

The background of the advertisement is a composite image. The top portion shows a clear blue sky with a few wispy clouds and the upper part of a modern building with a glass facade. The bottom portion shows a swimming pool with a wooden deck, where the water reflects the surrounding greenery and sky. The text is overlaid on a white rectangular area in the center.

Sofia Apartment

With spectacular views of the countryside, the city, and Huasteca.

Av. Ricardo Margain Zozaya 440, 66265 San Pedro Garza García, Nuevo León

Sofia Tower

Its design is the work of the firm of Pelli Clarke Pelli Architects, which is recognized for creating the iconic Petronas Towers in Kuala Lumpur, Malaysia.

It complies with the **International Building Code** and is the first housing development in the country to obtain the **Leed Gold Level Certification**, which is an international standard created by the United States Green Building Council, which endorses the efficient use of resources such as water and energy and sustainable practices in construction.



Location

It is located in one of the most exclusive municipalities in Monterrey, San Pedro Garza García, within an area with a completely flat terrain, with modern and efficient urban infrastructure.

With impressive views of the Country Club and the Sierra Madre in all its splendor.





SOFIA

CLUB
CAMPESTRE

ARBOLEDA

Features

- **Price \$4,000,000 USD**
- Price x m2 \$ 5,943.53 USD

- **Total area: 673 m2**
- Interior area: 583 m2
- Terrace area: 90 m2

- **36th floor** with views on one side to the country club, on the other side to Monterrey and another part with view to the Sierra Madre.
- Delivered in **gray construction**, it has a Salinas Lasheras project.
- Equipped kitchen
- Air conditioners

