

RENT - Casa 3 Itzimná

📍 C.28 #100B ITZMINÁ, MERIDA



\$55,000 MXN FURNISHED & SEMI-EQUIPPED

Property Features:

- 📏 194 m2
- 🏠 152.22 m2
- 🛏 2 Bedroom
- 🚗 1
- 🚿 2.5 Bathroom
- 📈 2
- 🌊 Yes

Property Description:

This exclusive project offers modern living with a touch of timeless elegance. Conveniently located just minutes away from Prolongación de Montejo, Paseo de Montejo, and the Monumento a la Bandera, these residences provide both tranquil surroundings and quick access to the vibrant heart of Mérida.

These homes feature high-quality finishes, beautifully landscaped gardens, and unique architectural details such as curved corners a nod to the traditional building styles of Itzimná and Mérida's Centro. Each unit comes with designated parking and includes all the comforts of contemporary living while honoring the neighborhood's rich history and style.



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- **Location:** The property is located in Colonia Itzimná, with quick access to main avenues and key areas of the city. It is a quiet street close to essential services. Ideal for those looking for practicality and good mobility in their daily lives.
- **Nearby Services:** Restaurants, bars, pharmacies, public transportation, public parks, and schools.
- **Infrastructure and Urbanization:** Paved street, street lighting, JAPAY service.
- **Condition:** New house.
- **Not included:** Electricity and gas.
- **Included:** Water, internet, garbage collection, maintenance fee, house and pool cleaning once a week.
- **Requirements:** 1 month's deposit + GUARANTEE or 2 months' deposit. Contract expenses are the responsibility of the tenant.
- **Orientation:** South-North
- **Minimum rent:** 6 months.

DISTRIBUTION OF SPACES

GROUND FLOOR

- Kitchen
- Living room
- Dining room
- Guest Bathroom
- Bedroom with closet and private bathroom.
- Laundry area
- Terrace
- Swimming pool

UPPER FLOOR

- Second bedroom with closet and private bathroom
- Big terrace

EQUIPMENT

- Ceiling fans
- Stationary gas tank
- Curtains
- Air conditioning
- Cedar wood
- Water heater
- Kitchen utensils
- Pressurized water
- Washer/dryer
- Refrigerator
- Gas grill with hood
- Dishwasher
- Water softener filter
- Intercom
- Furniture

***The property can be rented unfurnished and with appliances only. Ask your advisor for the rental price in this case.**