



NEUCHÂTEL
CUADRANTE POLANCO

VISION
_BOOK



MIRA

The vision and pursuit of new real estate solutions have led **MIRA** to evolve the concept of mixed-used urban communities in México. The creation of these communities is guided by the principles of respect for the growth of individuals and families, balanced living, increased social responsibility and the feeling of belonging to a larger community.

At **MIRA**, we're focused on developing transformative properties that improve their surroundings and evolve into sustainable investment in urban centers and communities promoting environments that nurture healthy lifestyles for work, shop, living and recreation.

Our mission is to "Create spaces that make your daily living extraordinary," and we make this a reality in everything we do.





THE PAST

THE HISTORY OF _MEXICO CITY

Mexico City has an extraordinary urban tradition and cultural richness that extends for over almost seven centuries. Founded by the Aztecs in 1325, the city is the oldest capital in the Americas. Spread out over the largest metropolitan area in the Western Hemisphere, Mexico City's buildings, streets, neighborhoods, parks and squares comprise one of the most important metropolises in the world.

The defining contrast between the city's past and present drive Mexico City's unique energy, attracting tourists and new residents from across the globe. Consequently, the evolution of the city's growth and the care of the quality of life of its inhabitants, have become key topics when planning for its future.



THE CHALLENGES FOR _MEXICO CITY

THE PRESENT

URBAN SPRAWL

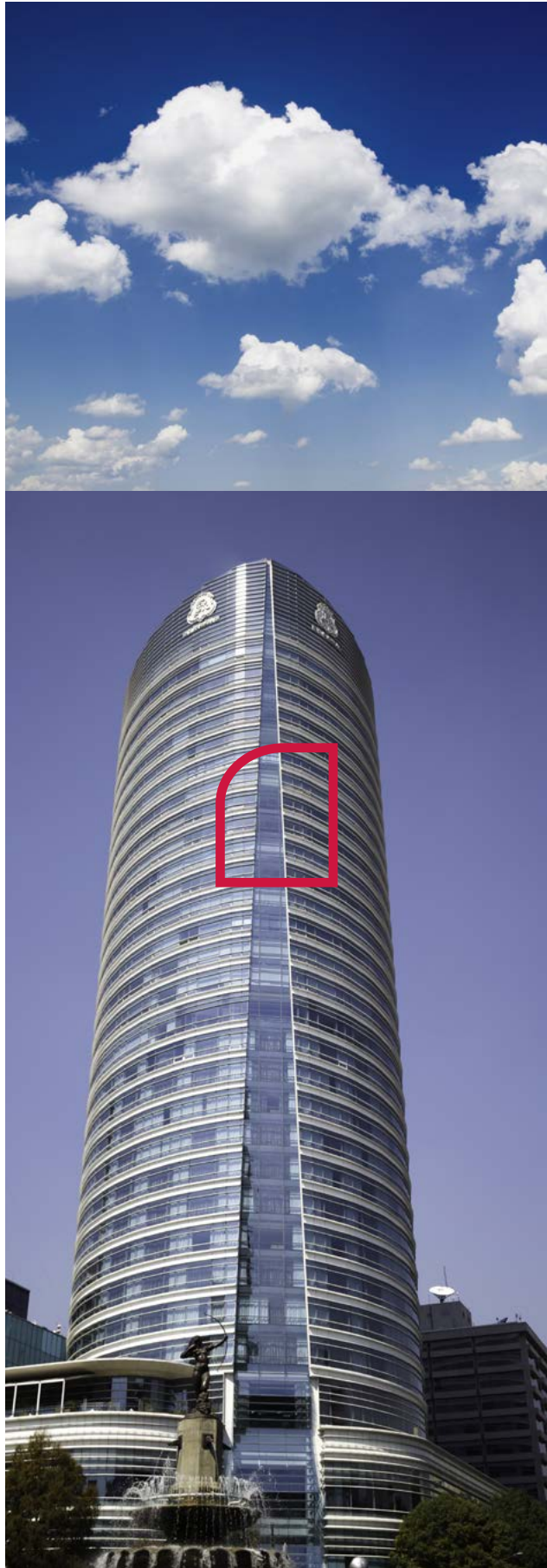


OVERPOPULATION



DISSOCIATION





THE FUTURE

_ A NEW WAY OF CITY LIVING

Today, Mexico City's urban challenges hold the keys to unlocking new living solutions, expanding our understanding of what "quality of life" really means and offering new dimensions in both living and working for the city's residents.

