



THE BEST OPTION TO LIVE OR
INVEST



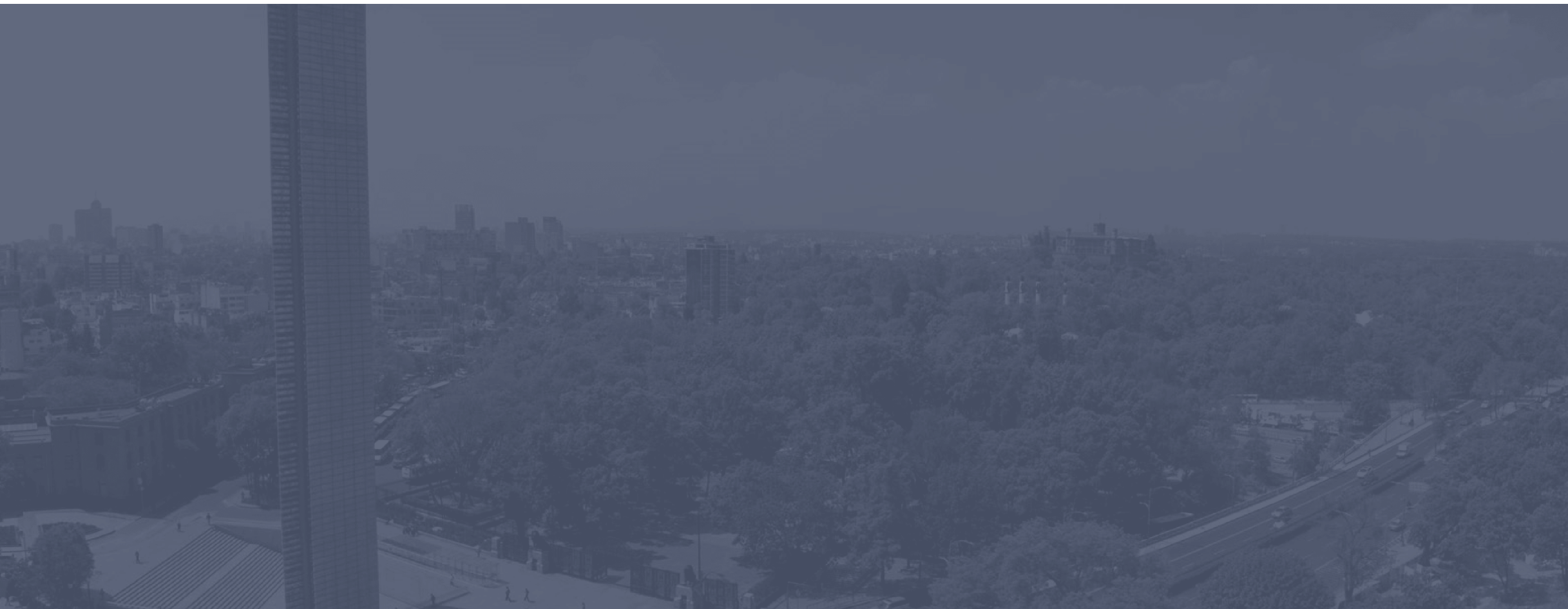
THE RITZ-CARLTON RESIDENCES

MEXICO CITY



CHAPULTEPEC UNO

R509





THE MOST SPECTACULAR
VIEWS OF MEXICO CITY





CHAPULTEPEC UNO R509
WILL BE A MEXICO CITY
LANDMARK...

RESIDENCES IN A LUXURY
MIXED-USE BUILDING
(OFFICES, HOTEL AND SKY LOUNGE)



**THE RITZ-CARLTON
RESIDENCES**

MEXICO CITY



The best views of Mexico City. **THE RITZ-CARLTON RESIDENCES MEXICO CITY** will become a landmark in the most important city in Latin-America, with panoramic views of Chapultepec Park and the southwest side of the city.



