

PROPERTY BROCHURE

Mundo Urbano - 13 Jun 2026

Apartment for rent in Edgar Allan Poe Polanco Polanquito Parque lincoln Chapultepec

3 bedrooms · 2.5 bathrooms · 250sqm · rent · Unfurnished
edgar allan po, 25, Polanco III Sección, Miguel Hidalgo, Ciudad de México

ASKING PRICE

\$ 140,000 MXN



3

BEDROOMS



2

full baths

+ 1 half (½)

BATHROOMS



3

PARKING



248

built area

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

Unfurnished Apartment for Rent · Polanco · One Block from Parque Lincoln 246.90 m² · 3 Bedrooms + Study · 3 Parking Spaces · Fully Renovated

Unfurnished apartment for rent at Edgar Allan Poe 25, Polanco III Sección, one block from Parque Lincoln. 226.90 m² of generous, well-proportioned spaces in a classic 1950s Polanco building, fully renovated. Contemporary finishes, hardwood floors, exceptional natural light, and an unbeatable location steps from Masaryk.

Available immediately.

Key Features

- Total area: 226.90m² of livable space + 20m² of independent service room
- 3 bedrooms; master with walk-in closet and en-suite bathroom
- 2 full bathrooms + powder room
- Kitchen with breakfast nook area and integrated washer-dryer space
- Spacious, bright living and dining rooms
- Independent study (ideal as home office or fourth bedroom)
- Linen closet and water heater closet
- Ground-floor staff quarters with private bathroom
- Rooftop laundry area
- 3 parking spaces (2 or 3 depending on size) in a private 47 m² parking area
- Contemporary finishes and hardwood floors throughout
- Classic walk-up building — apartment on level 1, no elevator

Building

- Classic 4-level Polanco building (1956), fully renovated
- Entrance portico with lobby and 24/7 staffed reception
- 5 total levels: entry floor, parking and service level, 3 residential floors, rooftop
- Rooftop common areas: roof garden with BBQ grill

Lease Terms

- Minimum lease: 12 months
- Security deposit: 1 month
- Legal policy (póliza jurídica) required + joint guarantor or property-backed guarantor
- Promissory notes (pagarés) in addition to lease agreement
- Maintenance fees included in rent
- Pets welcome
- Non-smoking building

Location Edgar Allan Poe 25, Polanco III Sección, Miguel Hidalgo.

- One block from Parque Lincoln
- Steps from Av. Presidente Masaryk (luxury boutiques, restaurants, and hotels)
- Steps from Av. Emilio Castelar and Av. Campos Eliseos
- ~10-minute walk to Metro Polanco and Metro Auditorio (Line 7)
- Direct connectivity to Paseo de la Reforma, Periférico Ring Road, and Bosque de Chapultepec
- Embassy district (France and others); walking distance to Auditorio Nacional, Antara, Museo Tamayo, Museo Soumaya, and Museo de Antropología

Ideal For A family, executive, diplomat, or senior professional seeking a primary residence with generous living spaces, a dedicated home office, 3 parking spaces — a rarity in Polanco — and one of the finest addresses in the country, one block from Parque Lincoln. Pet-friendly.

Schedule a private showing or request further information.

Information subject to change without notice · Document generated for commercial purposes.