

## Modern Majestic Mansion

Nestled in the jungle of the Yucatán on what was once the grounds of Dzibilchaltún, is La Ceiba, Club de Golf.

This neighborhood is the most sought after area by wealthy families seeking to enjoy beauty, safety and la dolce vita whilst being able to work in Merida or commuting to main cities across Latin American.

This international community of wealthy home owners has been an important place in the Yucatán for families and golfers alike for more than 30 years.

Property size: 1450SQM

Building size: 1015SQM

Number of Buildings: 2 + 1 pool

Total bathrooms : 8.5

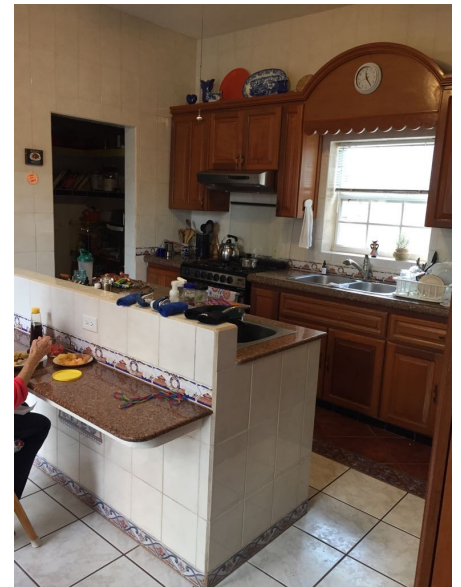
Total Bedrooms: 8

Price: 1.5MD



1) Two story Building offers the following:

**The kitchen:**



Fully equipped open plan 30SQM Kitchen with A/C.  
one 0.36\*1.75Mts island with granite working top with sink and bar on the other side.

Main granite working top with oven, double sinks and fridge freezer integrated.

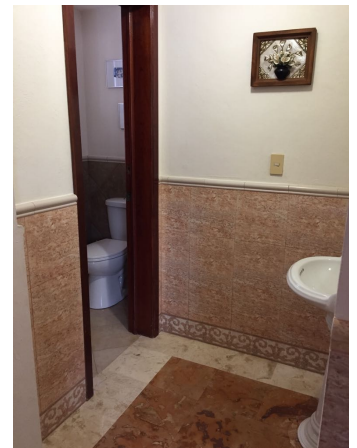
Two separate 1.85 kitchen granite bars by the wall, overlooking the front courtyard. Kitchen fully equipped with Mexican Cedro hardwood cabinets.

A big pantry (storage space) well-lighted and dry.

Fridge, freezer, microwave, dishwasher and features proper to modern kitchen.

Walking through an open arch takes you to the next room:

### The Dining room



3Mts ceilings, 30SQM dining room with majestic columns opening into the 54SQM living room with higher ceilings of 8Mts,

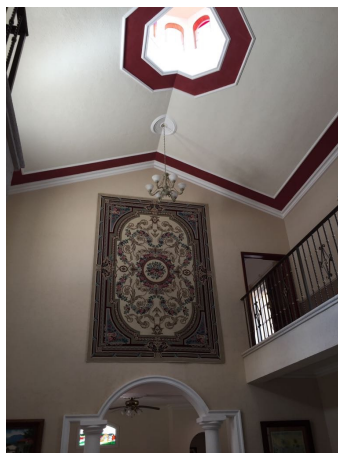
The dining room has a half bath, is well lit and has marble stairs in the right corner leading down to the small wine cave. The room looks onto the Living room and the upstairs passageway giving access to 3 beautiful, self-contained fully-equipped studios.



The dining room has french windows giving access to the 40SQM fully-equipped terrace looking onto the 3x6Mts pool. The terrace is equipped with a 3 seaters sofa, a 4 chairs table setting, a sound system and barbecue grill unit.

