TURNKEY AIRBNB · DZITYÁ, NORTH MÉRIDA

Casa Mila

A four-bedroom, five-and-a-half-bath pool house on a 474 m² corner lot, sold furnished and running: solar, smart home, gym, and a 5.0-rated Airbnb record with the management team in place.

USD 430,000

MXN 7,950,000 · US dollars accepted · furnished, turnkey, income from day one

Private showings: any day, by appointment. Message us to book yours.

4 BEDROOMS	**5.5** BATHROOMS	**474.8 m²** CORNER LOT
335.6 m² CONSTRUCTION	**20** SOLAR PANELS	**5.0 ★** AIRBNB · 18 REVIEWS

The house

- Private fenced pool and covered terrace; interior garden
- Home gym; lockable, climate-controlled service room (ready for an office)
- 20 Longi solar panels, grid-tied: the latest two-month electricity bill was 51 pesos
- Fibre internet with whole-house mesh WiFi; 10 exterior security cameras; smart lighting, fans and AC controls
- New washer and dryer (August 2026); fully furnished and equipped for 7 guests
- Built 2018; 335.59 m^2 of construction on a 474.80 m^2 corner lot. Bella Vista, Dzityá: 20 minutes to Centro, 20 to the beach, on the Mérida–Progreso corridor

The business

Airbnb rating (all-time)	5.0 from 18 reviews
Superhost status	1 October 2026
Typical monthly payout, low season	MXN 36,000–43,000
Christmas week (Dec 23–30, 2026)	MXN 28,300 booked
Forward bookings included	Nov, Dec 2026
Gross yield at asking (current rates)	≈ 7–9 % p.a.

Rates are currently set below market for the property class; February 2027 onward is unopened, and no holiday premium is applied. A new owner inherits upside, not a ceiling.

Clean title, fast close

- Held in a Banca Mifel bank trust (fideicomiso No. 7755/2024): the seller is the sole beneficiary of record and can instruct the sale immediately
- Mexican buyers take direct title; foreign buyers take assignment of the trust rights or open a new trust. Either way, before a notary public in Mérida
- Registered at the Yucatán Public Registry, folio 1205378, free of liens
- Closing path already reviewed with the notary in Mérida (October 2026) for both a Mexican and a foreign buyer; trust annuity and property tax are current

Why this buyer

- An investor who wants a running short-term rental, not a project: reviews, listing history, pricing calendar and management transfer with the house
- A family who wants finished and furnished in north Mérida's fastest-growing residential zone
- PH House (Pam and Raciel) available to continue as managers under the new owner

PH House · Pam +52 999 292 8712 · Raciel +52 999 360 0247

Offered directly by the owner · WhatsApp +52 999 433 5982

Land 474.80 sq m; construction 335.59 sq m (cédula catastral and the 2023 expansion permit). Full inventory and twelve-month Airbnb statement available on request. Prepared 9 November 2026.

The asking price is an invitation to make offers, not a binding offer. The owner may accept or decline any offer at his sole discretion, and price and availability may change without notice. Nothing is binding until a written contract is signed by the owner. No one else may accept an offer or take a deposit.

Licensed buyer's agent: 5% of the final sale price if the purchase contract is signed by 31 December 2026, then 2.5%. Paid only to INSEJUPY-licensed agents. No exclusive. Offered directly by the owner; Pamela and Raciel are the owner's representatives.