



**\$ 26,000,000 MXN**

Sale of a brand-new home in  
Hipódromo Condesa.



**3 Bed**



**3 Baths  
2 Partial**



**135 m<sup>2</sup>**



**310 m<sup>2</sup>**



**1 Parking**





**Casa Arrayán is a brand-new residence, designed for those who seek a home with style, functionality, and a welcoming atmosphere from the very first moment.**

Its architecture combines contemporary lines with warm details that give it its own personality, creating bright, well-distributed spaces ready to be enjoyed. Every finish was carefully selected to offer quality, comfort, and a modern aesthetic that elevates the living experience.



Its design prioritizes functionality and comfort, offering spacious, luminous areas created for today's lifestyle.

High-quality materials, intelligent distribution, and the incorporation of modern technology create a sophisticated and inviting environment.

The common areas encourage connection and enjoyment, while the bedrooms provide the privacy and tranquility every home should offer.



Location: Cosala Street, La Condesa

(Located in one of the most emblematic and desirable areas of Mexico City, this house is situated in La Condesa — a neighborhood known for its cosmopolitan atmosphere, iconic architecture, and vibrant offering of restaurants, cafés, parks, and cultural life.)



#### Layout:

- 3 bedrooms
- 3 full bathrooms
- 2 half bathrooms
- 1 parking space
- Fully equipped kitchen
- Laundry room
- Service room
- Rooftop terrace: 45 m<sup>2</sup>

#### Features:

- Fully equipped kitchen
- High-end finishes
- Excellent natural lighting
- Great cross ventilation
- Modern and functional design

Availability: Immediate

#### Location Advantages:

- Only a 15-minute walk from Parque España and Bosque de Chapultepec
- Located on a quiet, tree-lined street offering privacy and tranquility
- Close to restaurants, gourmet shops, supermarkets, schools, and cultural centers
- Excellent connectivity to public transportation and main roads