Paseo de la Reforma is assuredly the best-known boulevard in Mexico City, and **CHAPULTEPEC UNO R509** is located at the gateway to this important financial corridor.

Located at the entrance of Paseo de la Reforma, close to Chapultepec Park and its famous Castle that looks down on it, **THE RITZ-CARLTON RESIDENCES MEXICO CITY** offers its visitors panoramic views not only of the surrounding woods, but also of the southern, western and northern parts of the city, from all its floors.



THE RITZ-CARLTON RESIDENCES MEXICO CITY features a spectacular plaza with a Motor Lobby. There is also vehicle access on Río Ródano street as well as on Paseo de la Reforma.



A DIFFERENT PERSPECTIVE 58 STORIES-HIGH

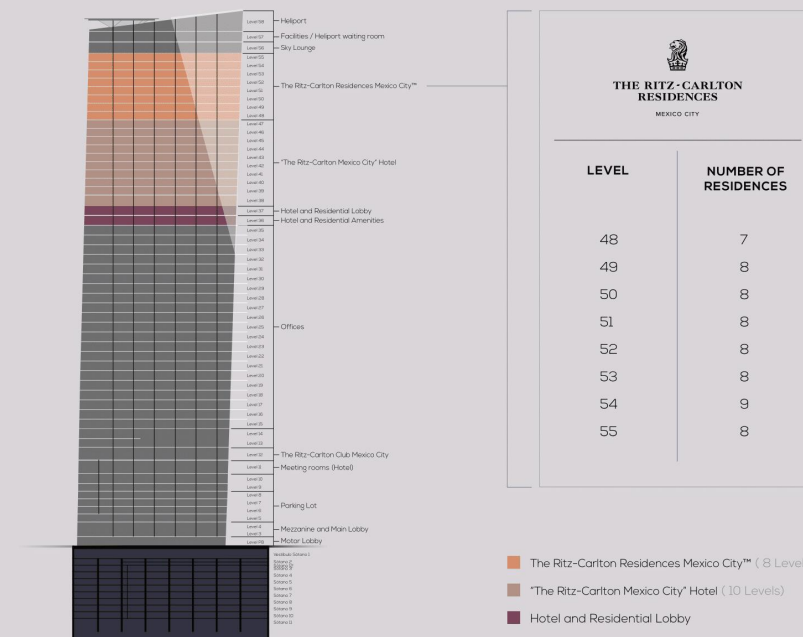
CHAPULTEPEC UNO R509 is comprised of the following sections:

- Office Space (levels 11 - 35)
- "The Ritz-Carlton Mexico City" Hotel (levels 39 - 47)
- The Ritz-Carlton Residences Mexico City™ (niveles 48 - 55)
- Sky Lounge (level 56 - 57)
- Heliport (level 58)

Its 58 stories makes it one of the tallest buildings in Mexico City.

In the upper section of CHAPULTEPEC UNO R509 (floors 48 to 55), there are 64 luxury residences under the The Ritz-Carlton Residences Mexico City™, that provides the most spectacular panoramic views of Chapultepec Park, including its majestic castle, and also of the western and southern parts of Mexico City.

