MÉRIDA · YUCATÁN · MEXICO

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THE VISION

Live Here — Or Create a Profitable Business

A boutique hotel, private residence and future wellness retreat. The possibilities are already here.

LIVE HERE — OR CREATE A PROFITABLE BUSINESS THAT RUNS HERE

One of the most amazing aspects of this property is that the owner doesn't have to choose between living in Mérida and owning the business.

You can potentially do both.

The original casita gives the owner or onsite manager a private place to live while the guest accommodations operate independently.

Imagine having your morning coffee in your own private space, then walking into the shared courtyard and beginning your day.

You can be involved as much or as little as you want.

Be the owner.

Be the host.

Be the designer.

Be the manager.

Or hire someone else to run it.

The property gives you choices.

Boutique Hotel/Private Wellness Retreat/Travel MedSpa

The Possibilities Are Already Here.

You're home.

You live right here, in your own private casita at the front of the property, close enough to oversee the experience but separate enough to have your own life.

This isn't a dream that starts with an empty piece of land.

The foundation is already here.

What remains is to decide how far you want to take it.

This property offers the opportunity to create something that feels completely different from a conventional property.

A small, intimate, design-focused boutique hotel built around Mexican character, privacy, nature, wellness and personal hospitality.

The existing property already offers the ingredients:

Multiple independent accommodations

A private courtyard

Custom swimming pool

Mature trees and gardens

Outdoor shower and bathroom

Beautifully designed interiors

Owner/manager living quarters

Multiple kitchens

Separate entrances

Independent electrical meters

Private water well

Private gated parking

Free street parking directly in front

New second-floor construction

High-end finishes

A rooftop with extraordinary potential

You aren't starting from zero.

You're stepping into a property that has already been transformed — and deciding what comes next.

IMAGINE THE HOTEL

Multiple Unique Places to Stay

The existing property could become a small collection of distinctive accommodations rather than a building full of identical hotel rooms.

Two Ground-Level Apartments

Comfortable, colorful and private.

Each has its own secure entrance, remodeled bathroom, furnishings, closet storage, A/C and heat, and access to the shared courtyard environment.

These could become your classic guest accommodations.

Two Treehouse Studios (new construction)

Upstairs, your guests begin their day and open the wall of sliding glass doors of their private treehouse studio and enjoy the soft breeze, the tropical birds waking up the city.

These could become the property's signature rooms.

High ceilings.

Operable skylights.

Carrara marble.

Polished concrete.

Custom cabinetry.

Large mature Trees, Gardens

Spa-inspired bathrooms.

These aren't ordinary hotel rooms.

They're an experience.

The Original Casita

Possible uses:

A private residence.

A manager's residence.

A boutique reception.

A concierge.

A small hotel gift shop.

A café.

A combination of several.

The flexibility is part of the opportunity.

THE FRONT OF THE PROPERTY COULD BECOME PART OF THE BRAND

Imagine opening the front room into a beautiful boutique reception and retail space.

Guests enter off the street with a general everyday local street, the local hustle and bustle. Kids on their way to school. But when they walk through the door or the gate!

They see Trees, beautiful flowers, an oasis hidden in the city like so many of the treasured restaurants and shops in Centro.

You have local artisan products.

Mérida artwork.

Handmade goods.

Hotel merchandise.

Local foods.

Perhaps a small coffee counter.

Perhaps breakfast.

Perhaps a concierge helping arrange a private dinner, a local guide, transportation or a day trip.

The existing kitchen could potentially become a small café, breakfast kitchen or catering kitchen.

The front casita doesn't have to simply be where someone sleeps.

It could become the front door to the entire experience.

THE COURTYARD

Where Everyone Comes Together

The courtyard is the the soul of the hotel.

Imagine guests sitting around the pool in the afternoon.

Someone reading beneath the mature tree.

Friends sharing drinks at the outdoor table.

Music playing softly.

Native plants and flowers scattered throughout the property

The pool illuminated in the evening.

This is where the property stops feeling like a collection of apartments and starts feeling like a destination.

THE PRIVATE POOL

The pool is already here.

And it is private.

Large lounging steps lead into the deeper swimming area.

A built-in lounge bench creates seating beside the pool.

The surrounding patio provides room for guests to relax, dine and socialize.

The pool has a solar heating system designed to extend comfortable use into the cooler months.

It was also designed to accommodate a future full cover.

Outdoor Tree Shower

Open air Tree shower

Toilet

Vanity

Privacy

Direct access from the pool

It's the kind of feature guests photograph.

The kind of feature they remember.

The kind of feature that becomes part of the story they tell about their stay.

THE TREEHOUSE LEVEL

Your Signature Accommodation

The second floor is where the property begins to feel truly special.

Two studios were designed around the surrounding trees and natural environment.

Full-height glass.

High ceilings.

Skylights.

Natural ventilation.

Carrara marble.

Custom storage.

Polished concrete.

Spa-style bathrooms.

Volcanic stone sinks.

Privacy glass.

Sheer drapes.

Tree views.

These spaces could become the premium accommodation category for the hotel.

And they provide something a traditional hotel room cannot easily replicate:

the feeling of living in the trees.

AND THEN THERE IS THE ROOFTOP

The Part You Get to Dream About

The rooftop is where the vision can go beyond the existing property.

