

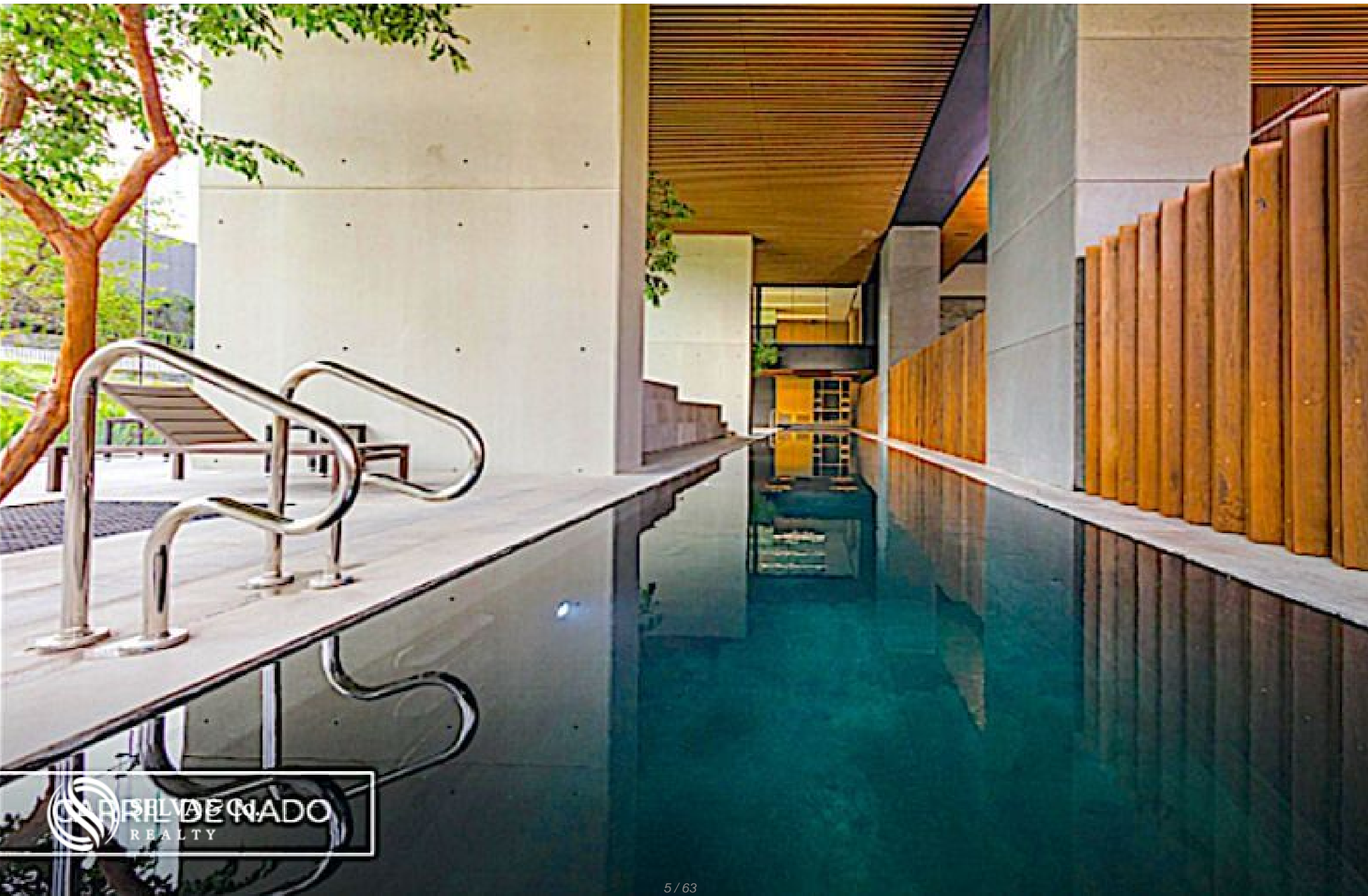
**Large 314 m2 condo with family room,  
maid's room, laundry area, 30  
amenities, 13,000 m2 of green areas, designed by  
renown architect firm**