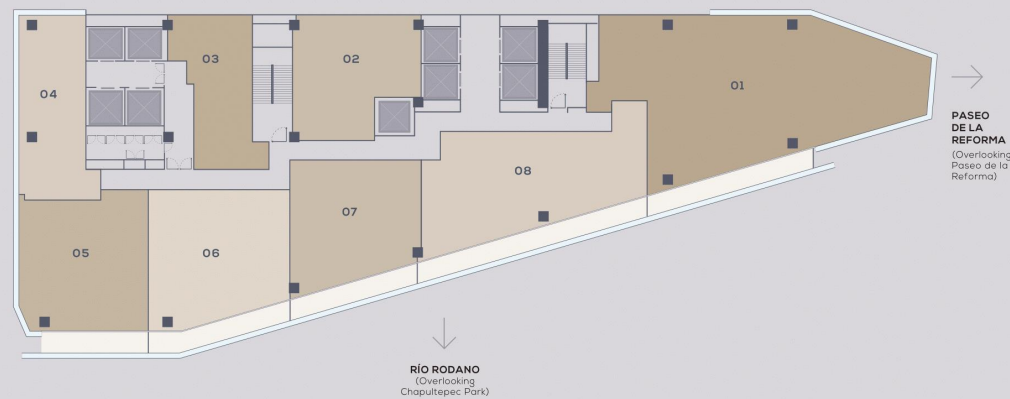
SIDE-VIEW SKETCH







RESIDENTIAL FLOORS













MOST IMPORTANT FEATURES OF THE RITZ-CARLTON RESIDENCES MEXICO CITY®

PROJECT HIGHLIGHTS

- Mixed-use development with offices, residences and hotel ("The Ritz-Carlton Mexico City").
- 58 stories high.
- Spectacular Motor Lobby and double-height Sky PH.
- Fully automatic underground parking system and valet parking.
- Vehicle exits to Paseo de la Reforma and Río Ródano St.
- Private Heliport.

The building has a double façade ideal for temperature control, keeping it cool in summer and warm in winter; its outer façade has inlets and outlets which allow air to circulate to the Residences and its spacious terraces, while the inner façade provides a hermetic seal.

SUSTAINABILITY

- Excellent floor-to-ceiling clearances.
- Spectacular natural lighting.
- Optimal use of water and electricity.
- Rainwater recycle plant.
- Wastewater treatment plant.
- Leed Gold Building certification.



SECURITY

- Pressurized emergency stairways.
- Emergency electrical plant.
- Electronically controlled accesses and security personnel 24/7.
- CCTV and surveillance in common areas.
- Intelligent security and control at all access points.



ACCESS LOBBY TO THE RITZ-CARLTON RESIDENCES MEXICO CITY®

THE RESIDENCES WILL HAVE:

- Floor plans from 60 m² - 240 m² (645 sq. ft. - 2,480 sq. ft.)
- Average heights of 3.10 m (10.2 ft.)
- An independent lobby and dedicated, state-of-the-art, high-speed intelligent elevators
- Access to the amenities of the Hotel Ritz-Carlton Mexico City, with preferential rates
- Pet-friendly design

