

PROPERTIES FOR SALE

PRE- SALES



VIEW LISTINGS



Presley DevAnnand



ARTHOUSE MÉRIDA

A MASTERPIECE OF ARTISTIC LUXURY LIVING

Arthouse Mérida is a luxurious residential apartment project located in the Altabrisa neighborhood of Mérida, Yucatán.

KEY FEATURES

- Marble floors
- Cinema Theater
- Award-winning developer
- Wine Cellar

\$6,900,000 MXN

\$482,000 CAD / \$355,693 USD

**Prices may change due to exchange rates*





VILLAS 43

INVEST IN MÉRIDA'S BOOMING VACATION RENTAL MARKET

Turnkey Investment: Fully furnished options available, so you can list on Airbnb immediately

- Estimated CapRate: 7-10%
- Priced 18% below market average per m² in Centro

KEY FEATURES

- Private pool
- Handcrafted local wood
- Airbnb Ready
- Covered parking

\$6,500,000 MXN

\$446,290 CAD / \$331,593 USD

*Prices may change due to exchange rates



LEARN MORE



TEXT FOR INFO



TORRE TEMOZON

LUXURY LIVING IN THE NORTH

First and only Tower in Temozón Norte, located on the main avenue. Its design and its materiality have attributes of great value.

KEY FEATURES

- High-end finishes
- Prime location
- Drink & Play bar
- Airbnb ready

\$2,722,341 MXN

\$185,864 CAD / \$137,502 USD

**Prices may change due to exchange rates*



LEARN MORE



TEXT FOR INFO



- Deliveries From 12/2024
- 24/7 Security Surveillance
- Swimming Pools
- 142 m² Area Construction

FLAT | CHUBURNÁ



**STARTING @
JUST \$2.1MDP**

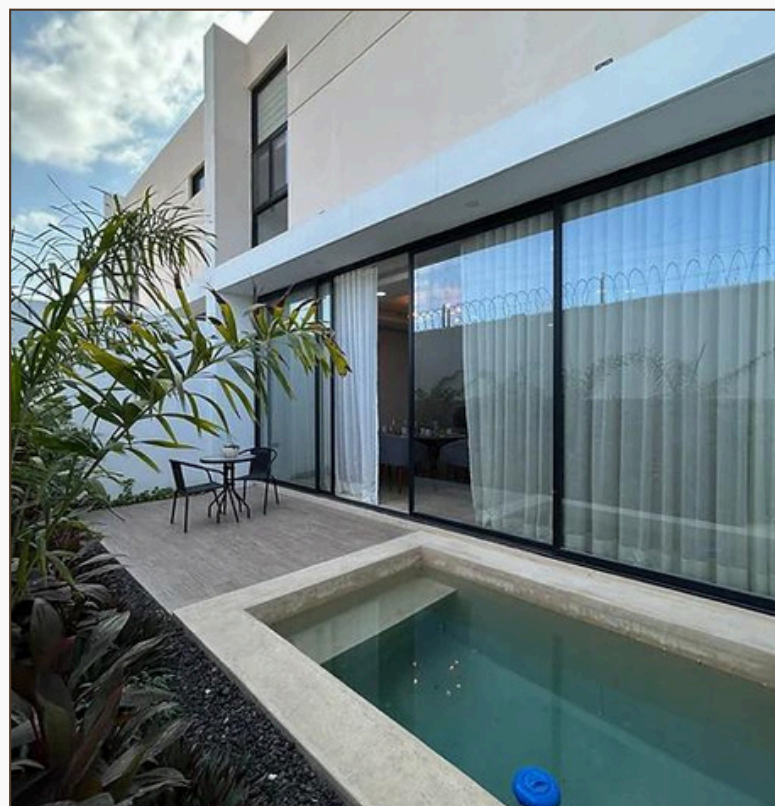
\$107,048 USD / \$144,443 CAD

Click To Learn More!



- Smart Home Automation
- 24/7 Security Surveillance
- Central Garden
- Solar Panels
- 179 m2 Area Construction

B.
BOREANA
RESIDENCIAL



**STARTING @
JUST \$3.6MDP**

\$182,941 USD / \$246,924 CAD

Click To Learn More!