Cuadrante Polanco was conceived as a response to a new urban reality in Mexico City. It marks the creation of an innovative real estate concept and the creation of a new center for living and working in the Nuevo Polanco neighborhood. **Cuadrante Polanco** weaves together the latest trends and ideas for housing, work, and leisure. A collaboration of expert developers is creating a new urban enclave in which pedestrian mobility, local entrepreneurship and innovative open space take a central focus.



PLANNING



CONNECTIVITY

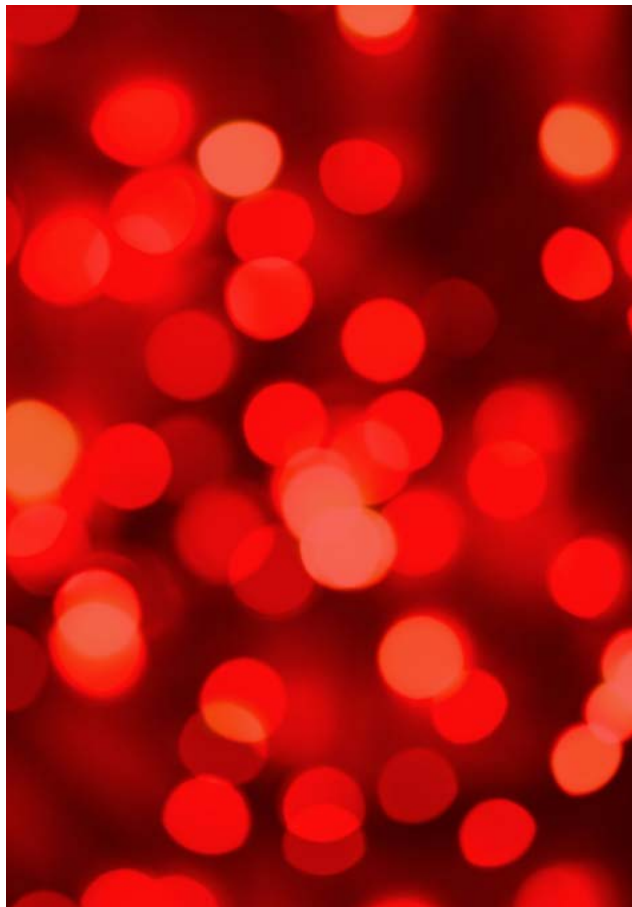


EMOTIONAL TIES



COMMUNITY
_ MEANS YOU



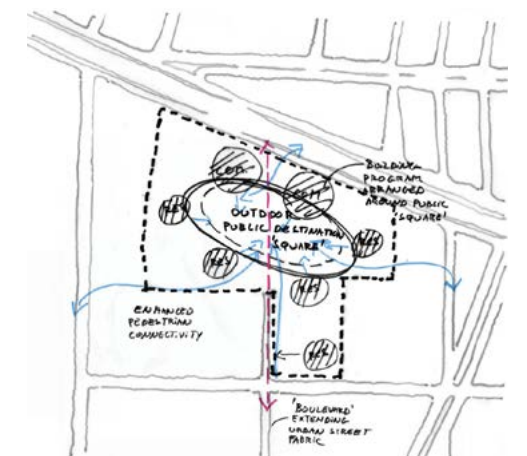


PRIDE

_ IN THE EVOLUTION OF
YOUR CITY

Cuadrante Polanco will be a new urban area encompassing apartments, offices, retail, restaurants, open space and new transport access. Thanks to the collaborative vision of several developers, *Cuadrante Polanco* will transform the landscape of Nuevo Polanco, bringing new open space accessible to the public and creating valuable increased connectivity and access to the zone.

MIRA's *Neuchâtel Cuadrante Polanco* proposal includes 1,000,000 square feet of office space, five residential towers and 64,000 square feet of retail and commercial space—connected by a central boulevard along Neuchâtel Street in the former industrial district.