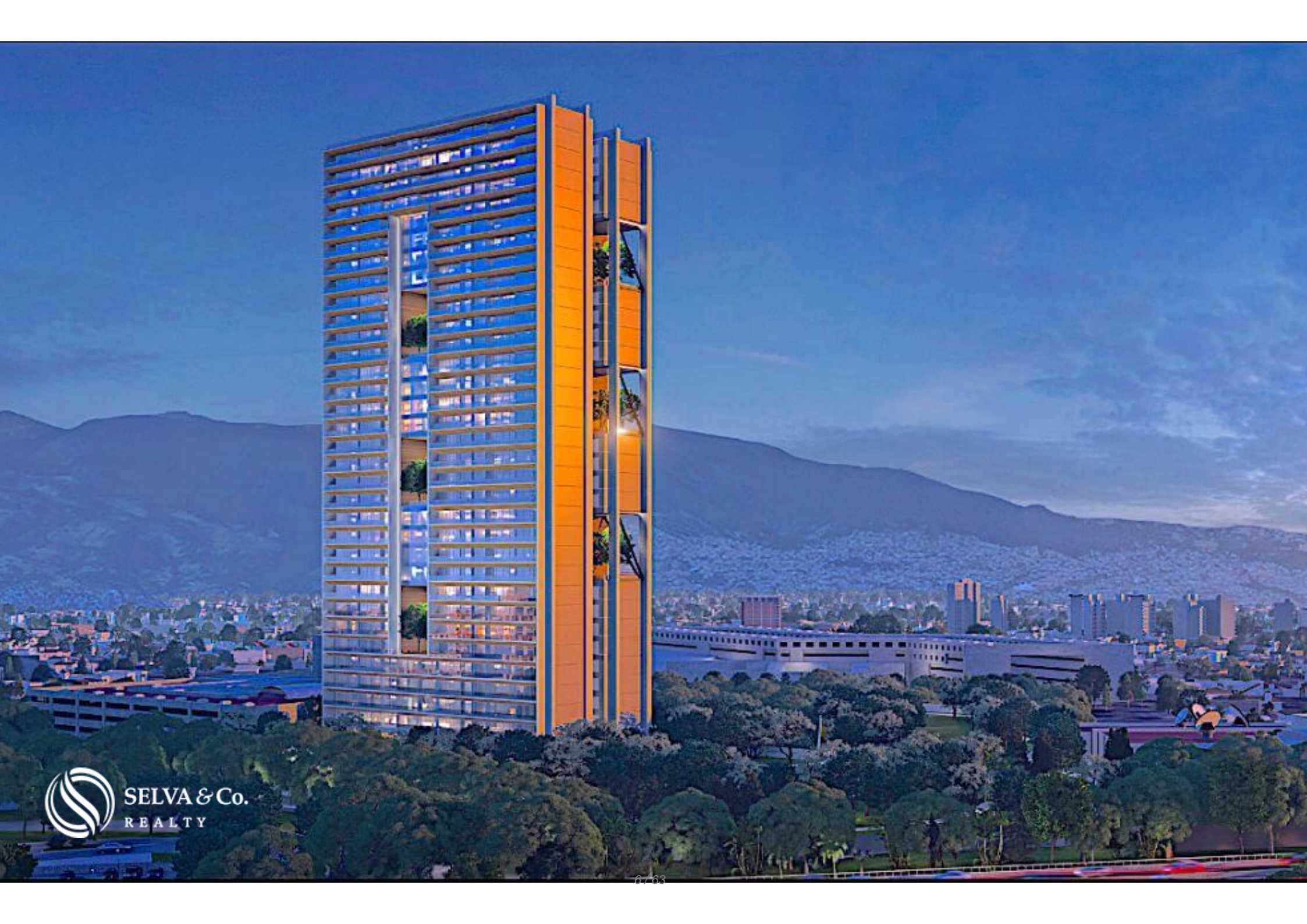
<i>ID: DCM203-7</i>	<i>Location: Mexico City</i>
<i>Zone: Tlalpan</i>	<i>Type: Condos</i>
<i>Bedrooms: 4</i>	<i>Bathrooms: 4.5</i>
<i>Construction: 314 m2 / 3,379.90 ft</i>	