- 5 parking spaces.
- 2 warehouse of 15 m2



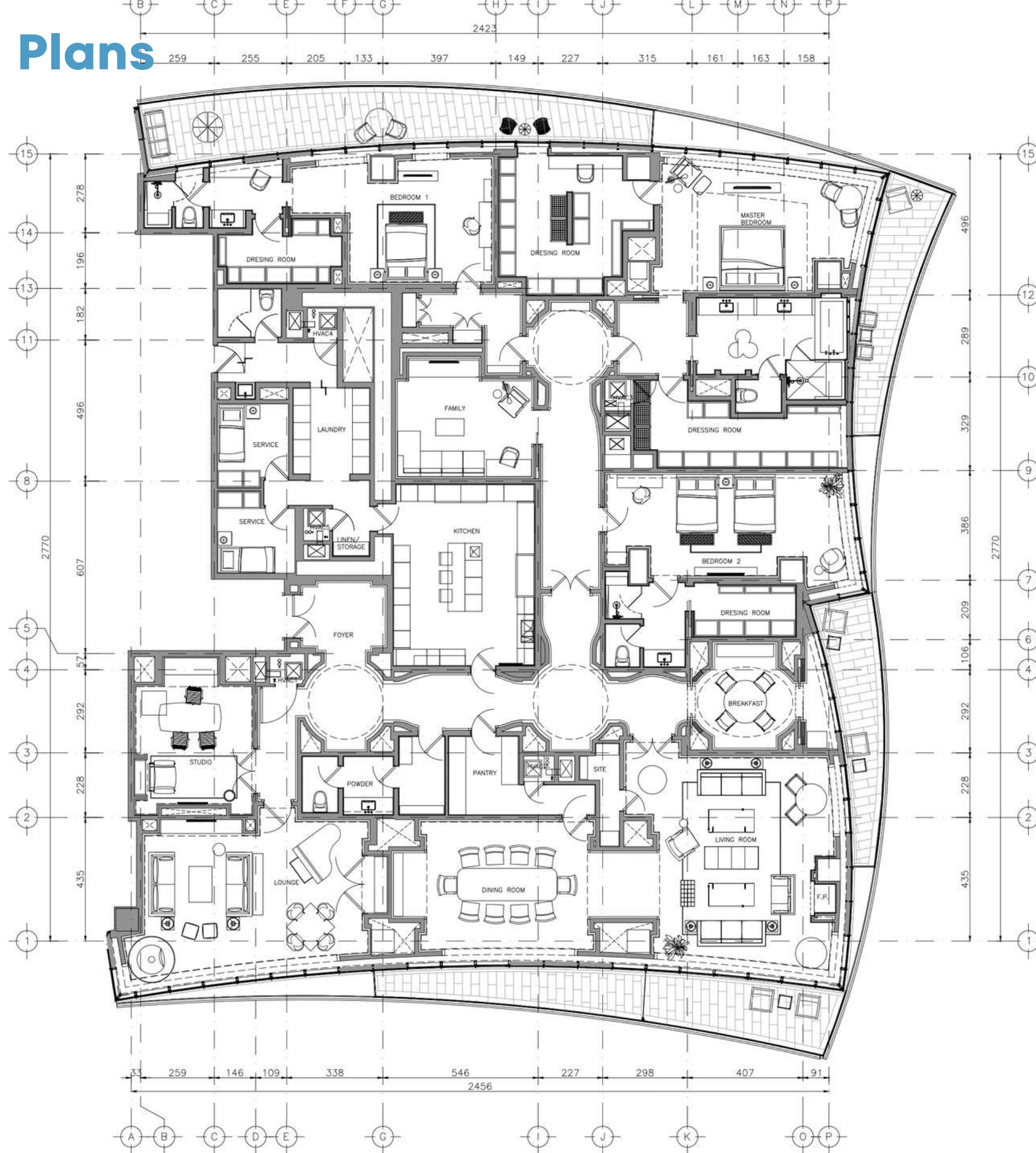
Distribution

- Master Suite with 2 walk-in closets, private bathroom and access to the terraces.
- Bedroom 1 with walk-in closet, private bathroom and access to the terrace.
- Bedroom 2 with dressing room, private bathroom and access to the terrace.
- Fully equipped kitchen.
- Areas for: Foyer, Breakfast room, Family room, Living room, Dining room, Lounge area, Study, Laundry room.
- Other areas: Butler's pantry, 2 service rooms with independent access.

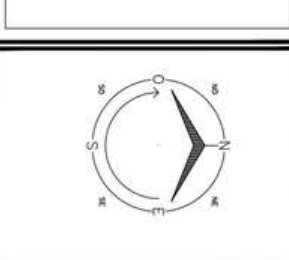


Original Plans

Plans



UBICACIÓN: TORRE SOFÍA GARZA GARCÍA, H.L.



ESCALA: La indicada
 ACOTOS: cm.
 ESCALA GRÁFICA
 FECHA: 22 DE FEBRERO 2016

COORDINADORES:
 Arq. Hiram Casas Gámes
 INGENIEROS:

REV.	FECHA	OBSERVACIONES
0	2015.09.21	APROBADO

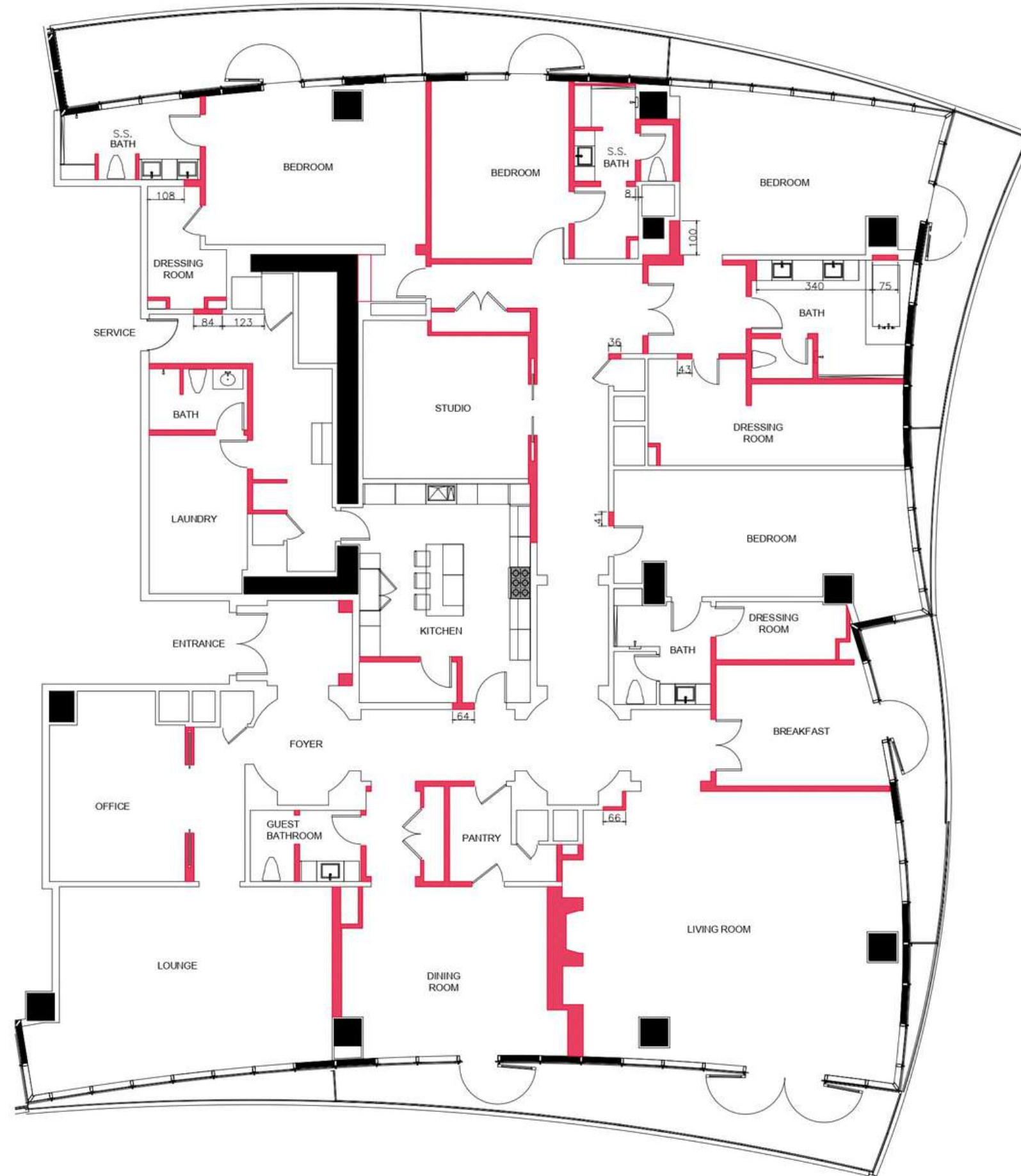
SALINAS LASHERAS
 NEO ARCHITECTURE
NEO Arquitectura
 Ave. Lázaro Cárdenas # 302-1, 2do piso
 Residencial San Agustín, C.P. 66260
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 EQUIPO DE DISEÑO:
 Arq. Juan Alberto Galicia Osorno
 PM. Arq. Angel Iradier Balderramos Lozano
 TALLER:
 Arq. Arturo Mendoza López

