**Key:** DeCaCam1668470
**ID:** departamento-en-venta-en-el-centro-historico-av-juarez-carso-dolores
**Operation:** Venta

# PROPERTY BROCHURE

Mundo Urbano · 30 Oct 2026

## Apartment for sale in Centro Histórico Av Juarez Carso Dolores

Studio sized bedroom · 1 bathroom · 42 sqm · Sale · semi-furnished
calle dolores, 2, Centro Histórico de la Cdad. de México, Cuauhtémoc, CDMX

ASKING PRICE
**$ 3,681,950 MXN**

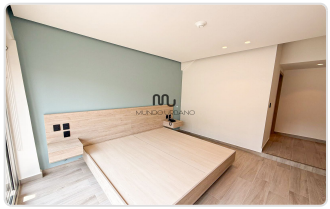
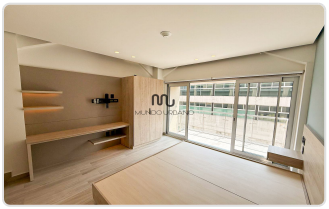
| 1 | 1 | 1 | 41.34 |
|---|---|---|---|
| BEDROOMS | full baths<br>BATHROOMS | PARKING | built area<br>+ 7 additional m²<br>SQUARE METERS |

## 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

Studio for Sale – Semi-Furnished with Balcony, Av. Juárez, Centro Histórico

Located in one of the most iconic and cultural areas of Mexico City, right in front of Alameda Central, this studio is part of the Carso Dolores development, built by Grupo Carso, renowned for its construction quality and high-end finishes.

It perfectly combines functionality with an unbeatable location in the heart of downtown.

General Information:

· Operation type: Studio for sale, semi-furnished

· Location: Carso Dolores, Av. Juárez, Centro Histórico, Mexico City (in front of Alameda Central)

Property Features

- Total area: 41.34 m²
- Balcony area: 7.49 m²
- Studio layout — ideal for one person or a couple
- 1 full bathroom and closet
- Kitchenette equipped with electric stove, mini-fridge, and microwave
- Private balcony with open city views
- Parking: Optional, available separately.
- Parking spaces at Sears (one block away). The parking rental or purchase is independent of the unit.

Other Units Available: Units range from 33 m² to 53 m², with prices from MXN $2,309,100 to $4,500,000, depending on size and layout.

Purchase Conditions

• Down payment: 30% upon signing the contract and delivery of the property.

• The remaining 70% is payable over 3 months with no interest, up to the deed signing.

• Semi-furnished, including: electric kitchenette, refrigerator, microwave, king-size bed base and nightstands, TV mount (for 35”–75”), and blinds.

• Pets allowed.

• The purchase contract is directly with Grupo Carso.

• The unit is delivered with electricity, water, and hot water services fully functional.

Building Amenities

• Elegant lobby

• 24/7 security and controlled access

• High-speed elevators

• Fully equipped gym

• Common laundry area

Investment Highlights

This studio is an excellent opportunity to live or invest in the cultural heart of Mexico City — a modern, safe, and functional space within a world-class development by Grupo Carso, with everything you need just steps away.

Contact us today for more information or to schedule a private tour.

# DEVELOPMENT HIGHLIGHTS

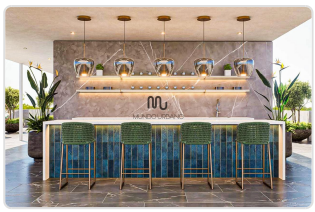
## DEVELOPMENT AMENITIES

- ◯ Game room
- ◯ Theater
- ◯ Tennis court
- ◯ Parking for visitors
- ● Terraces
- ◯ Event hall
- ◯ Children's playroom
- ◯ Garden
- ◯ Business Center
- ◯ Barbecue
- ◯ Paddle Court
- ◯ Steam/Sauna Room
- ● Gym
- ◯ Jacuzzi
- ◯ Swimming Pool

## DEVELOPMENT GALLERY

Preview of the main areas







## DEVELOPMENT DESCRIPTION

Residencial Carso Dolores – Vida Moderna en el Corazón del Centro Histórico

Ubicado frente a la emblemática Alameda Central y con vistas directas al Palacio de Bellas Artes, Residencial Carso Dolores representa una de las propuestas más sofisticadas de vivienda vertical en el Centro Histórico de la Ciudad de México. Este desarrollo de Grupo Carso, reconocido por su calidad arquitectónica y constructiva, ofrece una experiencia urbana integral que combina diseño, funcionalidad, historia y ubicación privilegiada.

El desarrollo está pensado para quienes valoran el dinamismo del centro, la cercanía a la cultura, el arte y el transporte, sin sacrificar seguridad, comodidad y servicios de primer nivel.

Características del Proyecto:

- 78 departamentos estilo loft con acabados modernos
- Diseños funcionales que maximizan el espacio habitable
- Vistas espectaculares hacia Bellas Artes, Alameda Central y el Centro Histórico
- Departamentos con balcones o terrazas privadas
- Pet friendly
- Acabados de lujo como: Pisos de cerámica imitación madera, chapa electrónica, etc.

Amenidades del Desarrollo:

- Lobby con recepción y control de acceso
- Seguridad 24/7
- Elevadores modernos
- Gimnasio equipado
- Área de lavandería común
- Administración profesional
- Contratos directos con Residencial Carso

Ubicación Inmejorable:

- Frente a la Alameda Central
- A pasos de Bellas Artes, Torre Latino, Barrio Chino y Reforma
- Conectividad inmediata con transporte público: Metro, Metrobús, ciclovías y andadores
- Zona vibrante con acceso a teatros, museos, parques, cafés, restaurantes, universidades y oficinas

Residencial Carso Dolores es ideal para profesionistas, estudiantes, expatriados y amantes del arte que desean vivir rodeados de historia, cultura y la energía única del Centro Histórico, con la calidad y respaldo de uno de los grupos desarrolladores más reconocidos de México.

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