Walking through the arched opening sustained by two columns takes you to the majestic living room:

### The Living Room



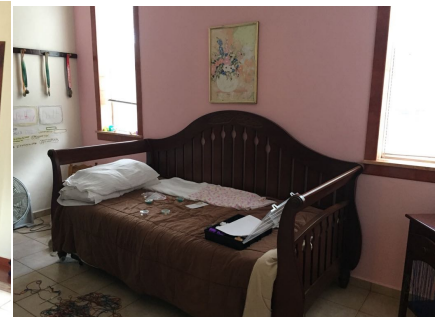
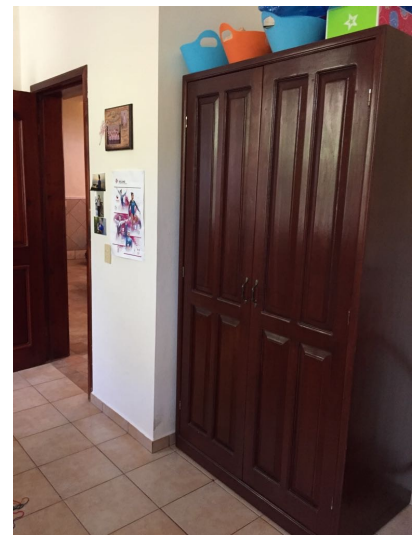
A 54SQM Living room with 8m crown ceilings sustained by columns and a copula and view on the iron railing throughout the upstairs landing.



The living room is so big that it is currently used as TV room with 6 seatings and a gymnastic ground used by a young champion!

It has french doors leading onto the same 40SQM fully-equipped terrace looking onto the 3x6Mts pool.

## **2 Lower Level Single Rooms & Full Bathroom**



Those two rooms are the only bedrooms that must be accessed from the main living area.

Nice 10SQM bedroom with mobile closet and a full 4SQM ensuite bathroom with dual room and living room entry.

Another 13SQM room to be used as a bedroom or office room

### **The four self-contained Studio flats**

The main building counts with 4 Self-contained studios, all with small kitchen, some with built in closets or casters closets, full bathrooms and all with independent entrance to preserve privacy.

They can be used as bedrooms if used for family needs or as rental holiday properties through Airbnb.

### **The Masters' Studio:**



Currently used as a the master bedroom by the owner.

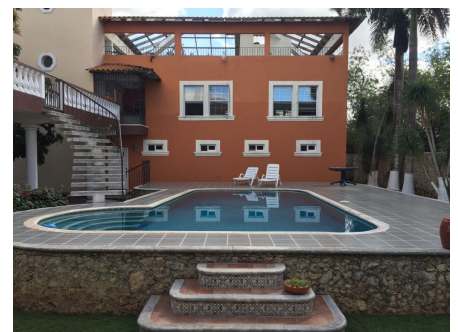
Entering this independent self-contained majestic studio, you walk through 10 Mts of Mahogany closets leading into the 30 SQM master bedroom with a walk-in bay window suitable for desk or bench.

It has a kingsize bed, with kitchenette and full bathroom, AC, electric fans and big windows.

It is beautiful, modern, with colonial flair and very quiet. The flat is spacious and very comfortable.

The bathroom is spacious, with shower, WC and French bidet. Plumbing is up to USA standards and bathroom is well lit.

This downstairs studio has direct access to the pool through a door opening onto the terrace by the pool.



The spiral stairs leads to the vaulted upper passageway looking directly down onto the living area.

On the left of the stairs, you find the 1st self contained studio flat.



## North Star Studio



24SQM well-ventilated upstairs studio with adaptable kingsize bed, with kitchen and bathroom, A/C, electric fans and big windows.

This gorgeous studio is beautiful, modern and very quiet. The room is spacious and very comfortable.

The spacious bathroom offers a luxurious bath tub with Jacuzzi, a nice shower and french bidet.

The kitchenette has a bar, a sink and lovely wooden cabinets and is fit for full use.

Plumbing is up to USA standards and bathroom is well lit.

This 24SQM studio has independent access to the upstairs terrace and the pool downstairs. The North Star flat is currently being used as an Airbnb unit.

## Sunset Room:



A 28SQM well-ventilated studio with kingsize bed, with kitchen and bathroom, fans and big windows, highly secured.

It is beautiful, modern, with colonial flair and very quiet. The flat is spacious and very comfortable.

This 28SQM bedroom with Kingsize bed and Cedro furniture, leads into a 18SQM kitchen leading onto a 45SQM private terrace.

The spacious bathroom offers a luxurious bath tub with Jacuzzi, a nice shower and a french bidet.

Plumbing is up to USA standards and bathroom is well lit an.

The studio has its own terrace as well as an independent access to the upstairs terrace and the pool downstairs.