CLAVE:
DECE.A.100.00
 NOMBRE DEL PLANO:
PLANO ARQUITECTONICO

Demolition Plans

Neo Ideas



SIMBOLOGIA

- INDICA MUROS EXISTENTE SIN MODIFICACIÓN
- INDICA DEMOLICIÓN DE MURO

- NOTAS GENERALES.**
- 1.-DEMOLICIONES Y DESINSTALACIONES BAJO NORMATIVIDAD DEL EDIFICIO.
 - 2.-DESINSTALAR; APARATOS Y ACCESORIOS DE BAÑO, EXCEPTO TINA DE BAÑO PRINCIPAL, DESMONTAR PUERTAS, EXCEPTO PUERTAS DE ACCESO PRINCIPAL Y DE SERVICIO, DESMONTAR CANCELES DE BAÑO, APARATOS Y MUEBLES DE COCINA.
 - 3.-DEMOLICION DE MUROS DE PISO A LOSA, INCLUYE; DESMANTELAR INSTALACIONES ELECTRICAS, DE COMUNICACIÓN E HIDROSANITARIAS, SELLANDO Y/O TAPONANDO ALIMENTACIONES Y DESCARGAS.

UBICACIÓN
SAN PEDRO GARZA GARCÍA, H.L.

ESCALA: La Indicada
ACOTS: cm.

ESCALA GRÁFICA
FECHA:

COLABORADORES:
INGENIEROS:

REV.	FECHA	OBSERVACIONES
1	15 JUL 15	PARA INFORMACIÓN



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Equipo Salinas Lasheras
P.M. Arq. Mónica Ramírez
TALLER:
Arq. Hiram Casas Gamez
Arq. Arturo Mendoza López

CLAVE:
DECE.A.101.00

HOMBRE DEL PLANO:
EDO. ACTUAL Y DEM.















Engineering and Systems

- Fire system: sprinklers throughout the building, centralized heat monitoring.
- Heat seals between each area to prevent leaks.
- AA / DC with smoke detectors connected to a system of automatic gates.
- 600 automatic emergency and panic gates button for tenant safety.
- American Disabilities Act (ADA) approved and Building management system.
- Security and monitoring room.
- Infrared sensor around the building.
- Whole building monitoring system
- Smart access system in each department
- Waterproofing and drainage system.
- STC Code (sound isolation)
- Injection of fresh air.