1970

2017

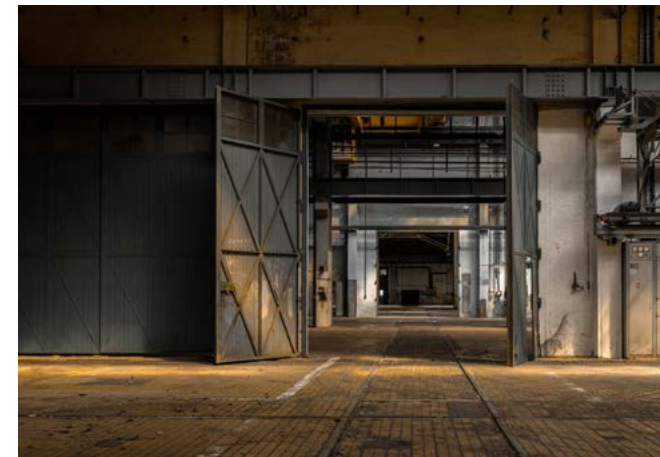
PRIDE _ OF BEING ABLE TO BUILD HISTORY

At *Neuchâtel Cuadrante Polanco* new stories will be written everyday—stories that unfold in space and time ... stories that find their place at home, and at work ... stories that weave living and working together moment by moment to reach new levels of productivity and quality of life.

These stories speak of a new space generating individual and community pride that resonates in the surroundings making *Neuchâtel Cuadrante Polanco* with its practical, intelligent and responsible urban lifestyle, a new and magnetically attractive center in the city valued by all that work and live there.



PRIDE _ IN THE CITY'S RENEWAL



1970

2017



PRIDE

_IN BEING “CHILANGO”

Neuchâtel Cuadrante Polanco aspires to be a leading example of urban living in Mexico City, integrating green spaces, residences, offices and commercial businesses that meet the needs and demands of its inhabitants and visitors. At the same time, *Neuchâtel Cuadrante Polanco* intends to set a benchmark for amenities, services and location that, blending seamlessly with the cultural offerings in the area, confers indisputable uniqueness.

PRIDE

_IN COMMUNITY

Neuchâtel Cuadrante Polanco's character comes from its inhabitants and their pride in being a part of what makes this urban community living concept unique.

“The best communities are found where the best things are,” and *Neuchâtel Cuadrante Polanco* is no exception. Its residents and visitors each have their own ways of contributing to and enjoying the community’s offerings—from its restaurants and its common spaces to its multitude of services. Each individual’s enjoyment is compounded by the historic nature of this former industrial zone and the unique lifestyles of its current and future inhabitants, who today, make it what it is.





PRIDE _ IN MY NEIGHBORHOOD

Retail is an integral part of *Neuchâtel Cuadrante Polanco* and our retail space is dedicated to enriching the lives of the community's inhabitants, not only to satisfy their needs, but to add daily value to our lives, while at the same time proving business' genuine interest in the area's development.