DELASERFOREST  
REALTY







 SELVA & Co.  
REALTY



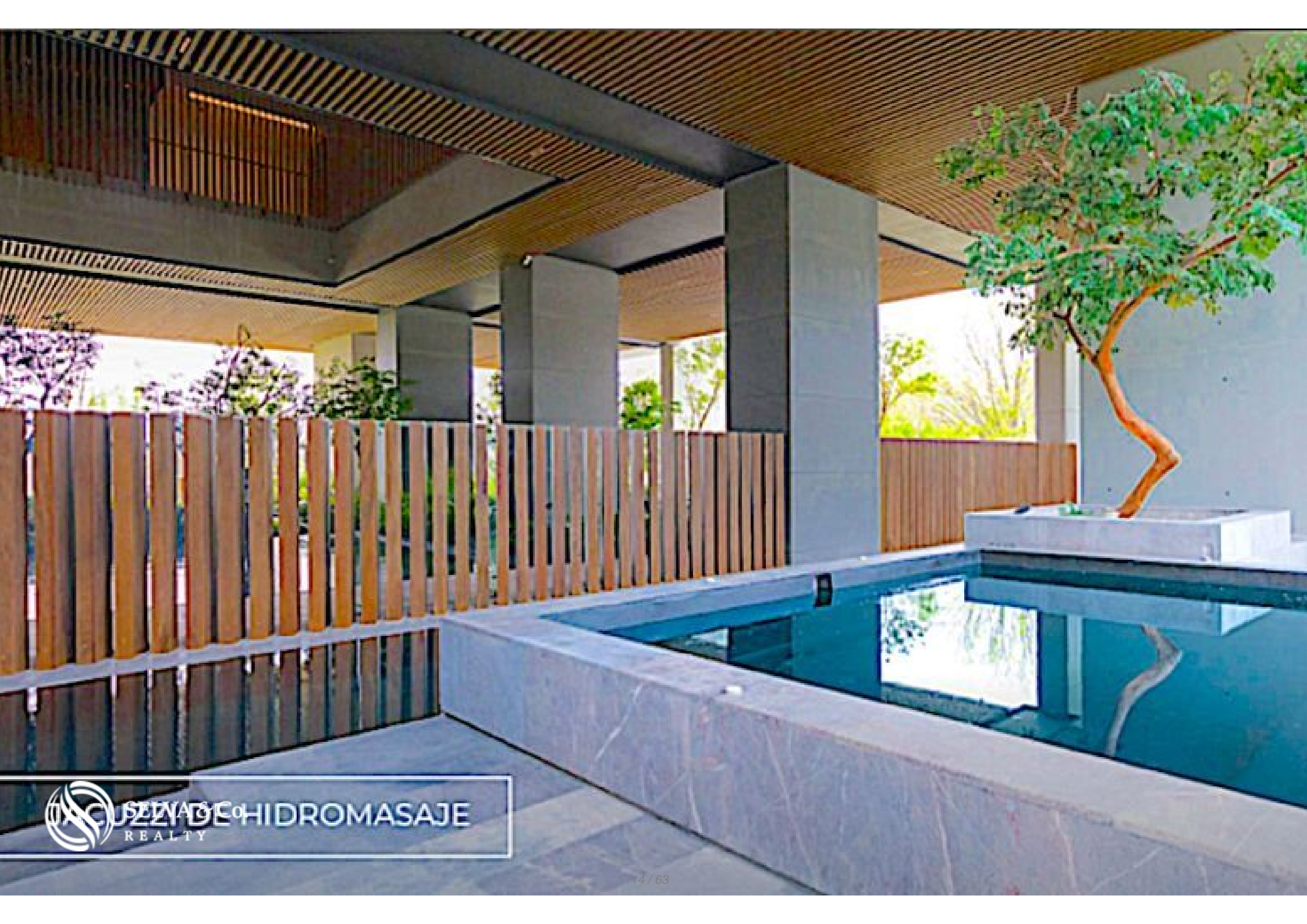












 INCLUZIVE REALTY  
SERVICIOS DE HIDROMASAJE









GRILL ZONE

Zona de asadores  
BBQ grill zone



GRILL ZONE

Area de asador  
Grill Zone