Amenities

- Lobby and Concierge Service
- Residential Hospitality
- Health and Fitness floor (gym, sauna, massage room)
- Pools (indoor and outdoor)
- Green areas with tent area for events.
- Campfire area and two grills.
- Children's Area (interior)
- Pets Area (exterior)
- 2 Event Rooms (adaptable inside) Capacity 80 people.
With support and sound kitchen.
- Library and Business Center
- Tasting room
- Poker room
- Guest room

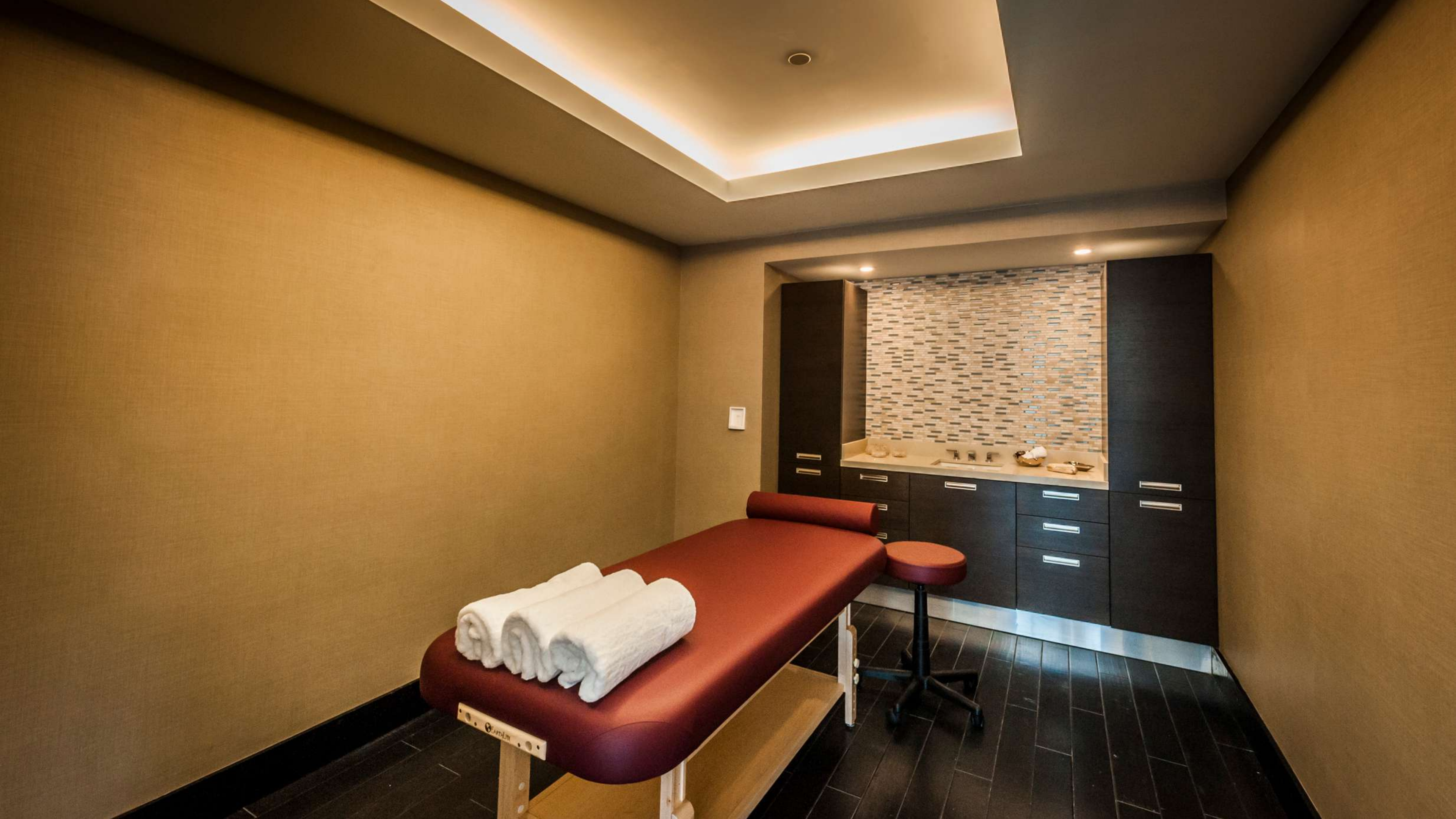




























SALIDA

Videos



Kitchen



Bedrooms



*Service
Room*



Let's find
you a home!

CONTACTO

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