PROPERTY BROCHURE

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Key: CaNo3940534
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Operation: Venta

House for sale in San Angel Inn

3 bedrooms · 3.5 bathrooms · 527m2 · Sale · Garden
Leandro Valle, 1, San Angel Inn, Alvaro Obregon, Ciudad de Mexico

ASKING PRICE
$ 34,000,000 MXN

3	3	4	527
BEDROOMS	full baths + 1 half (½) BATHROOMS	PARKING	built area + 95 additional m² SQUARE METERS

KEY FEATURES

- [x] Garden
- [x] Línea Blanca
- [x] Laundry Area
- [x] 1/2 bathroom for visitors
- [x] Terraza / Balcón
- [x] Cuarto de servicio con baño
- [x] Parking for visitors
- [x] Storage Room
- [x] Pet-friendly
- [ ] A/C
- [ ] Furnished
- [x] Dining Room
- [x] Living Room
- [x] Equipped kitchen
- [x] Family

PROPERTY GALLERY

Preview of the main areas



















DESCRIPTION

Private Residence for Sale in San Ángel Inn | 432 sqm (4,650 sqft) + 1/3 Club House 286 sqm (3,079 sqft)

A family residence nestled within a private enclave of just three homes, in the heart of San Ángel Inn — one of Mexico City's most beautiful and sought-after streets. This property blends authentic Mexican architectural character (rich hardwoods and luxury finishes) with a thoughtful layout, exceptional natural light, and designer lighting throughout. Built and inhabited since August 2016, impeccably maintained and move-in ready. An ideal home for a family seeking privacy, tranquility, and character in one of the city's most exclusive western neighborhoods.

+ Location: San Ángel Inn, Álvaro Obregón, 01060 Mexico City

Key Features:
· Land: 253 sqm / 2,723 sqft
· Built area (house): 432 sqm / 4,650 sqft + 1/3 co-ownership in 286 sqm club house (95 sqm / 1,023 sqft proportional) = Total proportional area: ~527 sqm / 5,673 sqft
· 3 bedrooms, each with full en-suite bathroom
· Master bedroom on ground floor with walk-in closet, private garden with terrace, and TV lounge
· 2 additional bedrooms on upper floor
· Main living room with double-height ceiling
· Spacious dining room
· Closed kitchen with island and bar stools, large pantry, and small terrace
· Guest powder room
· Office space
· Quiet home in impeccable state of conservation
· Exceptional natural light and designer lighting throughout

Functional Features:
· Service room with full bathroom
· Laundry, drying area, and linen storage
· 3 private storage rooms: 2.5 sqm, 2.2 sqm, and 13 sqm
· 4 parking spaces + 20+ visitor spaces available for events
· Luxury finishes throughout, Mexican style with fine hardwoods
· PVC double-glazed windows and doors
· Hydronic radiant floor heating
· Solar panels
· 2 water tanks of 1m³ each (2,000 liters total)
· Water pressurizer system

Club House (1/3 co-ownership | 95 sqm / 1,023 sqft proportional of 286 sqm total):
· Full gym
· Lounge, bar, and TV area
· Full bathroom
· Ideal for private events among the three homeowners

· 3 shared storage rooms: 5 sqm, 6 sqm, and 3 sqm
· Underground cistern: 75 m³ (75,000 liters)
· 2,000-liter gas tank
· Solar panels
· 2 water tanks of 1m³ each (2,000 liters total)

Complex Amenities & Security:
· 24/7 watchman / doorman / handyman
· Security room with bathroom and kitchenette
· Full CCTV surveillance system
· Electrified perimeter fence throughout the property
· Private gardens
· Gated enclave of only 3 homes
· Quiet, family-oriented neighbors
· Monthly maintenance: approx. $5,000–$10,000 MXN depending on water, gas, gardening, and common service needs

This property is exclusively represented by Mundo Urbano, Mexico City's premier boutique real estate firm with over 20 years of combined market experience and 1,500+ completed operations. Whether this residence resonates with your vision or you are seeking additional opportunities in the premium segment, our team is equipped to guide you through the full acquisition process. With the strategy, discretion, and execution that high-value assets deserve. We manage relationships & assets, not listings.

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