Area de coworking y centro de negocios  
Coworking and business center



Gimnasio interior y exterior  
Indoor & outdoor gym



MULTIPLE USES CLASSROOM



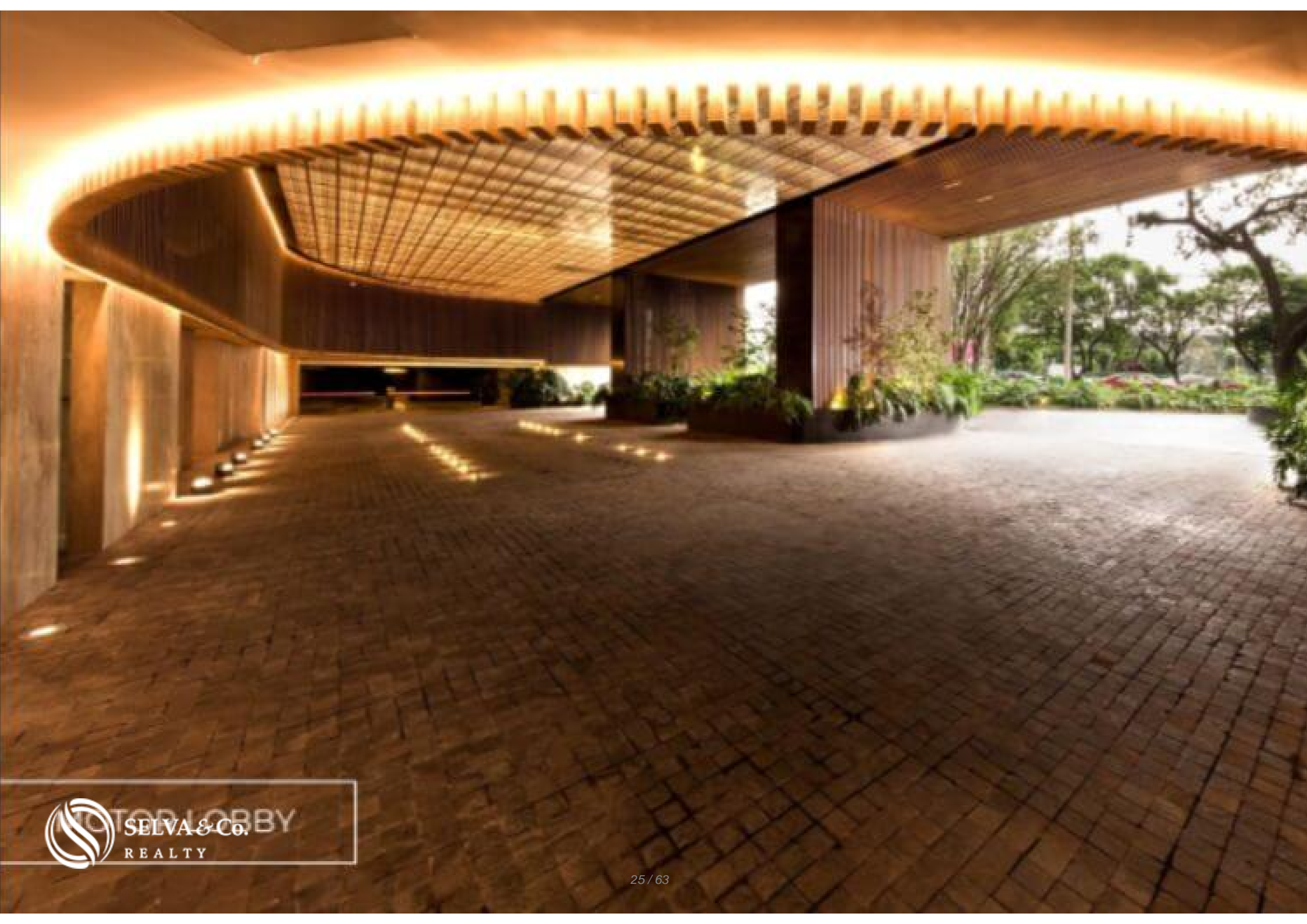
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SALÓN DE USOS MÚLTIPLES

