PROPERTY BROCHURE

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Key: Demertem3239
ID: departamento-en-venta-en-temozon-norte-merida
Operation: Venta

Apartment for sale in Temozon Norte Merida

2 bedrooms · 2 bathrooms · 65sqm · Sale
Av. Temozon, 122, Temozón norte, mérida, yucatan

ASKING PRICE
$ 2,740,000 MXN

2	2	1	65
BEDROOMS	full baths BATHROOMS	PARKING	built area SQUARE METERS

KEY FEATURES

- ○ Garden
- ● Línea Blanca
- ● Laundry Area
- ○ 1/2 bathroom for visitors
- ○ Terraza / Balcón
- ○ Cuarto de servicio con baño
- ● Parking for visitors
- ○ Storage Room
- ● Pet-friendly
- ● A/C
- ○ Furnished
- ● Dining Room
- ● Living Room
- ● Equipped kitchen
- ○ Family

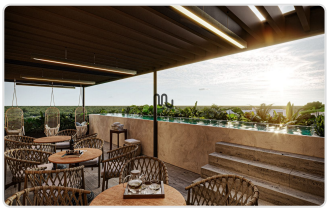
PROPERTY GALLERY

Preview of the main areas









DESCRIPTION

Model Chaká Apartment – Pre-Sale in Temozón Norte, Mérida

Spacious living, modern design, and strong capital gain potential

The Model Chaká is designed for those seeking more space and comfort, ideal for small families or investors looking for a 2-bedroom apartment in the fastest-growing area of Mérida: Temozón Norte.

Apartment Features:

- 65 m² of living space
- 2 bedrooms with semi-fitted closets
- 2 full bathrooms
- Living room, dining room, and fully equipped kitchen
- 1 parking space (12.5 m²)

Finishes and Equipment Included:

- Smart lock on main door
- Fully equipped kitchen with electric cooktop and MDF cabinets
- Air conditioning units in living areas and bedrooms
- Roller blinds
- Aluminum windows (3” line) with 6 mm glass
- Bathrooms with tempered glass shower enclosures
- High-quality carpentry in doors, closets, and kitchen

Development Amenities:

- Infinity pool
- Gym and coworking spaces
- Elevators and package reception
- Security booth and CCTV
- Social terraces and green areas

Pre-Sale Prices:

- Model Ceiba (1 bedroom): from $2,290,000 MXN to $2,430,000 MXN, depending on floor and orientation.
- Model Chaká (2 bedrooms): from $2,790,000 MXN to $2,990,000 MXN, depending on floor and orientation.

Financing Plan:

- 10% down payment at contract signing
- 10% deferred over 30 months
- Additional 5% in month 6

- Additional 5% in month 12
- Balance due upon delivery (February 2028)

The Model Chaká is the ideal choice for those seeking more space and functional distribution, with high-quality finishes and within a development offering premium amenities that guarantee capital gain and quality of life.

DEVELOPMENT HIGHLIGHTS

DEVELOPMENT AMENITIES

● Game room	○ Theater	○ Tennis court	● Parking for visitors
● Terraces	○ Event hall	○ Children's playroom	○ Garden
● Business Center	● Barbecue	○ Paddle Court	● Steam/Sauna Room
● Gym	○ Jacuzzi	● Swimming Pool	

DEVELOPMENT GALLERY

Preview of the main areas









DEVELOPMENT DESCRIPTION

Pre-Venta Departamentos en Temozón Norte, Mérida

Un desarrollo con ubicación privilegiada y alta plusvalía

Este exclusivo desarrollo se ubica en Temozón Norte, la zona con mayor crecimiento y plusvalía de Mérida, rodeada de universidades, hospitales, supermercados y plazas comerciales. Una excelente oportunidad de inversión con gran demanda para renta, descuentos de preventa y facilidades de reventa a futuro.

Amenidades del Desarrollo

- Elevadores
- Recepción de paquetería
- Ducto de basura

- Caseta de vigilancia y CCTV
- Infinity Pool
- Terrazas de convivencia
- Gimnasio y áreas de coworking
- Áreas verdes y espacios recreativos
- Acabados de Calidad

Los departamentos se entregan equipados con:

- Smart Lock en puerta principal
- Cocina integral equipada con parrilla eléctrica y gavetas en MDF
- Aires acondicionados
- Closets semivestidos en recámaras
- Cortinas enrollables
- Ventanas de aluminio línea 3” con vidrio de 6 mm
- Baños con canceles fijos de cristal templado
- Barandales de cristal templado con herrería cromada
- Carpintería en puertas, closets y cocina en MDF de alta calidad

Tipologías Disponibles:

Modelo Ceiba

- 1 recámara
- 1 baño completo + ½ baño de visitas
- Sala, comedor y cocina
- 50 m² habitables + 4 m² de terraza
- 1 cajón de estacionamiento (10 m²)
- D , dependiendo de piso y orientación

Modelo Chaká

- 2 recámaras
- 2 baños completos
- Sala, comedor y cocina
- 65 m² habitables
- 1 cajón de estacionamiento (12.5 m²)

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