

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

BEDROOMS



3

full baths

+ 1 half (½)

BATHROOMS



4

PARKING



527

built area

+ 95 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

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

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