

## Houses for sale in private Alera Residencial.



**Type:** Residences & Houses

**Operation:** For Sale

**Location:** Merida City

**Code:** 3340

**\$ 3,795,000.00 Pesos**

**\$ 210,833.33 USD**

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**Description:**

**Details:**

Alera is a private residential conformed by 19 houses of urban country design resulting in an experience of modernity, comfort and privacy. located in a privileged area in the north of the city of

Merida. Houses with 275m2 lot, 175m2 construction, 3 bedrooms, 3.5 bathrooms, 2 parking spaces.

## **Description:**

First floor: 2 car garage, separate living and dining room with garden view, kitchen, half bath under the stairs. Bedroom with full bathroom and interior garden, terrace, pool, laundry area.

Upper floor: tv room or family room, master bedroom and full bathroom, secondary bedroom with balcony and full bathroom.

## **Equipment:**

The patios are delivered clean with grit, white paint in interiors, perimeter fences led type lighting soffits, air conditioning outlets in bedrooms and living room and dining room, ceramic floor, plaster finish on interior walls, kitchen with granite countertops, bathrooms with marble countertops, cedar drum type doors from floor to ceiling, windows and sliding doors in black aluminum, double sink in kitchen, faucets in bathrooms, sink in bathrooms, deep well, submersible pump and water tank, preparation for gas duct in kitchen, biodigester in each house, subway fumigation for termites, treatment to 45 cm of 3 layers anti-humidity inside, CFE contract ready, kitchen, lower drawers in the plateau degranito, (The date of delivery of the carpentry is after the date of delivery of the house and is delivered as shown in house) pool Included with measures of 3.00 m x 4.00 m and 1.40 m deep, without lighting and without filtration system.

Accessories with additional cost: landscaping, air conditioners, tempered glass in bathrooms, change of bar to island in kitchen, covered garage, covered terrace, lattice fence in interior garden pb, maid's room with own bathroom.

## **Amenities:**

Controlled access, lighting in walkways and sidewalks, green area with benches and playground for children, pet area, landscaping in medians, asphalt roads, 9 m wide street and 2 m sidewalk per side, lighting poles, power wiring and subway transformers, preparation for subway telephony.

## **Price:**

Stage 3 Lot 12 \$3,795,000.00

Stage 3 Lot 14 \$4,175,000.00

Stage 3 Lot 16 \$4,175,000.00

Stage 3 Lots 17 and 18 \$4,175,000.00

Stage 3 Lot 19 \$4,393,500.00

Delivery 2 months after signing.

Maintenance fee: \$1,500.00



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