

# PROPERTY BROCHURE

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## House in valle de bravo avandaro en venta

House for Sale · 7,535 m<sup>2</sup> · lake, river, equestrian · Multiple Functional Spaces  
el jacalon, 1, El Jacalon, valle de bravo, estado de mexico

ASKING PRICE

**\$ 45,000,000 MXN**



**6**

BEDROOMS



**6**

full baths

+ 1 half (½)

BATHROOMS



**20**

PARKING



**1210**

built area

+ 7,535 additional m<sup>2</sup>

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

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House in condo for Sale – El Jacalón, Valle de Bravo  
7,535 m<sup>2</sup> lot · Private river year-round · Equestrian lifestyle · Exceptional location

A truly extraordinary property in El Jacalón, one of the most privileged settings in Valle de Bravo. This residence combines contemporary architecture, absolute privacy, and a remarkable natural environment, ideal for those seeking a sophisticated lifestyle in close connection with the forest, water, and expansive open spaces.

A key highlight is the private river flowing year-round, an extremely rare feature even within Valle de Bravo, along with direct access to a 5.7-hectare equestrian facility with grass and sand riding arenas.

### General Features

- Location: El Jacalón, Valle de Bravo
- Land area: 7,535 m<sup>2</sup> (81,106 sq ft)
- Construction: 1,210 m<sup>2</sup> (13,024 sq ft)
- Modern residence in excellent condition with high-quality finishes
- 24/7 security

### Layout & Spaces

- 4 spacious bedrooms with closets and terraces featuring open views
- Bathrooms: 6 full bathrooms + guest powder room (main bathroom with steam)
- Workshop with full bathroom and independent office that can be adapted into additional guest bedrooms
- Large fully equipped kitchen with breakfast bar and dishwasher
- Spacious living and dining areas
- Family room and bar with a cozy chimney
- Large terrace connecting the social areas with direct access to the garden
- Staff quarters and laundry area
- Spaces with open views toward green areas

### Outdoor Areas & Amenities

- Large garden
- Private lake
- Natural river flowing year-round
- Mature trees throughout the property
- Treehouse / children's play house in the forest
- Multiple terraces with views of the natural surroundings

### Additional Infrastructure

- Equestrian facilities: 8 horse stalls, tack room, caretaker's house, direct connection to a 5.7-hectare equestrian area with grass arena, sand arena, and forest access
- Parking for approximately 20 vehicles (5 covered)
- 2 storage rooms
- Solar panels

A unique opportunity in Valle de Bravo offering privacy, natural beauty, and equestrian infrastructure in one of the most desirable locations in the area.

Contact us for more information or to schedule a private showing.