

Nara House in Private Nadira Residencial



Type: Residences & Houses

Operation: For Sale

Location: Merida City

Code: 3231

\$ 3,590,000.00 Pesos

\$ 199,444.44 USD

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Description:

Details:

Exclusive private property located north of Mérida, surrounded by first class residential developments, the area is constantly growing and gaining capital gains day after day, so the

investment is considered guaranteed and extremely profitable. It is located 3 minutes from the highway Mérida-Motul, 16 minutes from the Periférico De Mérida, 18 minutes from the Universidad Modelo, 20 minutes from Plaza Altabrisa and the Star Médica hospital, and only 36 minutes from the Yucatecan coast with the port of Chicxulub. With a distribution of two floors, 3 bedrooms, 4.5 bathrooms, parking for two cars, utility room.
Front: 10m Depth: 32.40 m Land: 324m2 Construction: 194.5 m2.

Description:

Low level:

Living room, dining room, large kitchen with pantry, guest bathroom, maid's room with bathroom.

Top floor:

Master bedroom with bathroom and space for a walk-in closet, junior bedroom 1 with bathroom and space for a wall closet, junior bedroom 2 with a bathroom and space for a wall closet. The carpentry and the pool are as additional.

Exterior:

Covered garage for 2 cars, covered laundry area.

Equipment:

Water tank of 1,100 liters, concrete tank of 1 m3 capacity, septic tank type Biodigestor, reinforced concrete plateau and covered with granite in the kitchen, pine main door with lowered frame 0.90x2.15, drum doors with lowered frame with plywood of 6 mm mahogany and imported cured and stoved pine frame in bedrooms and bathrooms of 0.85x2.15 m, it is delivered waterproofed and fumigated.

Amenities:

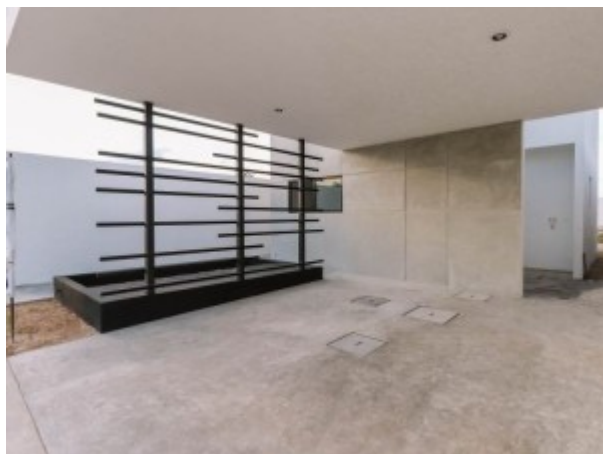
Asphaltic roads, one way with 3 returns in polished concrete, sidewalks on both sides, perimeter fence, jogging track approximately 900 m away, 30 parking spaces distributed in the green areas of the private, outdoor reading areas free, Park with children's games, covered terrace with bathroom for social gatherings of approximately 40 people, soccer field 5, half basketball court, green areas, guardhouse with controlled access.

Special bathroom for security booth or for private maintenance service.

Maintenance fee: \$1,350.00

Price:\$3,590,000.00

Delivery date:September 2024.



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