

# Lipageva

BEACH HOUSE  
C 19B #1144



We welcome you to experience an extraordinarily designed beach home; the perfect combination of luxury living and easy maintenance. Located between Chelem and Chuburna, on the north coast of the Yucatan Peninsula, just steps from the Gulf waters.

The features of this beautiful home are countless and unlike anything you will find in the area. Every detail has been carefully considered resulting in the ideal combination of colors, textures and materials.

Whether you plan to live at the beach permanently or enjoy short stays throughout the year, this turn-key home offers every desired modern convenience - no expense has been spared.



WELCOME HOME

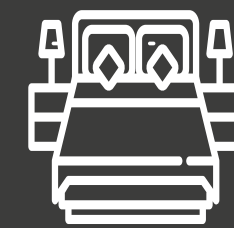


## QUICK FEATURES

Three Floor Main House with Spectacular Roof Top Terrace  
Separate Building Containing a One Bedroom Apartment &  
Air-Conditioned Garage with Commercial Motorized Roll-Up Door  
Net Zero Home  
44 Solar Panels  
Commercial Whole House Reverse Osmosis Water System  
Two Storage Bodegas  
Dedicated Mechanical Room

Lot Size: 592m<sup>2</sup>

Construction Size: 512m<sup>2</sup>



Bedrooms

3



Kitchens

2



Bathrooms

3.5



# WHERE DREAMS COME HOME



## THE KITCHEN

This well-equipped kitchen features built-in German appliances:

- Speed Oven
- 94cm Induction Cooktop
- Whisper Quiet Dishwasher with Glass Panels
- Built-In Coffee Maker
- Built-In Wine Refrigerator
- Liebherr Built-In Refrigerator & Freezer with Glass Panels
- 90cm Elica Fan Hood



Plus, Quartz countertops and plenty of windows allowing for impressive views of the front and center courtyards.