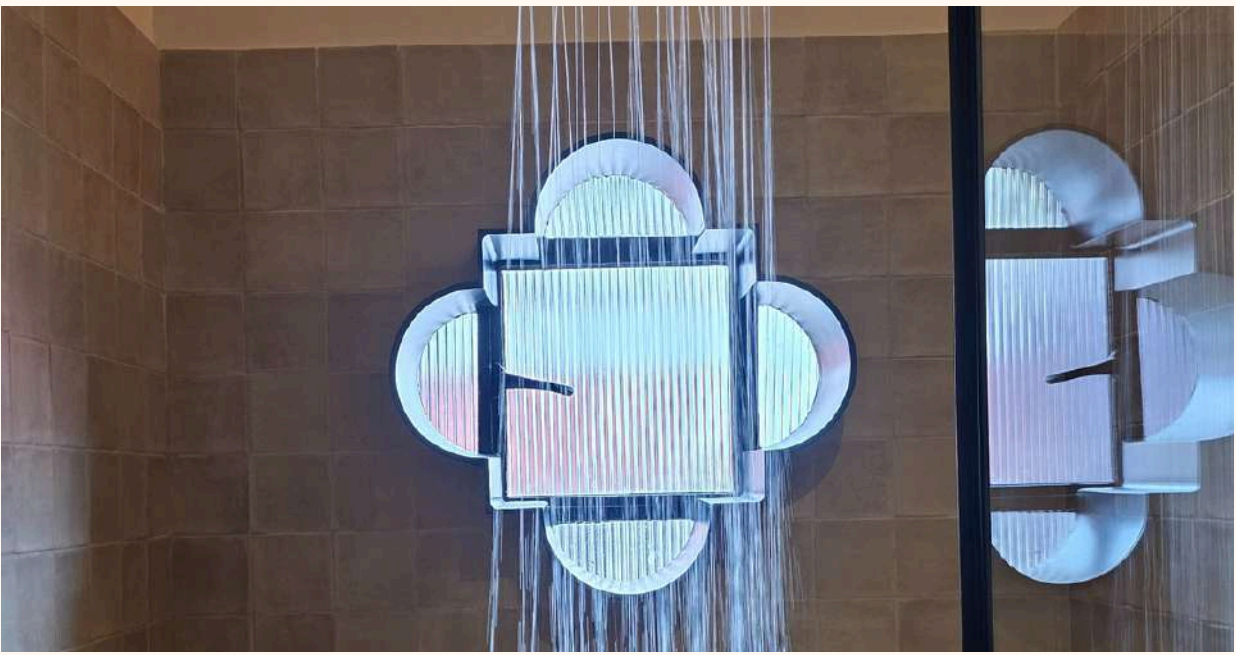




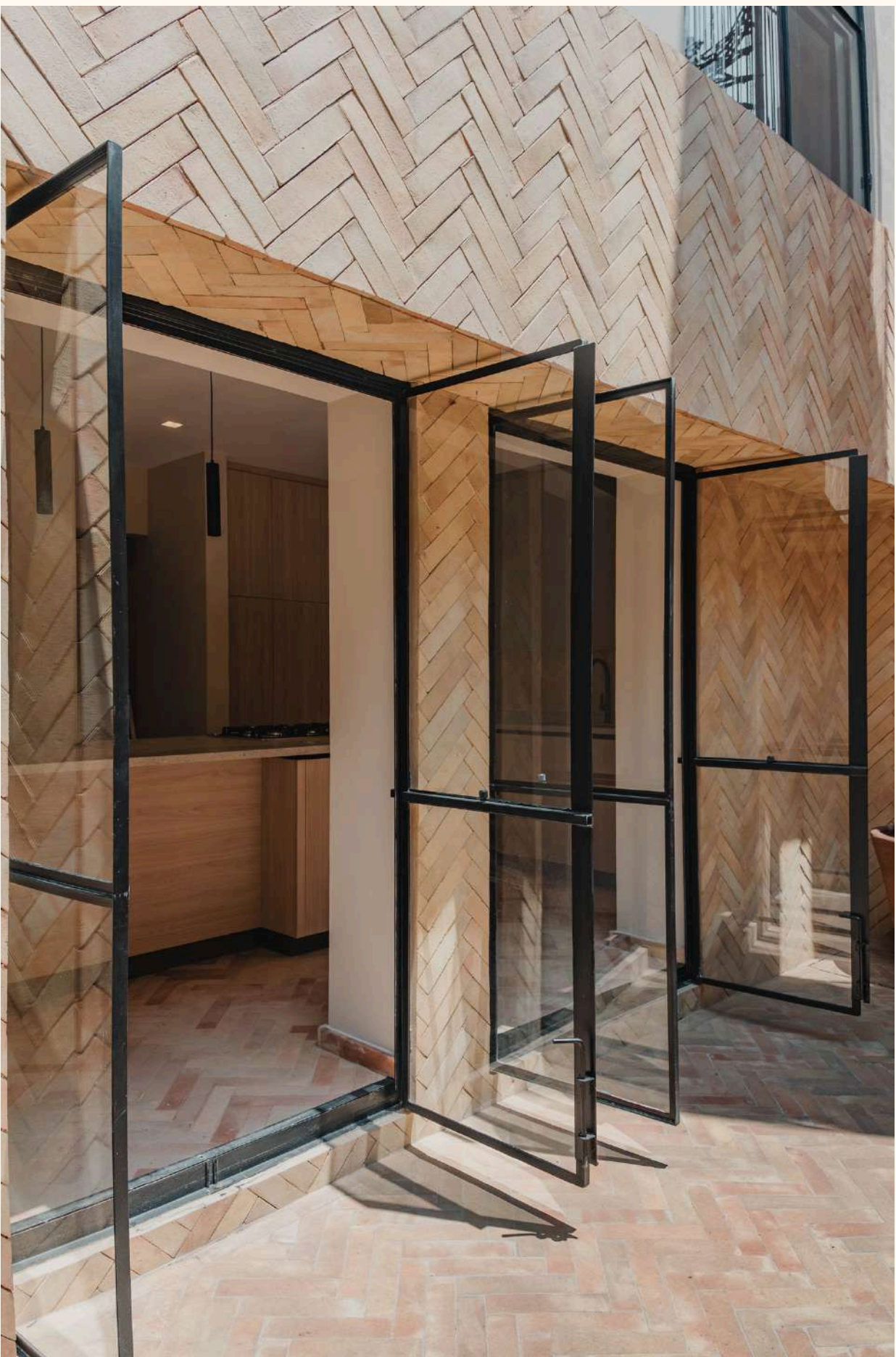
