

Villa for Sale in Jardines de Ahuatepec, Cuernavaca

| Single Level | 700 sqm (7,535 sqft) on 2,200 sqm (23,681 sqft)

5 bedrooms · 4 bathrooms · 2200sqm · For Sale

camino real a tepoztlan, 6220, Jardines de Ahuatepec, Cuernavaca, Morelos

ASKING PRICE

\$ 13,000,000 MXN

5

BEDROOMS

4

full baths

+ 1 half (½)

BATHROOMS

7

PARKING

700

built area

+ 2,200 additional m²

SQUARE METERS

KEY FEATURES

- Garden

Terraza / Balcón

Pet-friendly

Living Room

Línea Blanca

Cuarto de servicio con baño

A/C

Equipped kitchen

Laundry Area

Parking for visitors

Furnished

Family

1/2 bathroom for visitors

Storage Room

Dining Room
- PROPERTY GALLERY
- Preview of the main areas
- A 3x4 grid of 12 images showcasing the villa's features. The first row shows the exterior garden with a swimming pool, a lounge area with a gazebo, the pool from a different angle, and a wide view of the lawn. The second row features a garden path, a bright living room with a large sofa, a dining area with a piano, and a formal dining room. The third row includes a cozy reading nook, a modern kitchen with a central island, another view of the kitchen, and a covered outdoor dining area overlooking the pool.



DESCRIPTION

Single-Level Residence with Large Garden and Pool | Jardines de Ahuatepec, Cuernavaca | 700 sqm (7,535 sqft) on 2,200 sqm (23,681 sqft)

A single-level residence in Jardines de Ahuatepec, with 700 sqm of construction set on 2,200 sqm of land. Every bedroom and social area has views and direct access to the garden, which makes the house exceptionally bright and comfortable to live in without a single staircase.

The garden is the heart of the property: generous in scale, with mature trees across the entire grounds and a heated pool with sundeck. The layout is well resolved throughout, with generous proportions and a wide circular terrace connecting interior and exterior.

Features

- Total Land Area: 2,200 sqm (23,681 sqft)
- Total Construction: 700 sqm (7,535 sqft)
- Single level
- 5 bedrooms
- 4 full bathrooms + powder room
- Large living room with bar
- Large dining room
- Library
- Large kitchen with central island and generous pantry
- Wide circular terrace
- All bedrooms and social areas with garden views and direct access
- Exceptionally bright throughout

Exterior

- Extensive private garden
- Heated pool
- Sundeck
- Mature trees across the property

Additional Features

- Solar panels

- Boiler
- 2 service quarters with bathroom and private kitchenette
- Additional service area with drying patio
- Large laundry area
- 3 storage rooms
- Parking for 7 vehicles, 2 of them covered

Location & Connectivity

Jardines de Ahuatepec, Cuernavaca, Morelos. A residential area of large-format homes on generous lots, surrounded by vegetation and minutes from central Cuernavaca, with access to restaurants, hospitals, schools, and shopping centers. Under 90 minutes from Mexico City via the expressway, in a city with a spring-like climate year-round. Foreign ownership is permitted directly without fideicomiso.

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