

# PROPERTY BROCHURE

Mundo Urbano · 13 Jun 2026

Key: CaReNo4562861

ID: casa-en-venta-en-avandaro-valle-de-bravo

Operation: Venta

## House for sale in avandaro Valle de bravo

4 bedrooms · 3.5 bathrooms · 300 sqm · Sale · Terrace + Garden  
Subida del Capulín, 1, Avandaro, Valle de bravo, Estado de México

ASKING PRICE

**\$ 7,918,800 MXN**



**4**

BEDROOMS



**3**

full baths

+ 1 half (½)

BATHROOMS



**2**

PARKING



**251**

built area

+ 85 additional m<sup>2</sup>

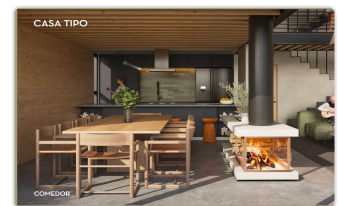
SQUARE METERS

## KEY FEATURES

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

## PROPERTY GALLERY

Preview of the main areas



## DESCRIPTION

Pre-Sale Home – Residencial Floresta Avándaro, Valle de Bravo

An Investment with Value

Residencial Floresta Avándaro is a housing development located in Avándaro, Valle de Bravo, designed for those seeking the perfect weekend retreat or a family residence.

Just 10 minutes from the heart of Avándaro, this project combines a privileged location, functional architecture, and top-tier amenities. Each home has been designed to maximize space, prioritizing both social interaction and family comfort.

#### Home Features

- Lot size: from 300 m<sup>2</sup> to 475 m<sup>2</sup> (depending on prototype)
- Habitable construction: 190 m<sup>2</sup>
- Additional pergola + jacuzzi area: 61 m<sup>2</sup>
- Private garden: 85.8 m<sup>2</sup>
- Smart layout for living and entertaining:
- 4 bedrooms (master with terrace, full bathroom with bathtub and shower)
- 3 full bathrooms and 1 guest half-bath
- Double-height living room
- Living and dining area with fireplace, integrated into an open kitchen with breakfast bar
- Laundry area and storage room
- Outdoor terrace with pergola, equipped with dining area, lounge, jacuzzi, grill, and mini fridge
- Private garden, ideal to enjoy with family and friends
- 2 parking spaces
- Space for power generator (not included)
- Delivered fully finished and ready to move in

#### Development Amenities

- 24/7 Security
- Clubhouse
- Paddle courts
- Children's playground
- Green areas and social spaces

#### Payment Plan

- First payment: 35% upon signing the contract
- Second payment: 60% in 12 monthly installments
- Final payment: 5% upon delivery of the home

Residencial Floresta Avándaro is designed for those seeking a well-located property in a secure gated community, with a premium residential profile—guaranteeing long-term value and quality of life.

## DEVELOPMENT HIGHLIGHTS

## DEVELOPMENT AMENITIES

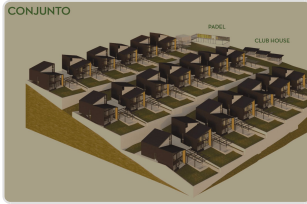
---

- |  |   |  |   |
|--|---|--|---|
| <input type="radio"/> Game room                  | <input type="radio"/> Theater               | <input type="radio"/> Tennis court                   | <input checked="" type="radio"/> Parking for visitors |
| <input checked="" type="radio"/> Terraces        | <input checked="" type="radio"/> Event hall | <input checked="" type="radio"/> Children's playroom | <input checked="" type="radio"/> Garden               |
| <input checked="" type="radio"/> Business Center | <input checked="" type="radio"/> Barbecue   | <input checked="" type="radio"/> Padel Court         | <input type="radio"/> Steam/Sauna Room                |
| <input type="radio"/> Gym                        | <input type="radio"/> Jacuzzi               | <input type="radio"/> Swimming Pool                  |   |

## DEVELOPMENT GALLERY

Preview of the main areas

---



## DEVELOPMENT DESCRIPTION

---

Residencial Floresta Avándaro – Desarrollo Exclusivo en Valle de Bravo

Residencial Floresta Avándaro es un proyecto residencial diseñado para quienes buscan un estilo de vida tranquilo, seguro y rodeado de naturaleza, a solo 10 minutos del corazón de Avándaro.

Este exclusivo desarrollo integra casas con arquitectura moderna y funcional, maximizando espacios y ofreciendo áreas sociales pensadas para disfrutar en familia y con amigos.

Amenidades del Desarrollo

- Seguridad 24/7
- Casa Club
- Canchas de pádel
- Juegos infantiles
- Áreas verdes y espacios de convivencia

Con terrenos desde 300 m<sup>2</sup> hasta 475 m<sup>2</sup>, el proyecto garantiza plusvalía, calidad de vida y un perfil residencial exclusivo, enfocado en propietarios que buscan un lugar de descanso y convivencia, no en rentas temporales.

Residencial Floresta Avándaro: un espacio diseñado para vivir, disfrutar y compartir.

Information subject to change without notice · Document generated for commercial purposes.