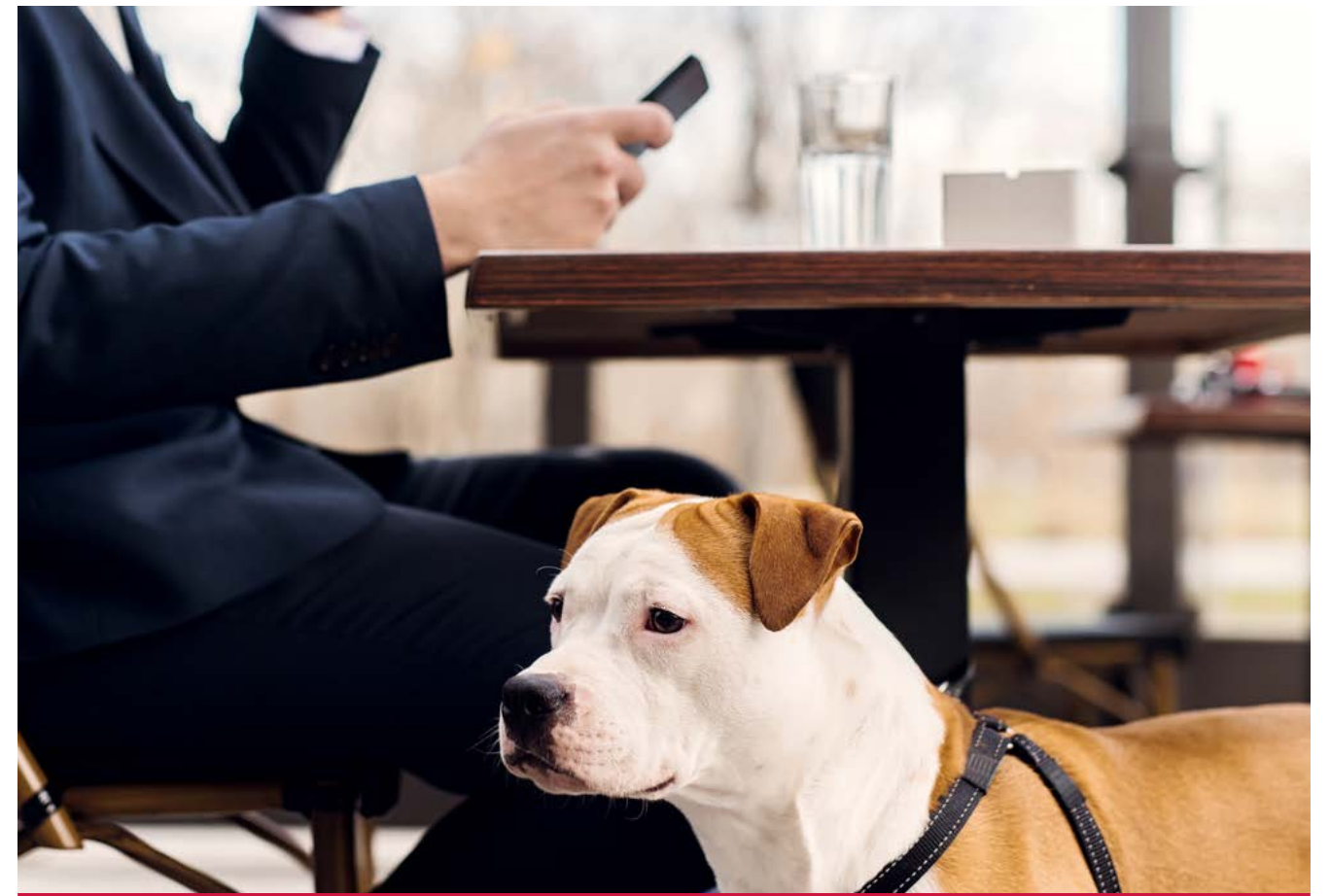


PRIDE
_ IN MY MARKET



PRIDE
_ IN MY TASTE







Cuadrante Polanco is designed to be a icon in the evolution of urban living. *Neuchâtel Cuadrante Polanco's* concept of commercial spaces and gastronomical offerings returns to the aesthetic roots of industrialized city zones, updating them with values of pride, creativity and a sense of belonging, converting the neighborhood into a new, vibrant and sought-after destination in Mexico City.