- Roof Top Bar & Terrace
- 24/7 Security Surveillance
- Sports & Cinema Bar
- Lounge Swimming Pools
- Gyms & Wellness Room
- SunDeck

THE
vibes

FEEL THE CITY



**STARTING @
JUST \$2.4MDP**

\$122,340 USD / \$165,074 CAD

Click To Learn More!



- 400m² Lots
- Adult/Kids Pools
- Kids Club
- Terrace Bar
- Paddle Court
- Gym & Coworking Space



SILVESTRE



**STARTING @
JUST \$2.3MDP**

\$117,279 USD / \$158,233 CAD

[Click To Learn More!](#)



- Beach Club & Sky Deck
- 24/7 Security Surveillance
- Sports & Cinema Bar
- Lounge Swimming Pools
- Gyms & Wellness Room
- Infinity Club House
- Infinity Garden



**STARTING @
JUST \$5.9MDP**

\$305,900 USD / \$412,695 CAD

Click To Learn More!



- Located in Colonia Altabrisa
- Close to Schools & Hospitals
- A SPA Boutique
- Kids Park & Pet Park
- Gym & Swimming Pool
- Cinema & Play Room
- Art Gallery & Artistic Residence



ARTHOUSE
MÉRIDA



**STARTING @
JUST \$7.1MDP**

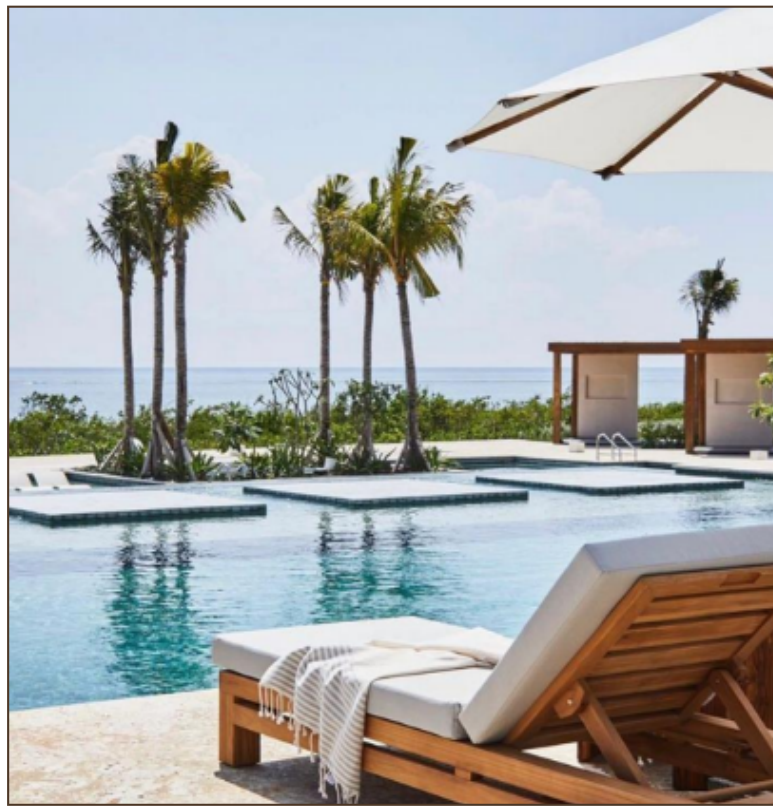
\$361,718 USD / \$488,063 CAD

Click To Know More!



- Fully Equipped Kitchens
- Cabins & Lounge Chairs
- Paddle Ball & Gym
- Swimming Pool & SPA
- Firepit, Event Hall & Restaurants


BOGA
Beach Front Living



**STARTING @
JUST \$12.5MDP**

\$924,882 USD / \$1,244,220 CAD

[Click To Learn More!](#)

READY TO MAKE THE MOVE: *LET ME HELP*

Who am I?

