

PROPERTY BROCHURE

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Operation: Venta

Villa for Sale in Vista Hermosa, Cuernavaca | 1,156 sqm (12,443 sqft) on 4,800 sqm (51,667 sqft)

4 bedrooms · 4.5bathrooms · 4,800sqm · Sale

Calle rio sinaloa, 1101, Vista Hermosa, Cuernavaca, Morelos

ASKING PRICE

\$ 53,000,000 MXN



4

BEDROOMS



4

full baths

+ 1 half (½)

BATHROOMS



4

PARKING



1156

built area

+ 4,800 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

Single-Level Colonial Villa with Tennis Court and Private Pool | Vista Hermosa, Cuernavaca | 1,156 sqm (12,443 sqft) on 4,800 sqm (51,667 sqft)

A rare single-level colonial residence in Vista Hermosa, Cuernavaca's most prestigious address, built entirely in stone and fine wood with artisan detailing that gives it a character no new construction can replicate. Nearly 5,000 sqm of private grounds — with a large pool, tennis court, multiple terraces, and mature fruit trees — in a city celebrated for its year-round spring climate, 90 minutes south of Mexico City.

Features

- Total Construction: 1,156 sqm (12,443 sqft)
- Total Land Area: 4,800 sqm (51,667 sqft)
- Single level
- 4 bedrooms, each with en-suite bathroom and walk-in closet
- Grand entrance foyer with piano and statement chandelier
- Spacious living room with fireplace
- Large formal dining room
- Family room / TV room
- Fully fitted kitchen with large pantry
- Breakfast nook
- Stone detailing, high-quality hardwood finishes, and fruit trees throughout

Exterior & Recreational Areas

- Large pool with decorative stone surroundings
- Tennis court
- Main covered terrace
- Lounge terrace with sitting area
- Grill terrace — ideal for events and entertaining
- 2 extensive private gardens
- Trampoline
- Private motor lobby with 4 covered parking spaces
- Large storage room

Service Areas

- Staff and chauffeur quarters
- Laundry area
- Linen closet

Location & Connectivity

Situated in Colonia Vista Hermosa, Cuernavaca's most coveted residential address, with immediate access to the city's main arteries and every service within reach: top restaurants, hospitals, schools, and shopping centers. Cuernavaca is less than 90 minutes from Mexico City via the expressway, and enjoys one of the most temperate year-round climates in Mexico. Foreign ownership is permitted directly without fideicomiso.

This property is exclusively represented by Mundo Urbano, Mexico City's premier boutique real estate firm with over 20 years of combined market experience and 1,500+ completed operations. Whether this residence resonates with your vision or you are seeking additional opportunities in the premium segment, our team is equipped to guide you through the full acquisition process. With the strategy, discretion, and execution that high-value assets deserve. We manage relationships & assets, not listings.

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