedrooms
- Decor and lighting fixtures
- Solar panels
- Electric water heater
- 4 security cameras



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- 20 kVA voltage stabilizer and surge protection system to safeguard the building's electrical system and equipment.
- 15 kW multi-mode photovoltaic system with a hybrid inverter.
- Energy storage system with 8 lithium-ion batteries (BESS) that provides backup power and greater energy autonomy.

****The house includes all the equipment and furnishings shown in the photographs and listed in the technical specifications. However, some works of art displayed in those images are not included. For more information on which pieces are part of the property, please inquire in advance.***