The Sunset flat is currently being used as an Airbnb unit.

### **Sunrise Flat**





This well ventilated studio flat offers a 18SQM bedroom with queen bed with Cedro furniture. It is beautiful, modern and very quiet. it is spacious and very comfortable.

The studio has its own terrace as well as an independent access to the upstairs terrace and the pool downstairs.

There is a small kitchen and a spacious full bathroom with french bidet. Plumbing is up to USA standards and bathroom is well lit.

The bathroom offers additional open storage space for whites.

The Sunrise flat is currently used by a private tenant co-hosting the properties we manage on Airbnb.

### **Downstairs Terrace**



40SQM fully equipped terrace looking onto the 3x6Mts pool. The terrace is equipped with a 3 seaters sofa, a 4 chairs table setting, a sound system and barbecue grill unit.

### **The Pool:**



3x6Mts pool fully equipped with filter system, well maintained with a terrace with enough space for lounge chairs and table.

A dry well in full use, storage area and filter system under the deck of the pool.

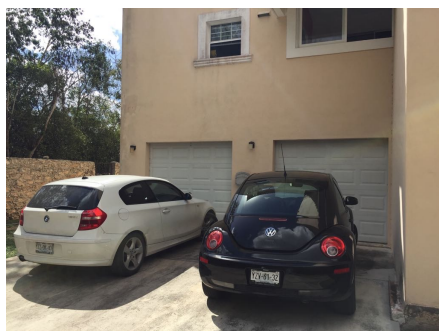
There is another storage area under the deck of the pool.

After the pool, you access the 2nd building:

**Note:the 2 buildings are connected by a beautiful bridge  
Just like in the Frida Kahlo movie!**



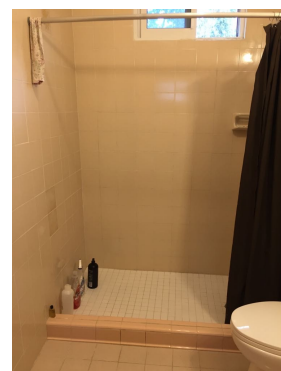
**Building two:**



1) Downstairs 60SQM garage with space for 2 cars.



2) One 340 sqFT bedroom with a nice bathroom, built-in closets and living space with A/C and private entrance from the garage.



The downstairs garage has the potential to become another studio flat or a two bedroom flat if the two spaces were merged.



## Fabulous One bedroom 800sqFT flat



Passing through glass windows, you enter the 75SQM living area lighted by natural light coming out of huge windows.

On the left side of the entrance you find your fully fitted kitchen with Cedro wood cabinets, tiled working plan and a bar separating the kitchen from the dining room/living area in front of it.

Across from which is the door to the fully-equipped bathroom.

This gorgeous living space leads to another door opening up to the SQM bedroom offering a 7 Mts long Koba/cedar closet fitting the full width of the bedroom.

Spacious windows through out the flat allow natural light and fresh air. Supplying the two buildings, there are

- 3 water softeners
- 3 septic systems.
- 4 complete plumbing and electrical connections ready for washer-dryer installation.

## **The Palapa**



96SQM terrace with a palapa structure ready to become a palapa space or another living space by putting windows and french doors.

Tiled throughout and with big storage space on the left side of the stairs.



There is a full bathroom fully functional and this 96 SQM space is ready to become a another stunner in this majestic complex.

67 Mts paved driveway leading to the rear building, often used by the owner's grandchildren for rollerskating and cycling.

Largely enclosed open air 2 car garage leading to the laundry and kitchen:

The laundry room is in the corner of this open air space, just outside the main kitchen. The laundry room is fully functional with washing machine and dryer. One of the water system softeners is in the laundry.

Due to the value of the property and the fact that the house is in use by the owners and with Airbnb tenants, there is a pre-qualifying interview.

Contact Naima Noudjem, International Business Consultant for an exclusive viewing of the property in Merida.

UK Office +44 330-822-04- 04

USA Office +1 213 269-49-66

Mobile What'aspp or call + 52 (1) 984-177- 57- 73

Alternatively contact Craig Bailey, International Sales Consultant for more information on the property on + 44 748 021 62 70

Invest now in the safest city of Latin America and become the wealthy owner of this Modern Majestic Mansion!

Naima Noudjem offers onsite or off-site property management if needed.