

Compostela 3 Bedroom House

Price: \$766,629 USD



Bedrooms: 4

Bathrooms: 6

Size: 4,370 sq ft

Lot Size: 6,081 sq ft

Address: Santa Maria Yaxche, Merida Real Estate, Yucatan, 97308

Description

Located in the private community of Compostela in Santa María Yaxché, this well-designed two-story home offers comfort, space, and smart features in one of the most desirable areas of Mérida's north. Set on a 565 m² (6,081 ft²) lot, with 406 m² (4,370 ft²) of interior space, the home is ideal for families looking for a move-in-ready property with quality finishes and access to excellent community amenities.

Comfortable Layout with Smart Upgrades

The home features a thoughtful layout and smart technology that adds convenience and peace of mind. It's equipped with a Ring smart doorbell, Yale smart lock, video surveillance, 30 solar panels, and remote-controlled lighting and air conditioning.

Ground Floor:

Spacious living and dining area with double-height ceilings. Fully equipped kitchen with Smeg appliances, granite counters, a wine fridge, and water purification system. There's also a pantry and breakfast bar, guest half bath, and a bedroom with a full bathroom and walk-in closet—great for guests or multi-generational living. The ground floor includes a laundry room with washer/dryer, a service room with its own bath, and a covered terrace with a marble bar and sink. Outside you'll find a chukum-finished pool, sun deck, garden with lighting and irrigation system, outdoor half bath, and storage space. The garage accommodates 2 covered vehicles and up to 5 uncovered.

Upper Floor: Privacy and Functionality

Upstairs, there are three additional bedrooms, each with air conditioning, blackout curtains, and its own full bathroom. The primary suite includes a walk-in closet, double vanity, indoor and outdoor showers, and a soaking tub. A cozy reading nook, built-in desk, and family TV room complete the upper level.

Community Amenities and Lifestyle

Compostela is a low-density private community with just 74 lots across 10 hectares, offering a peaceful environment and full access to: 24/7 gated security and trash collection, clubhouse with event spaces, spa with steam and sauna, business center, co-working space, cigar and snack bar, gym, swimming pools, play areas, and sports courts for tennis, paddle, and soccer.

Excellent Location in Northern Mérida

Casa Compostela is just minutes from top schools, hospitals, shopping, and restaurants, with easy access to main roads. It's a great option for families or anyone looking for a well-built home in a quiet, secure, and well-located neighborhood. With smart features, energy efficiency, and great shared amenities, this home is a solid investment and a comfortable place to call home.

FAQ

Is the home move-in ready?

Yes. The home is being sold fully equipped, with appliances, smart systems, air conditioners, and built-in features already installed. It's ready for immediate occupancy.

What smart home features are included?

Casa Compostela #61 comes with a Ring smart doorbell, Yale digital lock, remote-controlled lights and air conditioning, video surveillance cameras, and 30 rooftop solar panels for energy efficiency.

What community amenities are available in Compostela?

Compostela includes a clubhouse, swimming pools, gym, spa with sauna and steam room, co-working areas, children's play zones, sports courts (tennis, paddle, soccer), and 24/7 gated security.

Is the location convenient for schools, shopping, or healthcare?

Yes. Casa Compostela is located in **northern Mérida**, close to top-rated schools, hospitals, shopping centers, and major roads, offering easy access to everything a family needs.











