



## Casa Dolores, Two Bedroom W/apartment On A Large Corner Lot!

### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: EUR 415,732

### Location

Country: Mexico  
 State/Region/Province: Yucatán  
 Posted: Jul 03, 2024  
 Description:  
 Merida Yucatan Garc a Giner s Property Code 003286

Casa Dolores is a multi functional home with huge potential rental income.

The property has a main house with 2 bedrooms 2 full baths and an independent casita with kitchenette bedroom and full bath.

Casa Dolores features a large undeveloped lot with direct street access. Room to expand build an at home business additional rental units expand the garden etc .

Situated on a quiet corner in Garcia Gineres the new home buyers will find the hotel zone Slow Food Market and Walmart on Paseo de Montejo within walking distance.

Ample natural light mature trees quiet location and built in 2017 this home is a must see for any buyer looking to be in the centro area.

Construction 228 sq mt 2 454sq ft  
 Lot 676 sq mt 7 276 sq ft  
 Lot Dimensions 9.8m x 37.4m Irregular 32ft x 122.7 ft  
 Price 450 000 USD



2 Bedrooms  
2 full baths  
Casita with full bath and Kitchenette  
Closets  
Living room  
Kitchen  
Dining room  
Swimming pool with filtration system  
Garden  
Patio  
Terrace  
A C Units  
Ceilings fans  
Large corner lot  
2 story home  
Excellent location

Location 3.5 Blocks to Salvador Alvarado Sportive Center  
9 Blocks to Parque Las Am ricas  
10 bloks to Paseo Montejo

Merida Yucatan is a vibrant historic city best known as the cultural capital of Latin America. Ancient Maya cities stunning cenotes and majestic haciendas dot the countryside of the Yucatan. Merida has its own international airport first class healthcare modern amenities timeless traditions and rich history. Plus the Gulf Coast is just a short drive away. Most important Merida is considered the safest city in the western hemisphere. Merida is now one of the top destinations for retirement investment and living.

Air Conditioning  
Aluminum Doors  
Aluminum Protectors  
Apartment Casita or Rentals  
Area to Build  
Ceiling Fans  
City Water  
Clear Title  
Closets  
Completely Renovated  
Concrete Roads  
conveniently located  
Corner Lot  
Electricity  
Fideicomiso  
Full Bathrooms



- Hot Water
- Iron Protectors
- Laundry Room
- Manual Gates
- Move in condition
- Non Slip Flooring
- Pool with Filter System
- Quick access to public transportation
- Quiet Location
- Spacious Living
- Spacious Living Room
- Storage
- Walled

### **Common**

Bedrooms:	3
Bathrooms:	4
Finished sq. ft.:	228 sq m
Lot Size:	676 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T1749/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T1749/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: mx60134472