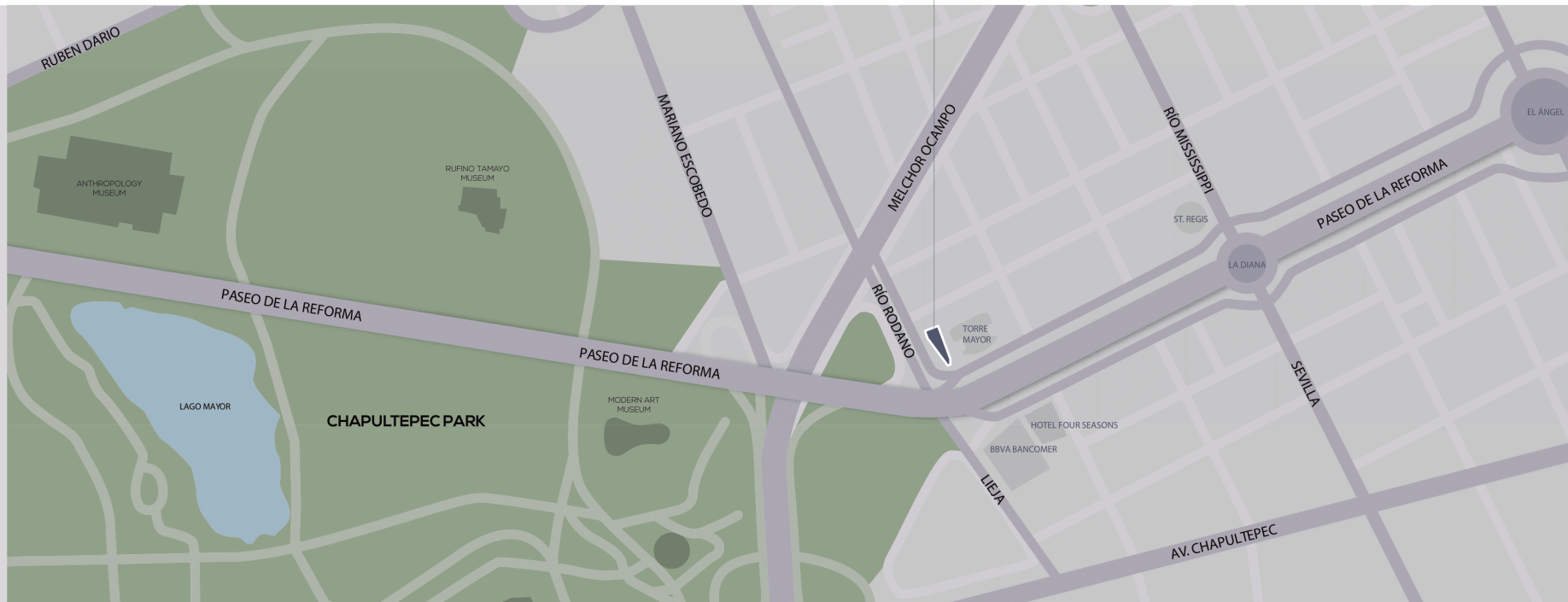


THE PLACE

PASEO DE LA REFORMA

Built by the Emperor Maximilian over a 100 years ago, this thoroughfare has witnessed many historic events and seen the creation of the singular blend of both historic and modern buildings that makes Mexico City the great metropolis that it is today.

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THE TEAM

INVESTOR

INMUEBLES COLÓN, S.A.

Is a 100% Mexican company, founded by Mr. Luis G. Aguilar in the 1950's, which has devoted itself to different aspects of the real-estate business, doing everything from buying and selling properties in different parts of Mexico to developing and leasing iconic projects. Characterized by its avant-garde designs, social commitment, high quality and profitability of all the projects that it undertakes.

DEVELOPER

T69, S.A. de C.V.

Is a company with over 30 years' experience in developing important projects in different sectors, including luxury residences, semi-luxury city and beach residences, offices, and commercial buildings. Its projects are characterized by innovative design, high-quality execution and commitment to both investors and end buyers.

CONCEPTUAL DESIGN

KMD (KAPLAN/MCLAUGHLIN/DIAZ)

One of the biggest architectural firms in the USA and among the 20 most important firms worldwide, has always been known for its creative, innovative designs, which is why it was chosen to carry out the conceptual design of **CHAPULTEPEC UNO R509**. KMD is a very well-known firm that specializes in interior design and urban planning, as well as having extensive experience in a wide range of corporate, commercial, hotel, residential, educational and industrial projects.

PROJECT DESIGN

TALLER G

The **RITZ-CARLTON RESIDENCES MEXICO CITY®** project was designed by TALLER G, an architectural firm with a professional team that has chalked up over twenty years' experience in its field, founding KMD México. TALLER G has worked on important developments throughout Mexico and in the rest of Latin America, where its members have spearheaded iconic, prize-winning projects. Its bywords are avant-garde, high-tech design and sustainability, as exemplified in **CHAPULTEPEC UNO R509**.

CONSTRUCTION

BOVIS

A construction-management company with experience at international level, was founded over 50 years ago and is well known for adhering to the very highest quality standards and for its painstaking, ethical approach to every project it is involved in. It has managed construction, or been main contractor, of a wide range of residential, commercial, corporate, industrial and other projects, and has extensive experience in spearheading high-rise developments throughout the world, and especially in Mexico City, making it an ideal candidate to coordinate the building of **CHAPULTEPEC UNO R509**.



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