Hey there! I'm Presley, a Toronto transplant who's called Mérida home for the past three years. When I'm not soaking up the sun or indulging in too much cochinita pibil, I help folks like you explore the possibility of life in this amazing city.

How I can help?

Whether you're dreaming of retirement, looking for a vacation home, or thinking about a big life change, I'm here to help. **I can assist with:**



↓
Finding
properties that
match your vision
and budget



↓
Connecting
you with
trusted local
services



↓
Sharing insider tips
on Mérida's
neighborhoods and
lifestyle



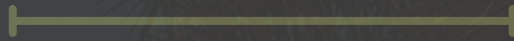
↓
Offering a friendly
face and support as
you navigate your
move



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EXCLUSIVE WELCOME PACKAGE

I remember how it felt when I first moved here from [Your US City]. It's exciting, but let's face it – moving to a new country can be a bit overwhelming. That's why I've put together this little welcome package for my clients. It's all the stuff I wish someone had done for me when I first arrived!



Welcome Package Includes:

- Complimentary airport pickup . I'll pick you up or send an Uber from the airport myself.
- Internet is crucial. I'll set you up with high-speed internet and cover the first year. Staying connected to family back home? Sorted.
- Dealing with utilities and local registrations can be... interesting. I'll help you navigate all that paperwork.
- Discount on solar panels. Smart move in sunny Mérida! Your electricity bills will thank you.
- One AC unit and installation included.

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FAQs

Financial and Residency

Path to Mexican Citizenship

✓ TEMPORARY RESIDENCY:

Begin by applying for temporary residency, which allows you to stay in Mexico for up to four years. You must demonstrate income (usually around \$2,100 USD/month) or savings (around \$35,000 USD) to qualify.

✓ PERMANENT RESIDENCY:

After four years of temporary residency, you can apply for permanent residency. Once you've held this status for five years, you can apply for Mexican citizenship.

BENEFITS:

Citizenship allows you to vote, own property without a Fideicomiso, and stay in Mexico indefinitely without visa renewals.

Fideicomiso: How Foreigners Buy Property

Foreigners cannot own property directly in restricted zones (e.g., 100 km from borders or 50 km from coastlines) in Mexico, which includes Yucatán. To buy property in these areas, foreigners must use a Fideicomiso (bank trust).

How It Works: A Mexican bank holds the property title on behalf of the buyer, who retains all rights to use, sell, lease, or inherit the property. The trust typically lasts for 50 years and is renewable.

Cost: Setting up a Fideicomiso costs approximately \$500 - \$2,000 USD, with an annual fee around \$500 - \$700 USD.

The buyer still has full control over the property and can transfer, lease, or sell it without needing special permissions. It ensures legal compliance and protects your investment.

Mortgages for Foreigners

While Mexico offers mortgages to foreigners, securing one can be more complex than for locals. Most local banks require permanent residency and a solid financial history in Mexico. Interest rates tend to range from 7% to 10%, with a down payment of at least 10% to 30% of the property value.

- ✓ **Options:** You can explore mortgage options with Mexican banks or U.S./Canadian institutions offering international mortgage services. Another alternative is financing through the developer, with varying terms.

Using \$100k to Move to Yucatán?

Moving to Yucatán with a \$100k budget offers flexibility. For example, you can allocate around 20–30% of that towards a down payment on a home. While you may still need to work to cover mortgage payments and living expenses, Yucatán's lower cost of living compared to the U.S. and Canada helps stretch your budget. You'll need to consider home purchase costs, legal fees, and initial living expenses. A balance of upfront costs and ongoing income is key to making the transition smooth.

Ballpark of Down Payment, Closing Costs, and Interest Rates

Down Payment:

PRICE:

Typically 20–30% of the property price.

Closing Costs:

PRICE:

Around 5–7% of the property's value. This includes notary fees, taxes, and legal expenses. For example, on a \$200,000 home, closing costs would range from \$10,000 to \$14,000 USD.

Interest Rates:

Mortgage interest rates in Mexico are usually higher than in the U.S., ranging from 8–12%. Keep in mind that interest rates vary depending on the lender, loan term, and your financial profile.