PROPERTY BROCHURE

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Operation: Venta

Luxury House for sale in Acatitlán, Valle de Bravo, con Vista al Río

House · Sale · 928sqm · Garden · Pool · Terraces
Km 1 Loma de Chihuahua Acatitlan, 1, Camino a Los Alamos, Valle de bravo, Estado de México

ASKING PRICE
$ 21,600,000 MXN

5	5	4	440
BEDROOMS	full baths + 1 half (½) BATHROOMS	PARKING	built area + 928 additional m² SQUARE METERS

KEY FEATURES

- [x] Garden
- [ ] 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

The River Is Heard Before It Is Seen | Acatitlán, Valle de Bravo | 440 sqm (4,736 sqft)

The terrace and pool sit level with the treetops, built in regional stone and timber by the architect who designed the house. It was conceived to settle into the forest rather than stand above it, and because construction is in its final stage, the buyer still has a say in how it is finished.

Features

· Total Constructed Area: 440 sqm (4,736 sqft)

· Lot Size: 928 sqm (9,989 sqft)

· Pool and Terrace: 100 sqm (1,076 sqft)

· Upper Level: 195.5 sqm (2,104 sqft)

· Main Level: 213 sqm (2,293 sqft)

· Lower Level: 32 sqm (344 sqft)

· Two levels plus a lower level

Layout

· 5 spacious, light-filled bedrooms

· 5 full bathrooms, plus a full bathroom in the service quarters

· Two primary suites, each with en-suite bathroom and walk-in closet

· Three additional bedrooms, each with en-suite bathroom

· Service quarters with full bathroom

· Living room, TV room, dining room and bar

· Kitchen and laundry area

· Indoor fireplace

· Outdoor terrace with grill area and fire pit

· Swimming pool

Additional Features

· Storage room and machine room

· 4 uncovered parking spaces

· Delivered unfurnished

· In the final stage of construction, to be completed according to the buyer’s specifications and timeline

· River views, with water flowing year-round

· Regional materials, designed by the architect himself

Location & Connectivity

Positioned between Valle de Bravo and Avándaro, Tres Álamos brings together seclusion, forest and convenience: fifteen minutes from the center of Valle de Bravo and ten from Avándaro and its golf club. Monte Alto, known for its hiking and mountain biking trails and as one of the region’s paragliding launch sites, is a short walk away, and the Waldorf school Los Caracoles sits at the end of the road. Mexico City is roughly an hour and a half by car. Valle de Bravo, designated a Pueblo Mágico in 2005, offers a way of life built around the lake, the forest, outdoor sport and a notable culinary scene.

The house can be visited while under construction, so finishes, orientation and views can be reviewed before completion.

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