

PROPERTY BROCHURE

Mundo Urbano · 29 Apr 2026

Key: CAVRNoA412a

ID: casa-en-venta-en-la-roma-norte-condesa-cuahtemoc

Operation: Venta

House for sale in venta en la Roma Norte Condesa Cuahtemoc

House for remodeling · 391m² · 4 bedrooms · 3 stores
Puebla, 70, Roma Norte, Cuahtémoc, Ciudad de México

ASKING PRICE

\$ 26,000,000 MXN



4

BEDROOMS



3

full baths

+ 2 half (½)

BATHROOMS



2

PARKING



390.61

built area

+ 205 additional m²

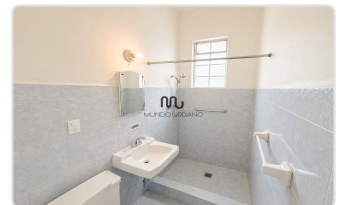
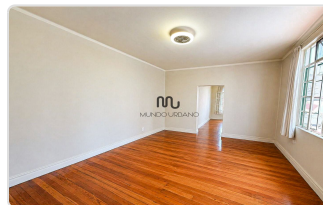
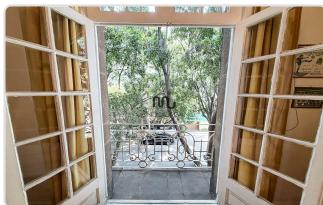
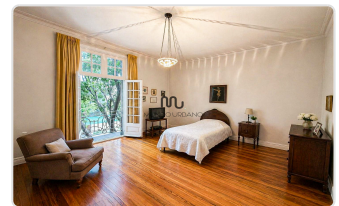
SQUARE METERS

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

House for Sale – Roma Norte, Mexico City

Original architecture · High ceilings · Ideal for renovation

A property with strong historic value located in the heart of Roma Norte, built around 1920. This home offers character, generous spaces, and excellent natural light, making it ideal for a renovation project that preserves its original essence.

The façade is protected, maintaining its historic value and urban character. The property offers significant potential for both residential use and investment, supported by its H/4/20 zoning.

General Features

- Property type: House for sale (to be renovated)
- Location: Roma Norte, Mexico City
- Land: 204.92 m² (2,205 sq ft approx.)
- Construction: 390.61 m² (4,204 sq ft approx.)
- Levels: 3
- Approximate age: 100 years (effective age estimated at 40 years)
- Protected façade (cannot be modified)
- Zoning: H/4/20 (residential, up to 4 levels, 20% open area)

Layout & Spaces

- 3 spacious bedrooms; primary bedroom with sitting area and terrace, secondary bedroom with balcony
- Potential to create an additional large bedroom or even a loft-style unit with independent access
- Bathrooms: 3 full bathrooms + 1 guest powder room
- Closed kitchen with pantry
- Large living area with decorative fireplace
- TV room / family area
- Dining room
- Guest powder room

Service Areas

- Covered garage for 2 cars
- Driver's half bathroom
- Staff quarters with bathroom and kitchenette
- Central patio
- Rear patio with cistern

Attributes & Potential

- Original Roma Norte architecture
- High ceilings and abundant natural light
- Generous proportions throughout the property

A property with character and historic value, ideal for those looking to develop a unique project in one of Mexico City's most vibrant and high-demand neighborhoods.

Contact us for more information or to schedule a visit.

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