PRIDE

_IN MY CUISINE



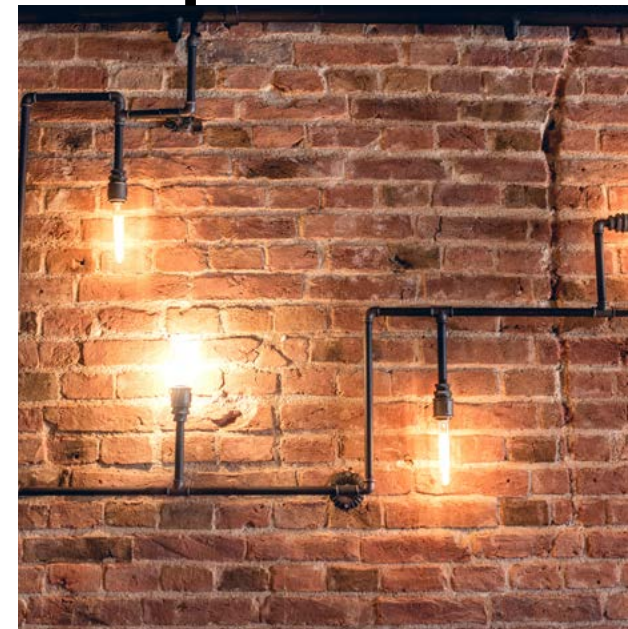
OUR

GASTRONOMICAL

_OFFERING

Neuchâtel Cuadrante Polanco aims to establish a unique cuisine destination known for a diversity of tastes and seasoned in part by the experience of interacting with a unique place.





PRIDE _IN MY CULTURE

Neuchâtel Cuadrante Polanco's location is one of the city's most recognized cultural zones, and just a few steps from the acclaimed Jumex and Soumaya museums. A new cultural corridor will extend from Cuadrante Polanco to the Parque Lineal along the Cuernavaca Railroad Line park.



OPENING YOUR EYES
IS AN OPPORTUNITY
TO ENJOY BEAUTY



LET LIFE
SURPRISE YOU

ART IS THE MEDIUM FOR
CHANGING SOCIETY





8:30 AM



3:00 PM

PRIDE _IN MY FAMILY

Spending more time with our loved ones is a cherished target in life and the integration of office, residential and commercial spaces makes it even more possible. Open spaces planned for *Neuchâtel Cuadrante Polanco* will invite us to walk, run, and engage in a diversity of recreational activities.



7:00 PM





PRIDE _IN MY WORK



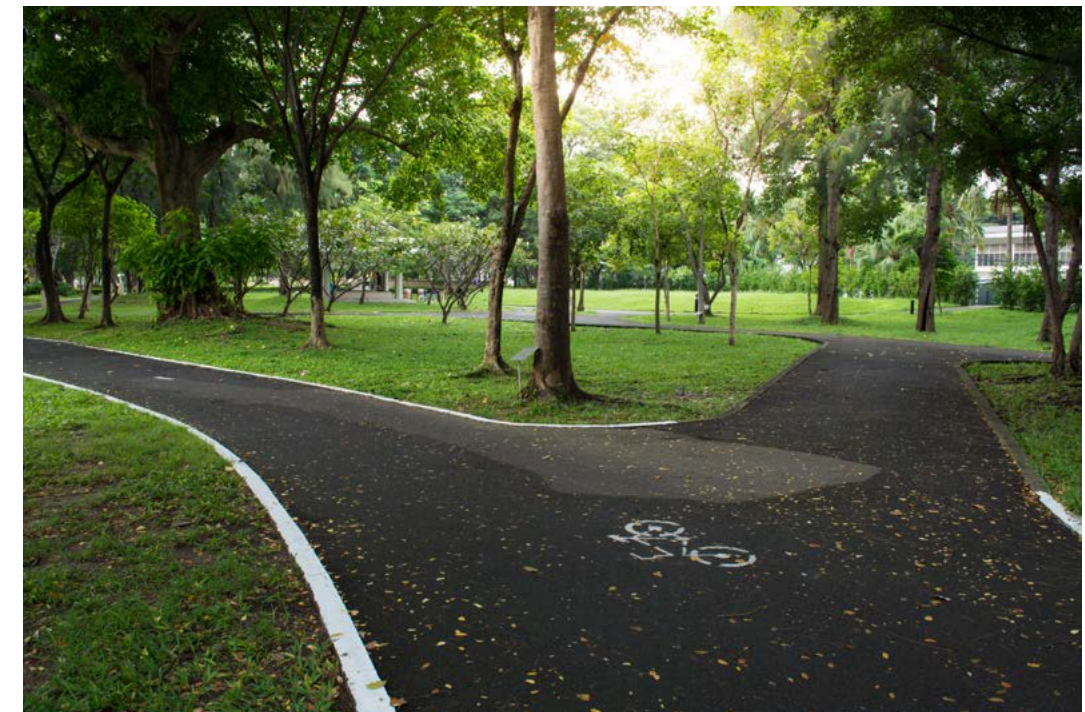
Neuchâtel Cuadrante Polanco's plans to develop 1,000,000 sq. ft. of offices in three office towers along Río San Joaquín Avenue. We propose to redefine the commercial office space development concept in the area, integrating the latest architectural trends for modern workspace adhering to the highest quality standards and integrating environmentally friendly, open spaces.