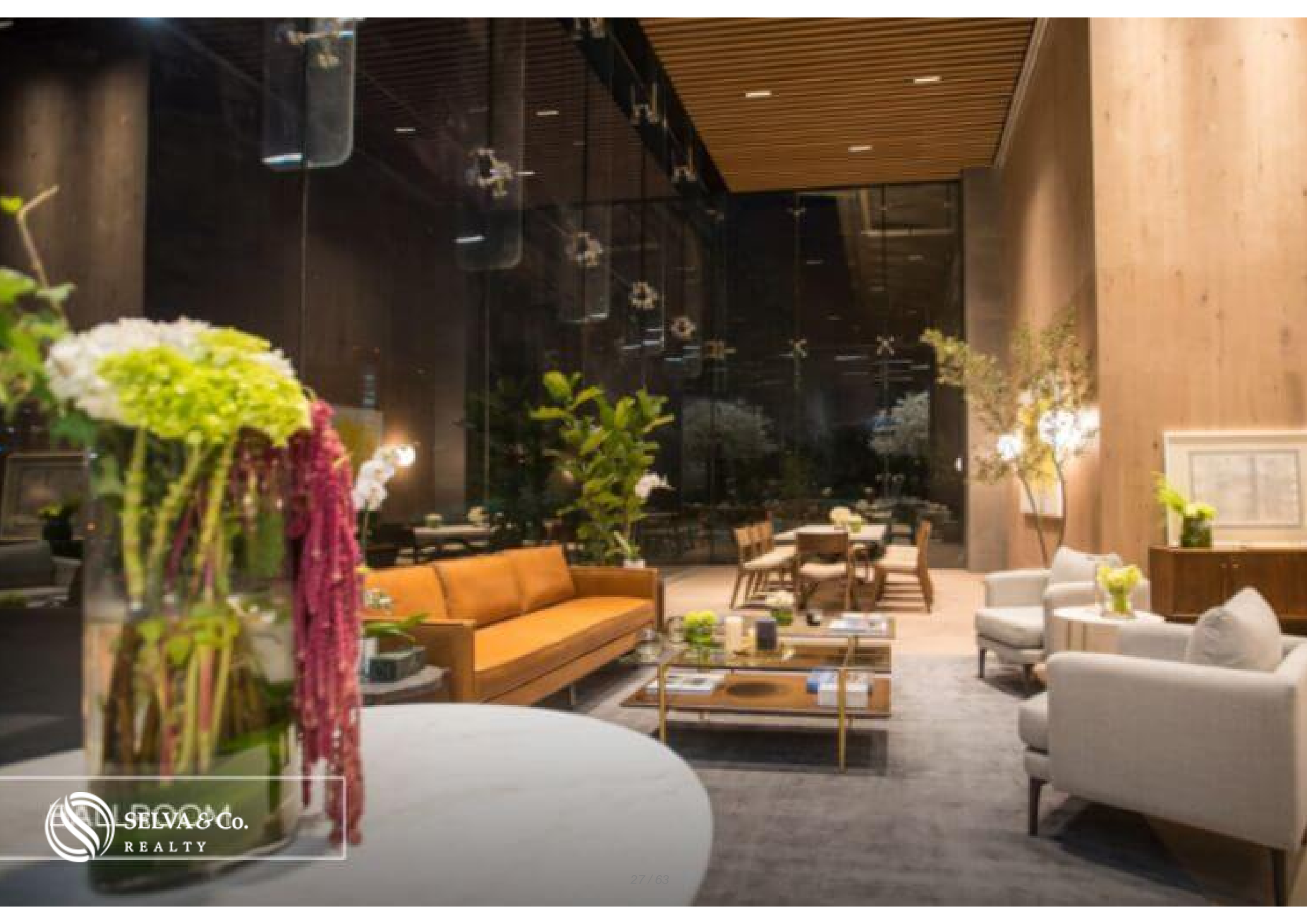




AREA DE FOGATA  
FIRE PIT AREA



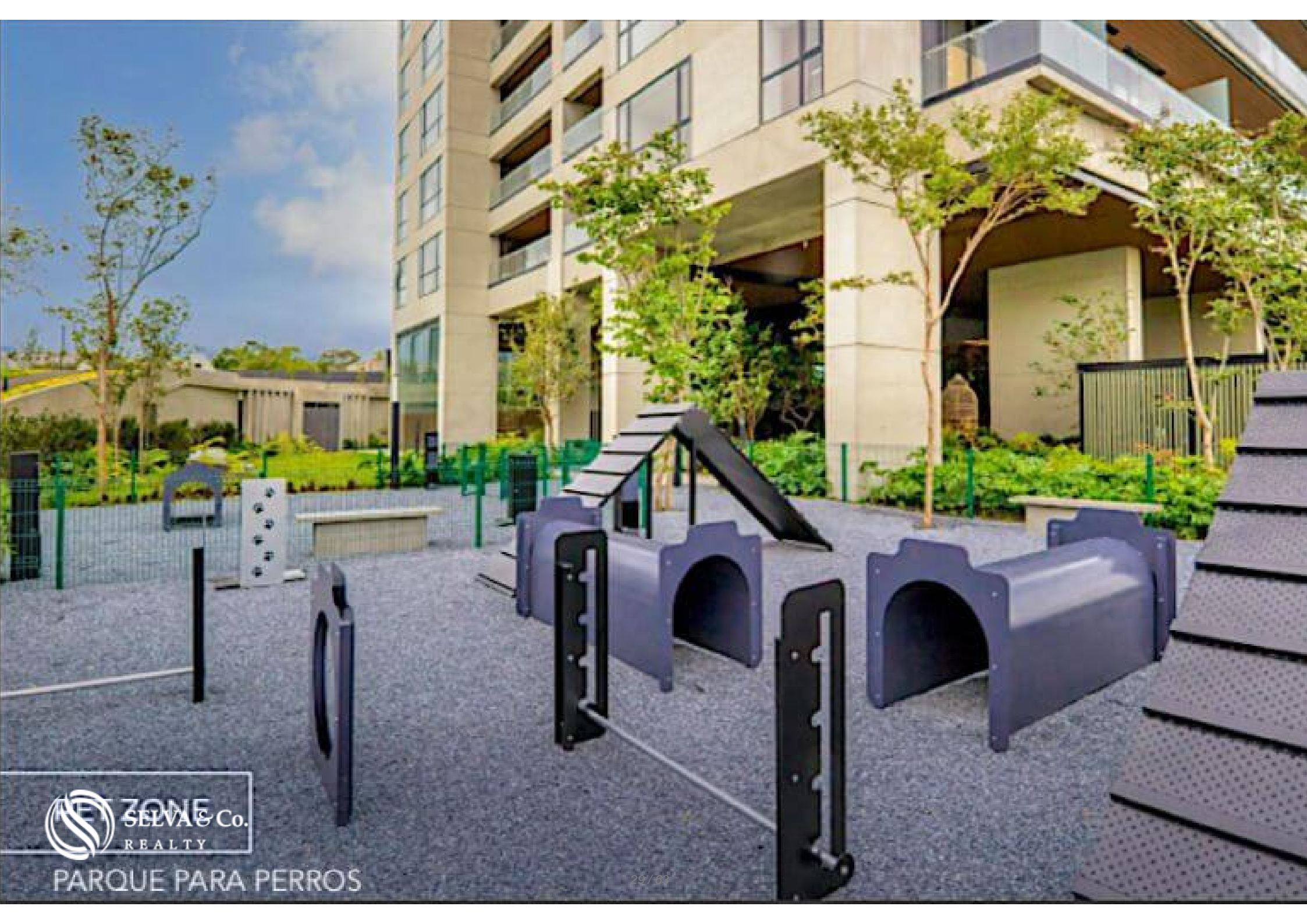






\*LAS IMÁGENES PRESENTADAS SON ILUSTRATIVAS, PUEDEN VARIAR AL PRODUCTO FINAL.  
\*LAS IMÁGENES PUEDEN CAMBIAR SIN PREVIO AVISO.

## RESORT PARA MASCOTAS PET RESORT



PARQUE PARA PERROS

25/68



## SPA



## ZONA GAMER GAMER ZONE





URBAN GARDEN

H U E R T O S









\*LAS IMÁGENES PRESENTADAS SON ILUSTRATIVAS, PUEDEN VARIAR AL PRODUCTO FINAL.  
\* LAS IMÁGENES PUEDEN CAMBIAR SIN PREVIO AVISO.

## MERCADO MARKET



\*LAS IMÁGENES PRESENTADAS SON ILUSTRATIVAS, PUEDEN VARIAR AL PRODUCTO FINAL.  
\*LAS IMÁGENES PUEDEN CAMBIAR SIN PREVIO AVISO.

## CLUB LOUNGE





\*LAS IMÁGENES PRESENTADAS SON ILUSTRATIVAS, PUEDEN VARIAR AL PRODUCTO FINAL.  
\*LAS IMÁGENES PUEDEN CAMBIAR SIN PREVIO AVISO.