# MASTER RETREAT







MASTER RETREAT  
TERRACE

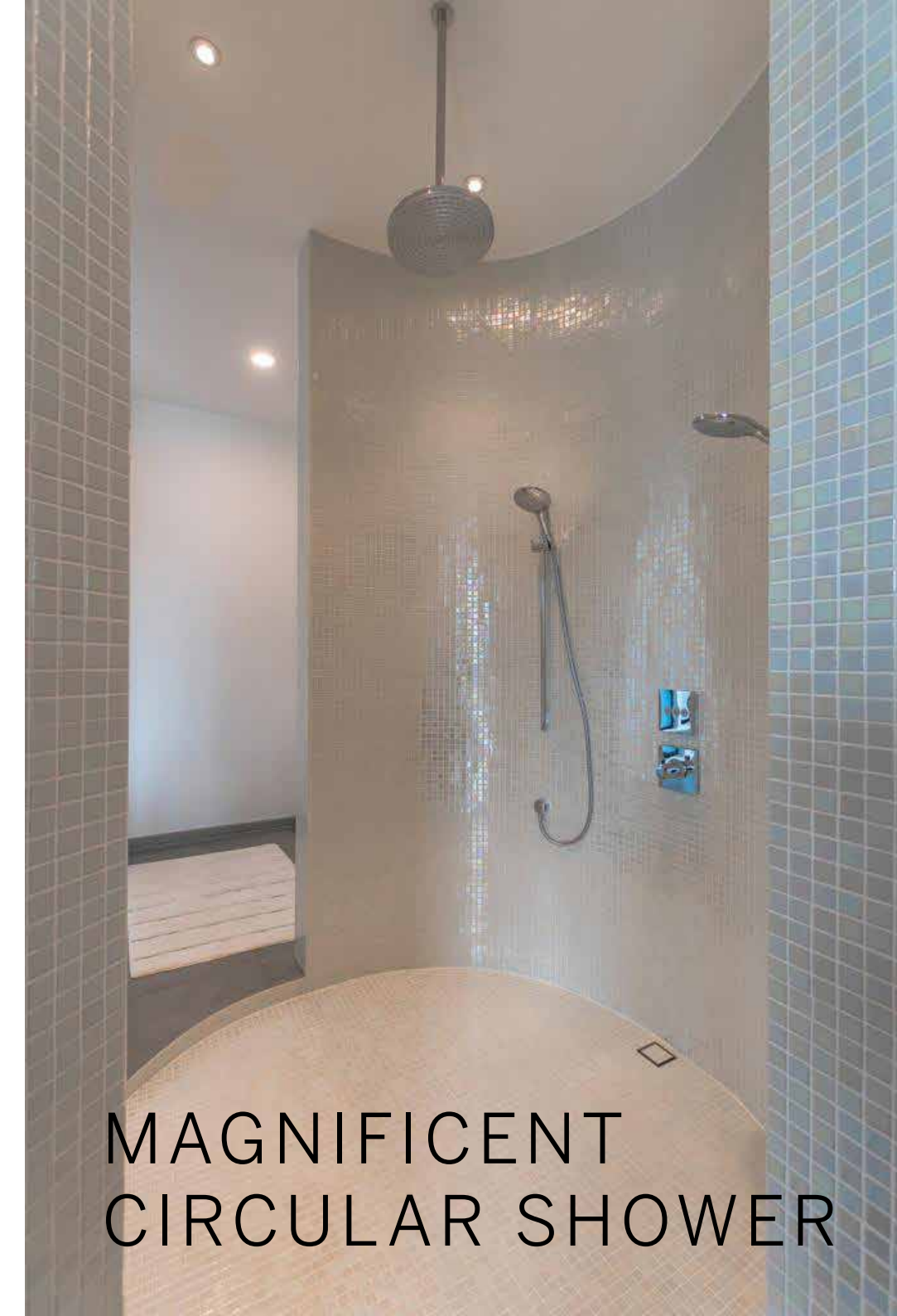




HIS & HERS VANITIES



MAGNIFICENT  
CIRCULAR SHOWER



The master retreat awaits upstairs on the second level and includes his and hers vanities, built-in glass & aluminum armoires with easy-close drawers, a walk-in closet with ample hanging storage and a magnificent circular shower with a Hansgrohe shower system.

Sliding glass doors pocket into the wall, opening up to a wrap-around terrace where gulf breezes or the setting sun can be enjoyed.



