

# RENT - Villa 01

📍 AVENIDA REFORMA. MERIDA CENTRO



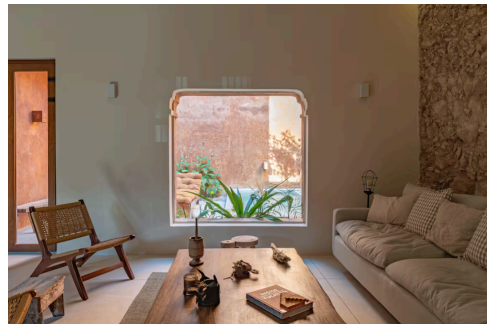
**\$38,000 MXN FURNISHED**

## Property Features:

- 🏠 154 m2
- 🚗 Yes
- 🛏 2 Bedroom
- 🚗 2
- 🚿 2.5 Bathroom
- 📏 2

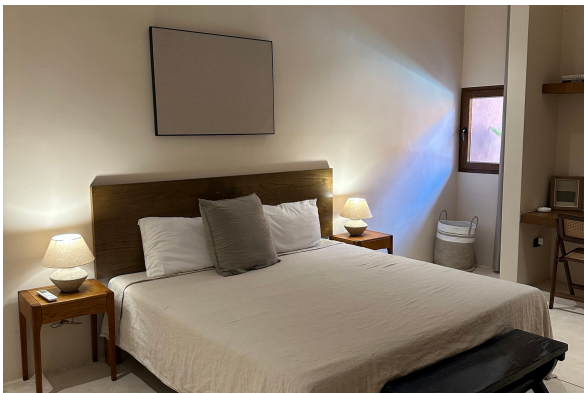
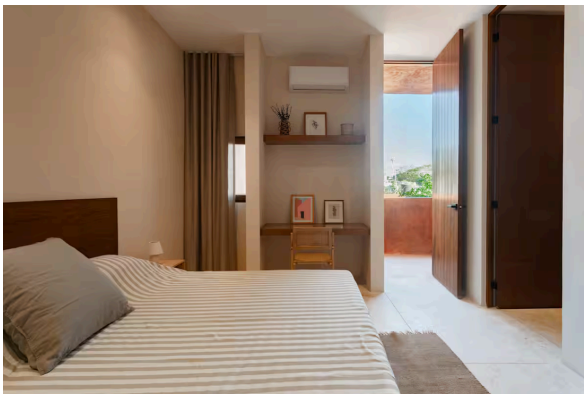
## Property Description:

Villa 43 is an exclusive development in Mérida, Yucatán, ideal for those seeking long-term living in a quiet, authentic, and well-located area of the historic center. Its architectural design blends local materials with contemporary style, creating functional, welcoming spaces filled with natural light. The project consists of 7 villas and 2 apartments, each featuring a private pool, terraces, and high ceilings, designed for comfortable and relaxed living. Surrounded by parks, restaurants, local markets, and historic landmarks, Villa 43 allows residents to enjoy the city on foot, without the need for a car, in one of Mérida's areas with the highest quality of life and strong appreciation potential.



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- **Location:** Strategically located within Mérida's historic center, offering quick access to main avenues and key areas of the city. Situated on a quiet street while remaining close to essential services. Ideal for those seeking convenience and easy mobility in their daily life.
- **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 network.
- **Property Condition:** Brand-new home built in 2025.
- **Not Included:** Electricity, water, and gas.
- **Included:** Internet, trash collection service, and maintenance.
- **Requirements:** 1 month security deposit + guarantor (co-signer) or 2 months security deposit. Contract expenses are the responsibility of the tenant.
- **Pets:** Small pets accepted (maximum two).
- **Orientation:** North – South.

### DISTRIBUTION OF SPACES

#### GROUND FLOOR

- Reception room
- Living room
- Kitchen with breakfast area
- Half Bathroom
- Terrace
- Pool
- Master bedroom with king bed, private closet and direct access to the terrace.
- Green areas in different parts of the house.

#### SECOND FLOOR

- Bedroom two with king bed, desk, private bathroom and balcony.
- Laundry area
- Terrace

#### EQUIPMENT

- Air conditioners and fans in all the areas
- Pressurizing pump
- Water Softener Filter
- Black out curtains
- Swimming pool filtering system
- Refrigerator
- Gas grill
- Washer/Dryer

**\*IMPORTANT\*** It is a house that is currently used for Airbnb, the house is ready to use with everything you need, the tenant will have from the furniture to items such as dishes, glasses, pans, sheets, etc.