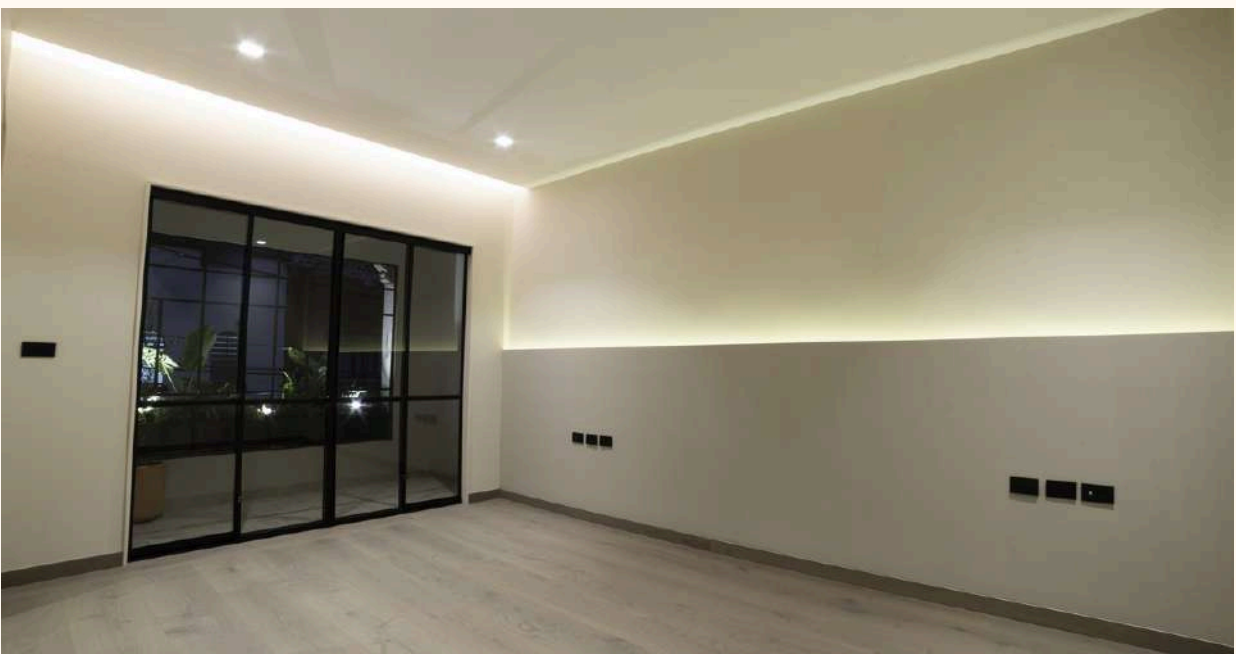