# SECOND BEDROOM



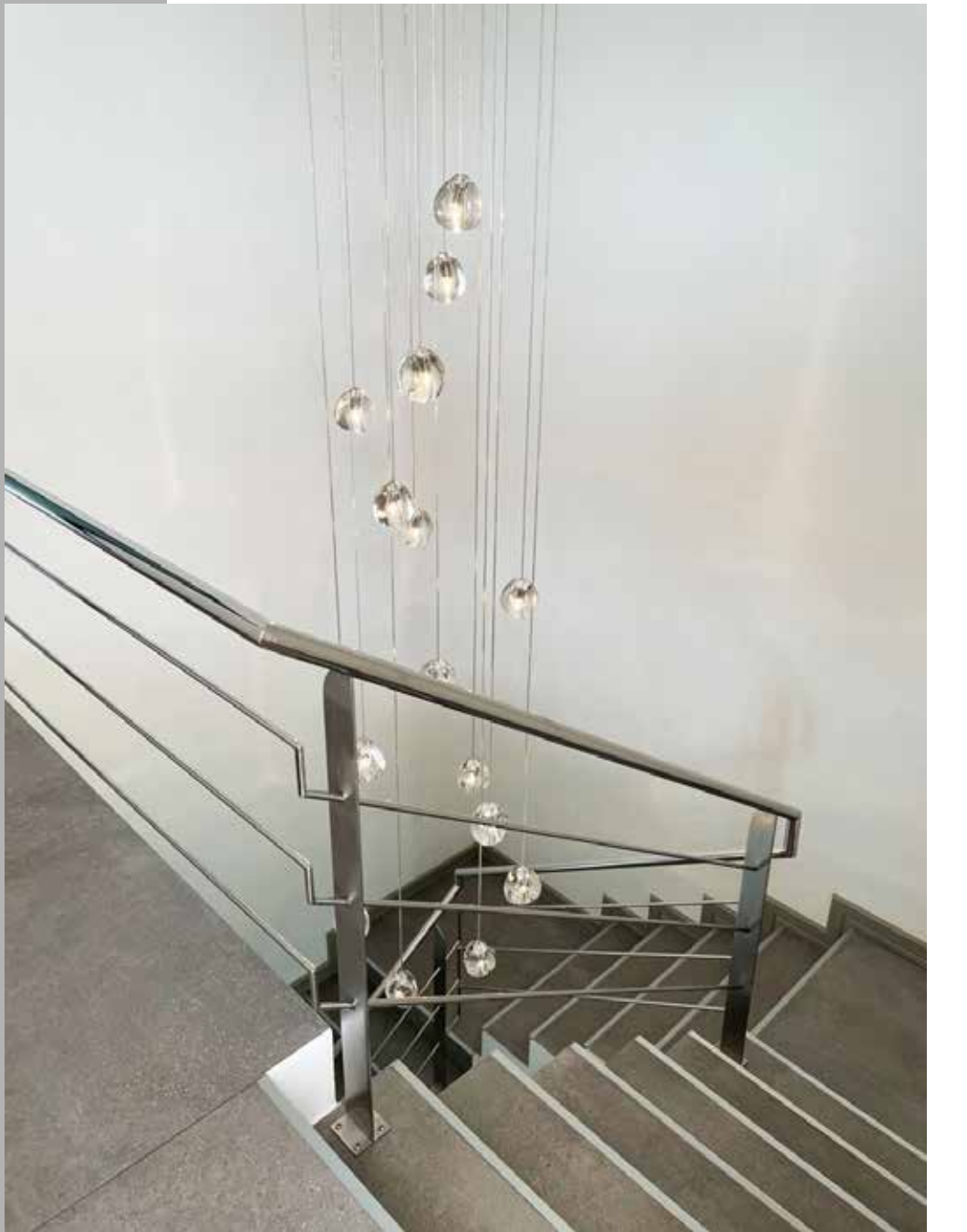


# ROOF TOP TERRACE



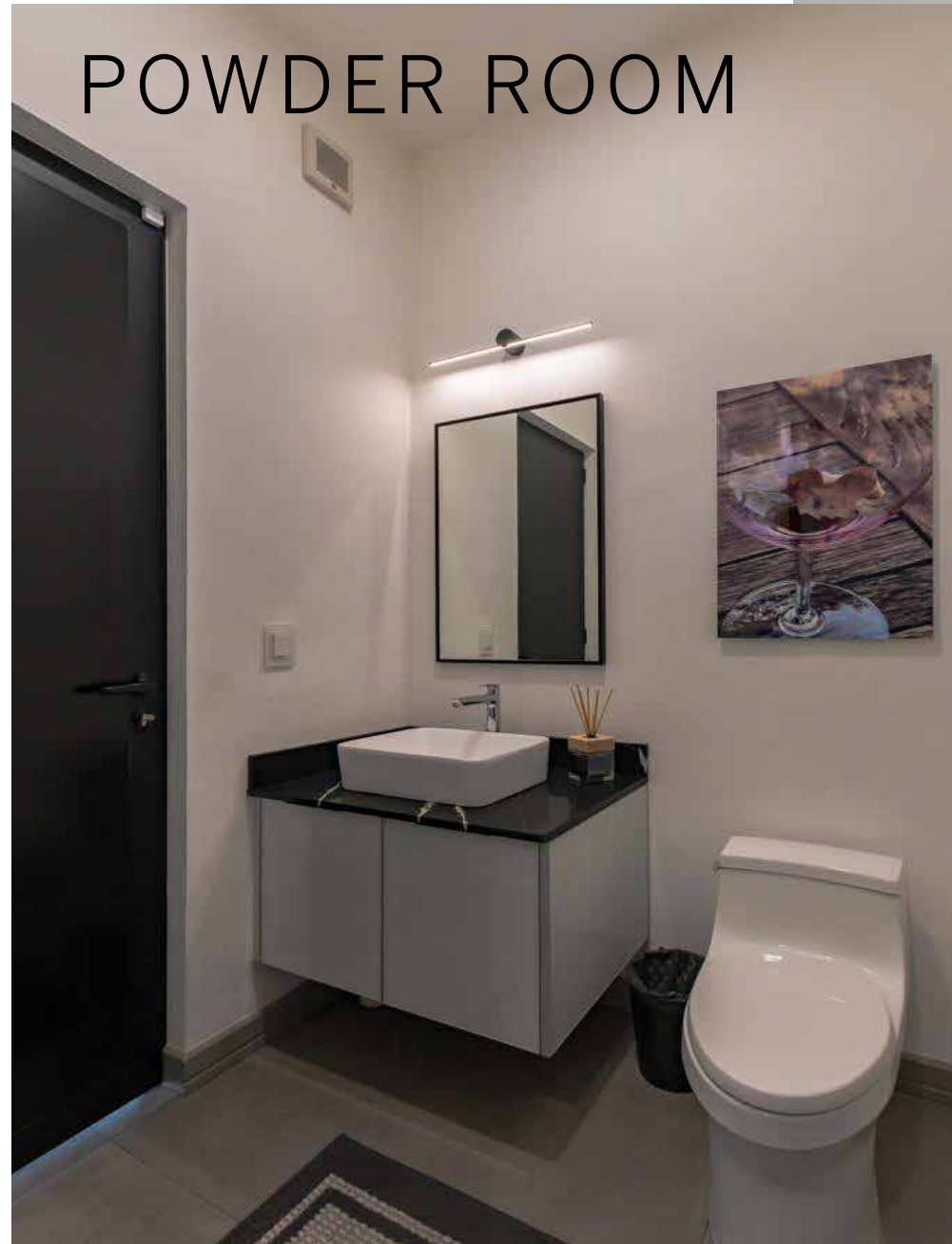


# MAIN STAIRWAY & OFFICE





POWDER ROOM



LAUNDRY ROOM



GARAGE





# ONE BEDROOM APARTMENT





Guests will be delighted by the private apartment with bedroom, full bath, kitchen and living area. The apartment offers homeowners the flexibility to have family or friends visit while maintaining privacy in the main house.



## TERRACE





# CENTER COURTYARD





With so many beautiful days here in the Yucatan, outdoor living is the key, and this home offers a gorgeous 60,000 liter, fully automated Pentair saltwater pool finished in shimmering blue Onix mosaics. Designed with in-pool loungers, tables and umbrellas this can be the perfect place to while-away a Yucatan afternoon.





Lipageva Beach House is located in the town of Chelem (between Chelem & Chuburna), the name of Chelem comes from the Mayan language and means "Here Under the Magpie". Chelem is a small fishing port just 10 minutes from the Port of Progreso; 30 minutes from the historical City of Mérida; 45 minutes from Mérida International Airport & 4 hours West of Cancun.





# WANT TO LEARN MORE

- 01 Luxurious Interior Design
- 02 Inspired, Beautiful Architecture
- 03 Private Terraces with Stunning Views
- 04 Low Cost of Living, Virtually No Utility Costs or Property Taxes, Net Zero Home
- 05 30 Minute Access to Mérida for World-Class Shopping, Restaurants, Medical & More...
- 06 Easy Travel Access to or from the US & Canada

## CONTACT

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