02 THE MBH FILE

Every home comes with *its numbers.*

Mérida has no MLS, and most listings come with a price and not much else. Before a home goes on this site, we check six things from official documents. The line under each one is the real result for Casa Mila.

TITLE

Deed and registry folio

We read the escritura and confirm it at the Public Registry.

✓ `Escritura 296 · 2024 · registered`

TRUST

Bank trust status

For foreign buyers, the fideicomiso must be current before anything can close.

✓ `Bank trust current · 2026 fees paid`

SIZE

Square meters from the cadastre

Construction and lot size come from the cédula catastral, not a flyer.

✓ `335.59 m² built · 474.80 m² lot`

TAXES

Property tax and water

Predial and utilities confirmed paid, so no debt follows the house.

✓ `Predial 2026 · paid`

INCOME

Rental record

If a home earns money, we show the actual payouts, month by month.

✓ `Aug 2026 payout · 42,639 MXN`

CLOSING

What it costs to buy

Transfer tax (ISAI), notary, registry and trust fees, itemized before you make an offer.

✓ `Casa Mila · run the numbers`

03 OUR FIRST HOME

Casa Mila, Dzityá

A turnkey pool home in north Mérida, running as a 5-star Airbnb.

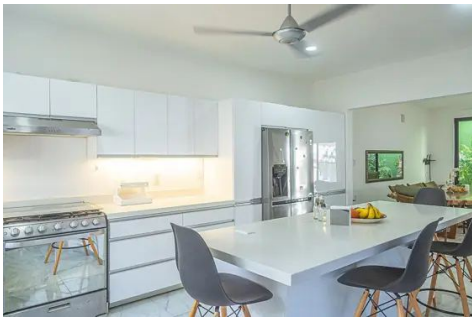
USD 430,000

MXN 7,950,000

Sold furnished







4 bedrooms	**5.5** bathrooms	**335 m²** construction
475 m² corner lot	**20** solar panels	**2018** year built

Casa Mila is a proven, income-producing house in one of Mérida's fastest-growing areas. It has four bedrooms and 5.5 bathrooms across 335 m² of construction on a 474.8 m² corner lot, with a private fenced pool, a home gym, a garage and 20 solar panels that keep power bills low through the Yucatán summer.

It sells fully furnished and equipped for seven guests. A new owner can live in it, rent it, or both. As a short-term rental it holds a 5.0 rating and Airbnb's Superhost badge, with bookings on the calendar and a local management team already in place.

Dzityá is north Mérida's craft village: quiet streets and a traditional center, minutes from the city's best shopping, schools and hospitals, and about half an hour from the beach at Progreso.

What's included

- ✓ Private fenced pool
- ✓ Covered garage
- ✓ Air conditioning + ceiling fans
- ✓ 3 king beds + 1 single
- ✓ Washer and dryer
- ✓ Marble floors, high ceilings
- ✓ 20 solar panels
- ✓ Home gym
- ✓ Furnished and equipped for 7
- ✓ Dishwasher and gas range
- ✓ Dedicated workspace, Wi-Fi
- ✓ Exterior security cameras

RENTAL PERFORMANCE

- On Airbnb since July 2026
- Host payouts: 36,315 MXN in July, 42,639 MXN in August (low season)
- High-season nights at 3,200–3,500 MXN
- Bookings already on the calendar for November and December
- Local management team in place

Owner's first-year estimate as a full-time rental: 500,000 to 750,000 MXN gross. Want to feel it before you decide? Book a stay.

Offered directly by its owner. Title held in a registered bank trust (fideicomiso); ready for a Mexican or a foreign buyer. ***INSEJUPY-licensed agent only: 5% through 31 Dec 2026, then 2.5%.***

WHAT GUESTS SAY

Eighteen reviews. Rated 5.0.

5.0 ★★★★★ 18 reviews · Superhost · Airbnb

★★★★★

"Thank you so much for hosting us; we loved your home. My kids had a great time in the pool. The location was perfect for our plans."

Alexander · July 2026 · TRANSLATED

★★★★★

"Hope to be back soon. Had a great stay and enjoyed everything about the house. Super lovely people, very helpful and easy to reach!"

Andrea · August 2026

★★★★★

“Attentive at every moment. The house is great and you really enjoy it. Very comfortable, with everything for a comfortable, private and safe stay.”

Juan · August 2026 · TRANSLATED

Guest reviews from Casa Mila's Airbnb listing, July to September 2026, in the guests' own words; Spanish reviews are translated where marked.


Private pool and garden


Pool under the shade sail


Lawn and the fenced pool


Garden hammock


Upstairs terrace


Front of the house and co...


Street front and gate


Garden path to the entran...


Covered garage from the ...


Living room


Living room from the stairs


Open living and dining


Entry hall and staircase


Living room detail


Dining room with garden ...


Dining table and living roo...

Photos: Pam Andrade Photography, used with permission.

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04 BALAM'S CALCULATOR

What it *really* costs to buy.

Every peso up front. Enter a price, say who's buying, and Balam itemizes the closing costs the way the notary will: acquisition tax, notary, registry, appraisal, and the bank trust if you're a foreign buyer.

LINE ITEM	MXN	USD
Acquisition tax (ISAI) 4.05% · Mérida table	$321,975 MXN	US$18,191
Notary fees 1.5% of price	$119,250 MXN	US$6,737
Public Registry	$8,000 MXN	US$452
Appraisal	$8,000 MXN	US$452
SRE permit for the trust	$21,650 MXN	US$1,223
Bank trust setup	$44,250 MXN	US$2,500

Trust fee, first year	$10,620 MXN	US$600

Closing costs

6.7% OF PRICE

	$533,745 MXN	US$30,155
Cash to close: price + costs	$8,483,745 MXN	US$479,308
Then every year: trust fee	$10,620 MXN	US$600

THEN: WHAT IT CAN EARN

Casa Mila as a *business.*

Move the sliders. Balam works the nights, the management fee and the running costs into a yearly number and a yield on the asking price. The defaults sit inside the owner's own first-year estimate.

201	$603,000 MXN	$386,400 MXN	4.9%
rented nights a year	≈ US$32,402 gross per year	≈ US$20,763 net after fees and costs	net yield on the asking price

Management fee	$120,600 MXN	US$6,480
Running costs, 12 months	$96,000 MXN	US$5,159
Owner's first-year estimate, gross	$500K–750K MXN	