PROPERTY BROCHURE

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House for sale in La Herradura Bosque de Antequera

3 bedrooms · 3.5 bathrooms · 1381sqm · Sale · Garden · Terraces
Bosque de la antequera, 65, La Herradura, Naucalpan de Juárez, Estado de México

ASKING PRICE
$ 23,850,000 MXN

3	3	4	835
BEDROOMS	**full baths** + 5 half (½) BATHROOMS	PARKING	**built area** + 1,381 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

For Sale · La Herradura · Bosque de la Antequera Street 1,381 m² lot · 835 m² built · 240 m² event hall · Mexican architectural style

Located in La Herradura — one of the most exclusive residential neighborhoods in Mexico City's western metropolitan area — this two-story home with basement stands as a refined expression of traditional Mexican architecture: solid masonry walls, interior courtyards with a fountain, dramatic contrasts of natural light, and an extraordinary urban silence rarely found in the city.

Key Facts
• Lot: 1,381 m²
• Built area: 835 m²
• 2 levels + basement (event hall)
• 3 bedrooms (convertible to 4) — all with walk-in closets; master with soaking tub
• 3 full bathrooms + 5 powder rooms (convertible to 4th full bath)
• Garage for 4 independent vehicles (expandable to 6)
• Approx. 35 years old, built with premium materials — Italian terracotta, solid hardwoods, heavy-duty foundations — and maintained in impeccable condition

What Makes This Home Exceptional
• Authentic Mexican design language: wood, earth tones, interior courtyards, fountain, and masterful natural light
• Premium construction quality and finishes throughout
• Independent 240 m² event hall with its own street entrance
• Double-glazed windows in main areas: absolute acoustic insulation, zero urban noise
• Views of a lush, tree-lined ravine
• Flexible, modular spaces — rooms can be opened or enclosed to create different environments
• Soaring ceilings and abundant natural light

Social & Living Areas
• Full kitchen with center island, bar, and two generous pantry cabinets
• Library with home office, fireplace, and access to interior courtyard
• Formal dining room opening to a terrace with built-in BBQ grill and tree views
• Breakfast area with interior terrace and courtyard access
• Family room with gas fireplace
• Living room with reading nook overlooking the ravine
• Independent service pantry for event catering
• Garden with terrace and sun deck
• Exterior courtyard with fountain

Event Hall · 240 m² A fully independent space with its own street-level entrance — ideal for private gatherings or as a versatile multipurpose hall. Configured for billiards, cinema, gym, or pool; with plumbing provisions for a swim lane or jacuzzi installation. Equipped with kitchen infrastructure and a fully functional fireplace with chimney.

Service Areas
• Staff quarters with walk-in closet and private bathroom
• Chauffeur's room
• Laundry room (convertible to additional bedroom)
• Drying patio
• Multiple linen closets
• Main storage room + secondary storage

Infrastructure
• Central heating throughout
• Elevator shaft with full mechanical pre-installation
• Option to build a gym in the basement
• Water tank + 2 cisterns with pump (~13,700 liters); city water supply is constant with excellent pressure
• Dedicated mechanical room

Fortress-Level Security
• Full CCTV system with video monitoring panel
• Perimeter alarm with interior and exterior motion sensors
• Connected to 24/7 remote monitoring center
• Armored doors and glass at street entrance and bedroom-wing access

Location & Connectivity Minutes from top schools, universities, supermarkets, and commercial centers. Direct access via Av. Bosque de la Herradura, Paseo de la Herradura, Bosque de Minas, Conscripto, Chamapa-Lechería Highway, and Periférico Ring Road. A short drive from Interlomas, Bosque Real, Tecamachalco, and Bosques de las Lomas — with direct connectivity to Santa Fe, Reforma, and Lomas de Chapultepec.

The only area open to renovation is the kitchen — original infrastructure remains fully functional, but presents a natural opportunity for the new owner to personalize the space to their taste.

Schedule a private showing or request further information.

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