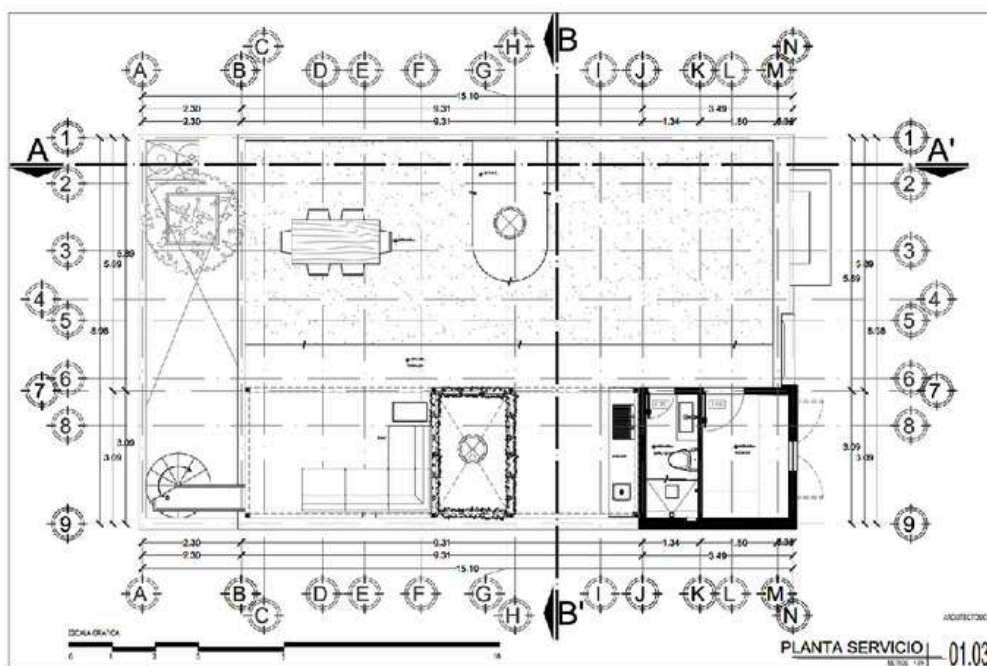
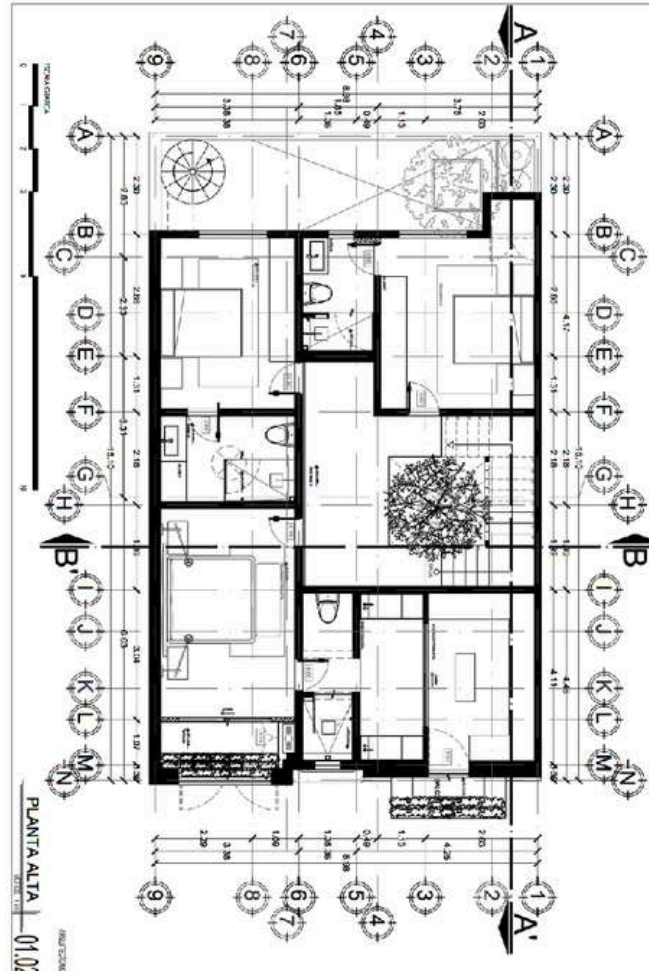
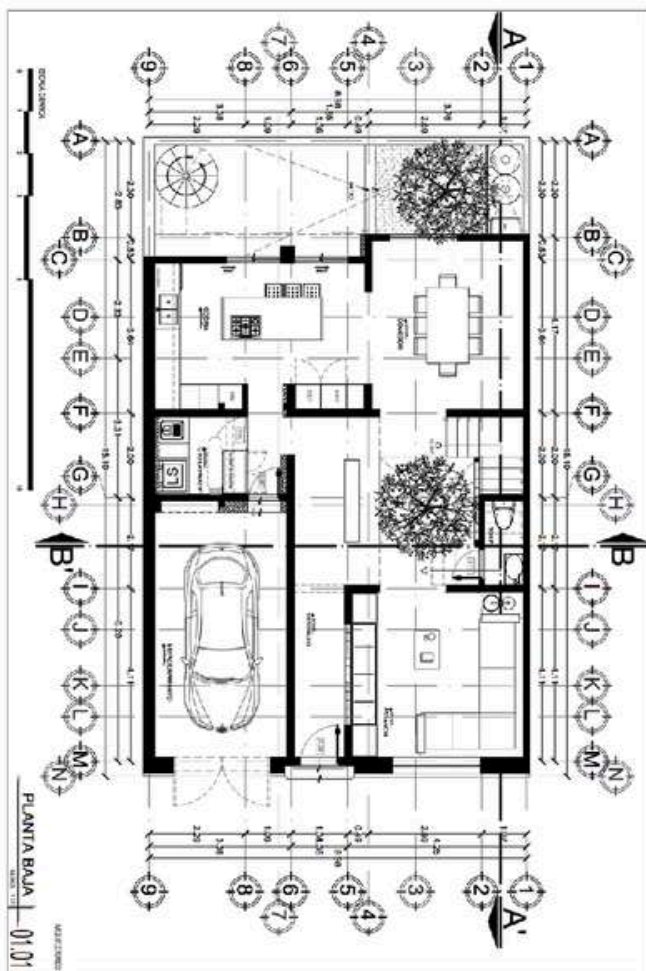
















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encontrar tu hogar ideal!

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