



## For Sale: Casa Caracol 2 Bedroom House



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 398,945

#### Posizione

Nazione: Mexico  
Stato / Regione / Provincia: Yucatán  
Pubblicato: 19/06/2025  
Descrizione:  
Price 465 264 USD

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[Bathrooms 2](#)

[Size 1 829 ft2](#)

[HOA Maintenance 0 USD Month](#)

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[Property Description](#)

Casas Caracol is a thoughtfully designed residential project located in the heart of Merida Centro. Just a few blocks from Parque Santa Ana and Paseo Montejo these homes offer a comfortable practical and well built living option in one of the city's most walkable and culturally rich neighborhoods. Whether you're looking for a full time home a vacation property or a long term investment in a growing market Casas Caracol offers convenience style and functionality in a central location.

**Comfortable Layouts with Regional Character**

Each home features 170 m2 1 829 ft of total construction on a 140 m2 1 506 ft lot with 143 m2 1 540 ft of enclosed living space. The layout includes two bedrooms each with its own full bathroom closet space and a desk area ideal for remote work or study. There's also a guest bathroom a fully equipped kitchen



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laundry area and an open living dining space that connects directly to a private terrace with a pool. On the rooftop a garden area provides additional outdoor space for relaxing or entertaining.

#### Built with Local Materials and Practical Finishes

Casas Caracol homes are built with long lasting materials and inspired by Yucatecan architecture.

Features include chukum finishes traditional Yucatec style doors cedar wood carpentry terrazzo floors and bajareque style accents. High ceilings and natural ventilation keep the homes comfortable while thoughtful details like dimmable lights and ambient lighting add warmth to the space.

#### Smart Infrastructure and Energy Efficiency

The homes are equipped with practical systems designed for everyday use and long term savings. Each house includes preparation for solar panels a 1 200 liter buried water cistern 750 liter water tank with pump and a water softener with active carbon and sediment filters. Additional features include an electric boiler photovoltaic sensor lighting a swimming pool system with pump and filter and air conditioning installed in all rooms.

#### Functional Features for Everyday Living

Designed with daily comfort in mind Casas Caracol homes also include modern touches like TV and internet outlets in all rooms and rooftop electrically operated upper windows garbage disposal and mailbox prep and secure lighting and water systems. These details make the homes easy to maintain live in or manage as rental properties.

#### Prime Location in the Historic Center of Merida

The location is one of Casas Caracol's strongest assets. You'll be just 3 blocks from Parque Santa Ana 4 blocks from Paseo Montejo and a short walk from Merida Cathedral and La Plancha Park. Local restaurants cafes galleries and shops are all nearby making it easy to enjoy the best of Merida without needing a car.

#### Optional Furniture Package Available

For buyers who want a ready to use home a furniture package is available. This makes the property a great choice for those looking to move in quickly or begin using it as a vacation rental right away.

#### FAQ

##### What makes the location of Casas Caracol special

Casas Caracol is located in Merida Centro just 3 blocks from Parque Santa Ana and 4 blocks from the famous Paseo Montejo. This area is one of the most desirable and walkable parts of the city with easy access to restaurants cafes markets galleries museums and parks like La Plancha which features walking trails a food hall and cultural spaces.

##### Is the neighborhood safe and suitable for full time living

Yes. Merida Centro is one of the safest and most livable urban neighborhoods in Mexico. Many residents are full time locals and international homeowners who value the historic charm walkability and vibrant culture. The homes are designed with secure systems including outdoor lighting and mailboxes and garbage access through secure exterior doors.

##### What are some nearby attractions and amenities

In addition to Parque Santa Ana the homes are a short walk to the gastronomic corridor of Calle 47 the La Plancha urban park local art galleries artisan markets and the city's historic landmarks. You'll also find pharmacies supermarkets yoga studios and co working spaces all within a few minutes walk.

##### Type New Development

##### Category Houses

##### Neighborhood Centro Merida



City Merida Real Estate [View Map]  
Bathrooms 2  
Size 1 829 ft<sup>2</sup>  
HOA Maintenance 0 USD Month

## Comune

Bagni: 2  
Finito piedi quadrati: 1.829 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GSAZ-T77214/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T77214/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: mx61667600