The entire building footprint is available for future development.

And because the property sits high in the neighborhood, the rooftop has open views in multiple directions.

Imagine going upstairs at sunset.

The city stretching around you.

The evening breeze.

The sky changing colors.

A drink in your hand.

A massage happening under a shaded cabana.

Someone practicing yoga.

Another guest watching the stars.

This could become the property's private rooftop wellness retreat.

THE ROOFTOP SPA

An Experience, Not Just an Amenity

The rooftop could potentially be developed into an appointment-only wellness experience.

Imagine offering:

Private Couples Massage

A private rooftop treatment followed by champagne or refreshments and time to relax.

Sunset Wellness Experience

Massage.

Music.

Food.

Drinks.

The city below.

Private Spa Evening

A small group books the rooftop for an intimate evening of wellness, food and relaxation.

Hotel Guest Wellness Package

Guests add a massage or private spa experience to their stay.

Outside Appointments

Instead of building a high-volume day spa, the concept could remain intentionally intimate.

Private. Personal. Exclusive.

THE HOTEL COULD HAVE MORE THAN ONE BUSINESS

This is where the concept becomes particularly interesting.

The property doesn't have to rely entirely on nightly room revenue.

Potential revenue opportunities could include:

STAY

Guest accommodations.

EAT

Breakfast, café, private dinners and catering.

Classes

Local artisans host macrame, painting, mosaics and so much more

EXPERIENCE

Tours, local experiences and concierge services.

CELEBRATE

Small dinners, celebrations and private events.

RESTORE

Massage, wellness and rooftop spa experiences.

The goal is not to turn the property into a busy commercial complex.

The goal is to create multiple complementary experiences that all support the same brand.

SOUTH CENTRO IS PART OF THE EXPERIENCE

This isn't a hotel dropped into an isolated resort district.

It is South Centro.

A real Mérida neighborhood.

Walk outside and you're surrounded by everyday Mexican life.

Fresh food.

Markets.

Neighborhood shops.

Restaurants.

Hardware stores.

Pharmacies.

Laundry.

Public transportation.

A corner store across the street.

And free street parking directly in front of the property.

Historic Centro is within walking distance.

Guests can explore Mérida on foot, take public transportation, or use a car when they want one.

That combination gives the property something important:

The feeling of actually living in Mérida.

Not simply visiting it.

THE PARKING ADVANTAGE

For an investor thinking about the guest experience, the parking situation is worth noticing.

The property offers:

Free street parking directly in front

plus

secure gated private parking for 1–2 vehicles.

Guests arriving with a rental car have a practical place to park.

The owner has private parking.

Service providers and deliveries have convenient access.

And guests still have the walkability and public transportation advantages of South Centro.

THE PROPERTY IS ALREADY BUILT AROUND FLEXIBILITY

The infrastructure gives the future owner options.

Separate electrical meters

Useful for independent units and simplified utility management.

Separate Tinoco’s

Independent water storage for the buildings.

Private deep water well

A valuable property resource.

Individual mini-splits

Guest rooms can be individually controlled.

Multiple kitchens

Residential, guest and hospitality configurations are possible.

Multiple entrances

Guests can remain separate from the owner's living space.

New second-floor construction

A substantial portion of the property's newer accommodation space is already in place.

Rooftop potential

The next major chapter is waiting above you.

WHAT WOULD YOU DO WITH IT?

That's the exciting part.

You could keep it primarily residential.

You could operate several furnished rentals.

You could live here and rent the remaining spaces.

You could create a boutique hotel.

You could develop the rooftop into a private wellness experience.

You could combine several of these ideas.

The property doesn't dictate the dream.

It gives you the framework to create it.

THE INVESTOR'S OPPORTUNITY

This isn't about buying a building and hoping you can figure out what to do with it.

The difficult work of creating the foundation has already been done.

The property already has:

Multiple finished living spaces

Modern bathrooms

Kitchens

Furnishings

Pool

Landscaping

Outdoor gathering areas

Owner living space

Independent utilities

Parking

New construction

Custom architectural details

Rooftop development potential

The next owner gets to focus on finishing the vision rather than starting it.

A POSSIBLE FUTURE

Picture the property a few years from now.

The hotel has a name.

There is a beautiful sign at the entrance.

Guests arrive and walk through the gate.

The courtyard is alive.

The pool is warm.

The treehouse studios are booked.

Breakfast is being prepared in the kitchen.

A guest is getting a massage upstairs.

Another couple is having dinner beneath the vines.

The owner lives comfortably in the front casita.

The rooftop glows as the sun sets over Mérida.

And the entire property feels like one cohesive experience.

Not a big hotel.

Not a resort.

Something much more personal.

A place people remember.

THE VISION

The concept can be summarized in three words:

STAY.

Beautiful, private accommodations with character.

GATHER.

A courtyard, pool, kitchen and social spaces designed to bring people together.

RESTORE.

A future rooftop wellness experience designed around relaxation, privacy and the Mérida sky.

A Boutique Hotel.

A Private Residence.

A Wellness Retreat.

A Business.

A Place of Your Own.

The possibilities are already here.

The next chapter belongs to the person who sees what this property can become.

STAY · GATHER · RESTORE

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