El Pueblo Mérida

Price: $4,900,000 USD

Bedrooms: 9

Bathrooms: 13

Rooms: 9

Size: 17,642 sq ft

Lot Size: 20,494 sq ft

Address: Centro Merida, Merida Real Estate, Yucatan

Description

El Pueblo Mérida is an extraordinary private residential compound positioned at the distinguished gateway to Paseo de Montejo in Mérida Centro. Set on an expansive 2,000-square-meter (21,528-square-foot) footprint, the property offers direct pedestrian access to the city's most iconic boulevard and elevated views over one of Mérida's most historically significant avenues.

From the rooftop terraces of Casa Vista Montejo, the property captures long-axis panoramas over Paseo de Montejo, a rare residential perspective shaped by its privileged position and the historic protections surrounding the avenue. Behind understated historic facades, the compound opens into three independent luxury residences connected through lush botanical gardens, open-air living spaces, and private gathering areas.

Conceived as a private urban hacienda for multi-generational living, El Pueblo Mérida offers a level of scale, privacy, and architectural intimacy rarely found in the historic heart of Mérida. The property is fully concealed from the street, creating a quiet residential world designed around privacy, indoor-outdoor living, and effortless entertaining.

At the center of the compound is a 30-by-30-meter (98-by-98-foot) botanical courtyard curated with more than 200 native Yucatecan plant species. This dramatic garden setting surrounds a 25-meter (82-foot) natural living-water pool, creating one of the property's most memorable outdoor spaces in the center of the city.

Property Highlights:

- 9 grand king suites
- 13 bathrooms
- 2 full kitchens
- 1 private kitchenette
- 2,000 square meters (21,528 square feet) of private residential grounds
- 30-by-30-meter (98-by-98-foot) botanical courtyard
- More than 200 native Yucatecan plant species
- 25-meter (82-foot) natural living-water pool
- Three independent luxury residences
- Elevated rooftop terraces with views over Paseo de Montejo
- Expansive rooftop and terrace entertaining areas
- Dedicated wellness and fitness areas

- Elevator access
- Secure private garage
- Multiple independent entrances for residents and guests
- Direct pedestrian access to Paseo de Montejo
- Private setting within Mérida Centro

El Pueblo Mérida is a rare offering for buyers seeking privacy, architectural character, and significant scale at one of the most prestigious addresses in Mérida.

What makes this property stand out among boutique hotels in Mérida's historic area?

Most hospitality properties near the center are constrained by narrow layouts and limited outdoor space. El Pueblo Mérida is set on a 1,904 m² lot (20,494 sq ft) with 1,639 m² of construction (17,642 sq ft), allowing for generous circulation, gardens, and shared areas that feel calm and unforced.

What is special about the pool, and why does it matter for guest experience?

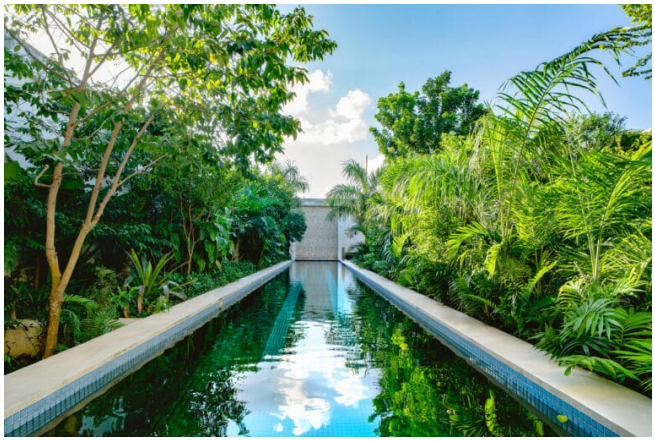
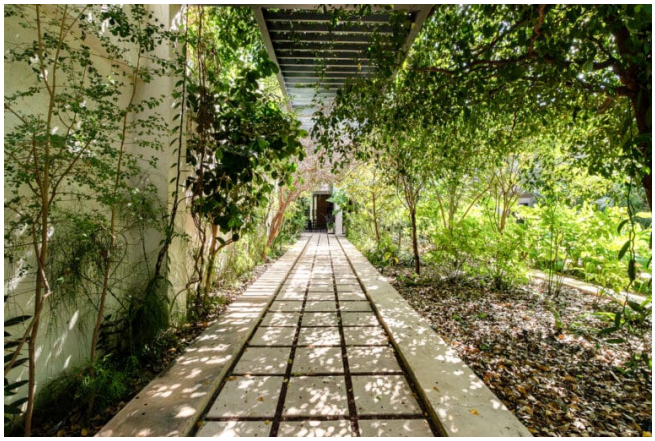
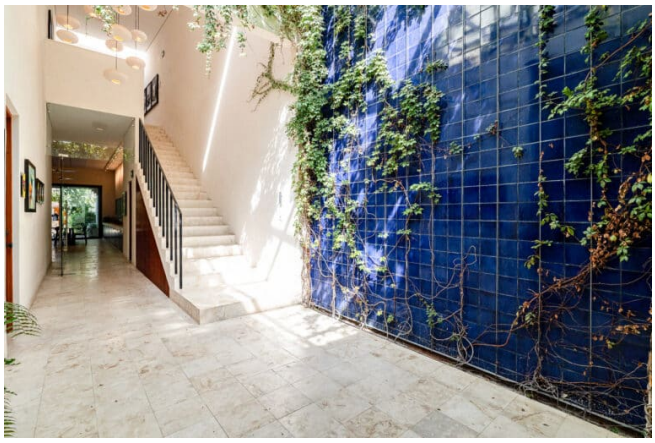
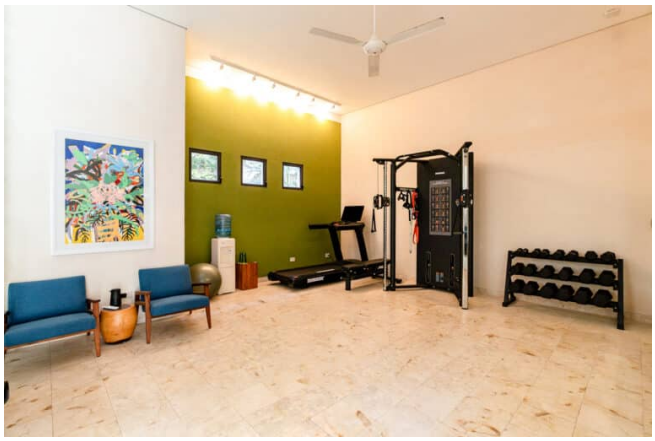
The pool is 25 m long (82 ft) and naturally treated without chemical additives, which is unusual in Mérida's central market. It functions as a true wellness amenity rather than a small plunge pool, supporting longer stays, repeat guests, and stronger positioning in boutique travel and lifestyle marketing.

How is the property set up for operations and guest comfort?

It is built for practical, high-quality hospitality. Soundproofed rooms improve privacy and sleep quality; the elevator adds accessibility; the gym supports longer-stay travelers; and the chef's kitchen enables consistent food service and events. The café adds a touchpoint that can serve both guests and walk-in visitors, depending on your operating model.

What ownership uses make sense for this property beyond its current concept?

El Pueblo Mérida can continue as a boutique hotel, transition into a branded hospitality offering, or evolve into a lifestyle-focused operation with curated experiences. The property's layout, pool, and Paseo de Montejo positioning support multiple strategies, including premium short stays, long-stay packages, wellness retreats, and private buyouts for small groups.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