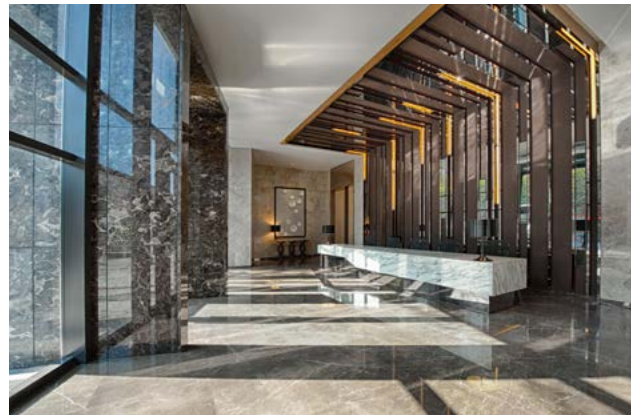
PRIDE _IN MY LANDSCAPE

The boulevards and squares of *Neuchâtel Cuadrante Polanco* will invite its inhabitants to travel by foot and on two wheels, engaging fully in daily life while exploring new perspectives. Art will be part of the scenery and green spaces will make the area an oasis.



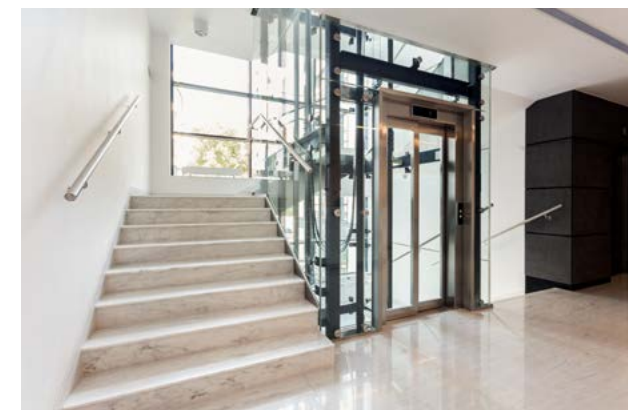


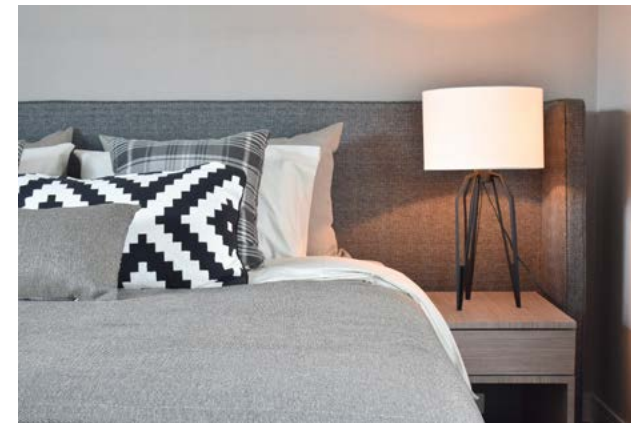
PRIDE _IN MY INTERIORS



Neuchâtel Cuadrante Polanco residential offerings include 1, 2 and 3 bedroom apartments between 656 and 1,776 sq. ft.

The design of these living spaces will be guided by the practical and intelligent lifestyles of Cuadrante Polanco's young and family residents. Amenities and green spaces will harmonize the residential offerings with the community's commerce and public areas in this new urban zone.





PRIDE _IN SUSTAINABILITY

Neuchâtel Cuadrante Polanco has already become a point of reference for sustainable urban entities in Mexico City with its compact, manageable and service-rich environment. As a result, it will attract residents that share similar values and favor pedestrian mobility and other transit alternatives.



NEUCHÂTEL CUADRANTE POLANCO

_ EVERY DAY A BETTER STORY





ROBERTO'S
_STORY



LOLA & SANTIAGO'S
_STORY



RIVAS'S
_STORY

VISION
_BOOK

