

Villa for Sale in Los Apantles, Cuernavaca |
Barragán-Inspired Architecture | 800 sqm (8,611 sqft) on 1,360 sqm (14,639 sqft)

5 bedrooms · 5 bathrooms · 1360sqm · For Sale
Cristóbal de Olid, 40, Sumiya, Jiutepec, Morelos

ASKING PRICE

\$ 17,400,000 MXN



6

BEDROOMS



5

full baths

BATHROOMS



8

PARKING



800

built area

+ 1,360 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





DESCRIPTION

Architect-Designed Residence in a Private Gated Community | Los Apantles, Cuernavaca | 800 sqm (8,611 sqft) on 1,360 sqm (14,639 sqft)

Casa Allende is a work of contemporary Mexican architecture in the Los Apantles gated community, conceived and designed by architect José Luis Creixell, who was in contact with the work of Luis Barragán throughout his life.

The design centers on the emotion produced through the manipulation of light, color, texture and shadow, alternating narrow and expansive volumes to create distinct sensations as one moves through the house.

Solid hacienda walls, traditional Mexican colors, ayacahuite wood beams, pitched roofs, a double-height atrium crowned by an illuminated cupola, and water integrated into the gardens. Each space stands independently, which allows the house to work equally well for a family living here year-round or for entertaining on weekends.

Features

- Total Land Area: 1,360 sqm (14,639 sqft)
- Total Construction: 800 sqm (8,611 sqft)
- 4 bedrooms, each with en-suite bathroom
- 5 full bathrooms
- Study, usable as a fifth bedroom
- Office with garden access, convertible to a sixth bedroom
- 50 m³ pool and outdoor jacuzzi for 6, with independent filtration and heating systems
- Spacious living room with views and direct access to the garden and pool
- Billiard room with a 1.5 × 3 m leaded stained-glass window, opening onto a covered terrace
- Open-air breakfast area on a covered terrace with fireplace and grill
- Multiple covered terraces and a sundeck
- Gardens with mature trees and flowering plants
- Paddle-frontón court
- Large kitchen with industrial stainless steel range and oven
- Family room on the upper level with a stepped planter and skylight
- Entrance vestibule with a generous atrium and illuminated cupola
- Large pantry

- Wine cellar
- Laundry room

Bedrooms

- Primary suite: pitched ceiling with wood beams culminating in a full-height window, walk-in closet with service bar, en-suite bathroom with jacuzzi and leaded stained glass. Connects by a private staircase to the study on the ground floor
- Bedroom 2: pool and garden views, en-suite bathroom
- Bedroom 3: walk-in closet, en-suite bathroom, mezzanine with space for three single beds, and terrace
- Bedroom 4: on the ground floor, en-suite bathroom and adjoining terrace with garden access

Additional Features

- Covered garage for 3 vehicles and uncovered parking for 5
- Service quarters with full bathroom and integrated kitchen
- Storage room and machine room
- Dedicated pool machine room
- 8 m³ cistern in the machine room and a 4 m³ reservoir on the upper level
- Hydropneumatic system
- 3 water heaters, allowing each section of the house to operate independently
- 2 gas tanks, one for the house and one for the pool and jacuzzi
- Septic tank with wastewater treatment system
- Telephone and internet wiring throughout

Finishes

Built by architect Arturo Yamaguchi, with forged ironwork by master craftsman Aurelio Papaqui.

- Semi-polished Santo Tomás marble flooring
- Clay tile, marble aggregate and river stone
- Ayacahuite wood, finished and varnished in matte poliform
- Hand-forged and hammered artisan ironwork
- Anodized aluminum in the skylights

The Community

Los Apantles is a private gated community with two access points, permanent 24-hour guardhouses, and a security system with identification cameras and intercom. It has its own private potable water well and, at its center, a lake with an aqueduct and green areas where swans, ducks, geese, flamingos, turtles and several varieties of fish live together.

Location & Connectivity

Fraccionamiento Los Apantles, Jiutepec, Morelos, within the Cuernavaca metropolitan area. Minutes from central Cuernavaca and its full offering of restaurants, hospitals, schools and shopping centers, with immediate access to the main arteries and under 90 minutes from Mexico City via the expressway. Spring-like climate year-round. Foreign ownership is permitted directly without fideicomiso.

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