## AREA CON MESAS DE JUEGO Y BILLAR POOL BAR AND PLAYROOM



## AREA PARA EVENTOS PRIVADOS PRIVATE EVENTS ROOM



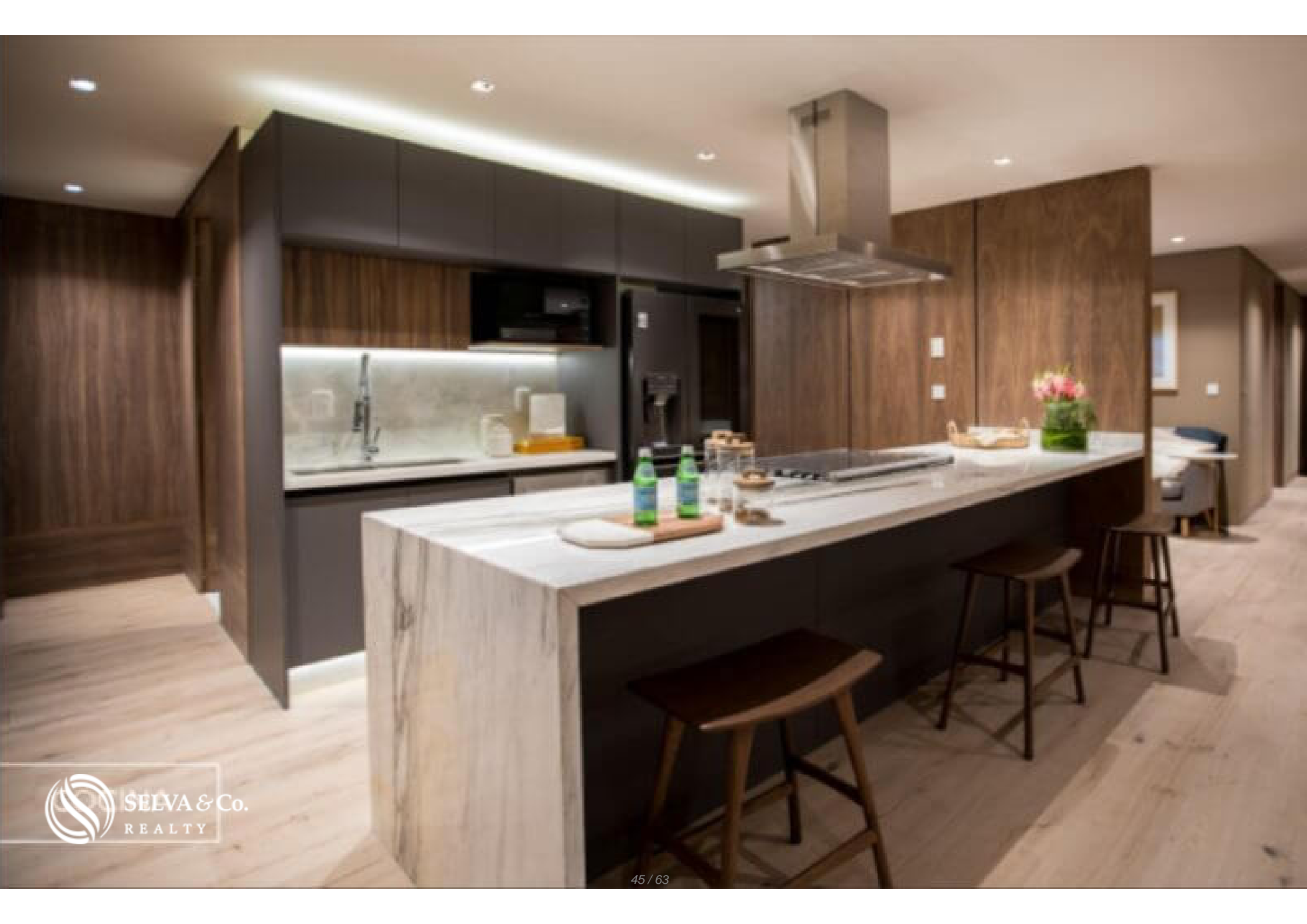


FACHADA CON ARBOLES  
FACADE WITH TREES



KITCHEN







ESTANCIA

DISEÑO ABIERTO  
OPEN DESIGN







## Description

DCM203-7

Large 314 m2 condo with family room, maid's room, laundry area, 30 amenities, 13,000 m2 of green areas, designed by renown architect firm, in Fuentes del Pedregal, for sale Mexico City

Modern and green residential development in the south area of Mexico City, with outdoor spaces and amenities designed to pamper you and delight your senses.

