

PROPERTY BROCHURE

Mundo Urbano · 29 Apr 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 m²

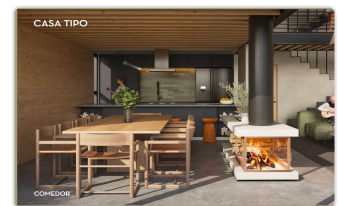
SQUARE METERS

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 m² to 475 m² (depending on prototype)
- Habitable construction: 190 m²
- Additional pergola + jacuzzi area: 61 m²
- Private garden: 85.8 m²
- 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.

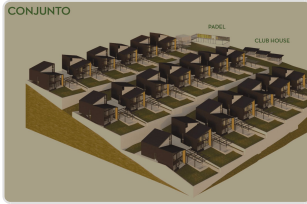
DEVELOPMENT HIGHLIGHTS

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 m² hasta 475 m², 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.

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