## DESIGN

Avant-garde project that seeks to reinvent the spaciousness and efficiency of spaces with two exclusive towers with apartments ranging from 88 m2 to 450 m2

with 1 to 4 bedrooms.

Designed by the Sordo Madaleno Arquitectos office.

Each department was designed to become a true work of architectural art and intelligently conceptualized to expand your living experience.

Its development included the participation of experts in landscaping, acoustics and lighting, as well as experienced interior designers and architects.

## THE CLUB

Designed for you to live extraordinary experiences to please your lifestyle with more than 30 amenity zones, with concierge service and more than 13,000 m<sup>2</sup> of green areas.

## URBAN GARDEN

This developer designed the house of the future with this urban garden, where you can consume organic products, medicinal plants and lead a healthier life by promoting the harvest and care for nature.

In addition, they promote a sense of community through workshops and experiences that enhance social cohesion.

In the garden you will find crops such as:

- ? Food forests
- ? Tisan Herbs
- ? Salad base

## SPA

Pamper yourself the day you want in an area dedicated entirely to relaxation, a spa with a massage area, steam room, sauna and Jacuzzi with hydrotherapy. Find total relaxation steps from your residence.

## KEEP IN SHAPE

Keep fit in its pool with swimming lane, run on the jogging track, practice paddle, exercise in the indoor gym or for those who want fresh air, the outdoor gym, or simply relax and contemplate its green areas, you will have a different activity to do every day and everything within walking distance of your residence.

## COWORKING AREA

Working from home has never been better, enjoy a quiet space, with internet, ideal for working in a relaxed environment, away from home distractions, at the same time without leaving home.

## PET-FRIENDLY

The residential allows pets, and has an exclusive area for your dog to socialize and be free in a controlled and special environment for them. Enjoy your dog park.

In addition to offering babysitting services for dogs and cats, and a veterinarian for your pet.

## KITCHEN

Prepare the most delicious recipes in this built in kitchen that would be the envy of any cook, with an open design with a breakfast bar, which allows you to spend time with your loved ones while they prepare their favorite dishes.

## AMENITIES

Spa with sauna and steam room, whirlpool tub and massage cabin.

Relax forest with water mirror and firepit areas.

Swimming lane with lounge chairs and Jacuzzi with hydromassage.

850 m2 gym with cardio area, strength, functional, outdoor gym and changing rooms.

Jogging track.

Pet park.

Ball room of 400 m2.

Club lounge with bar, game tables, virtual golf, terrace and fire pit.

Outdoor lounge of 200 m2.

Terrace for private events of 150 m2.

Mini golf.

Cafeteria and terrace.

Garden of 240 m2.

Grill zone with grills and pergolas.

Children's area with playroom, baby area, and ball area.

Children's play area 450 m2.

5 meter climbing wall

Jumping zone

Gamer area with single and double rooms, table for online games.

Teens place with karaoke, tv and air hockey.

Cinema with fridge

Coworking with work area, meeting room and homework area.

Pet resort with veterinary service, canine and feline nursery and play area.

Paddle with waiting area.

350 m2 pool with adult area, children's wading area, lounge area and dressing rooms.

Dancing fountains.

Skate zone with concrete obstacles, half pipes and bars.

Concierge service.

## NEW AND PRE-SALE APARTMENTS

This development has a finished tower with new apartments ready for immediate delivery. Ask for availability.

The condominiums available in pre-construction have a delivery date of November 2024.

## LOCATION

Condominium located in the best area south of CDMX, Fuentes del Pedregal.

10 minutes from the Forest of Tlalpan National Park.

3 minutes from the Perisur shopping center.

24 minutes from Mexico City International Airport.

The photographs are of the general project. They do not correspond to a particular residence.

If you want more information about this condo or learn more about the real estate market in the Fuentes del Pedregal area, contact us, it will be a pleasure to advise you on your new investment in Mexico City.

Schedule your appointment to visit the area or call us to answer your questions by clicking on the contact link.

Invest safely, call us to receive a free advice.

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## Property details

- Integral Kitchen

- Terrace

## Amenities

- Bbq Grill

- Clubhouse

- Gym

- Lounge Area

- Spa

- swimming pool

- Business center

- Concierge

- Jacuzzi

- Sauna

- Swimming Pool

## Location





**SELVA & Co.**  
R E A L T Y

MX 984 803 2058 / US 805 308 2900

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