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Operation: Venta

PROPERTY BROCHURE

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Charming Traditional Apartment in an 18th-Century Residence

2 bedrooms · 1.5 bathrooms · 97.81sqm · Sale · Unfurnished
Calle Justo Sierra, 72, Centro Histórico de la Ciudad de México, Cuauhtémoc, Ciudad de México

ASKING PRICE
$ 3,390,092 MXN

2
BEDROOMS

1
full baths
+ 1 half (½)
BATHROOMS

97.81
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

Charming Traditional Apartment in an 18th-Century Residence, Two Blocks from the National Palace, Centro Histórico, Mexico City, 97.81 sqm / 1,053 sqft

Imagine your own apartment in the oldest quarter of Mexico City, two blocks from the National Palace and facing the trees of Plaza de Loreto. Behind an 18th-century façade, an entrance hall opens onto a wide living room, a separate dining room and a proper closed kitchen. Every room is traditional Mexican style.

Features
· Total Area: 97.81 sqm / 1,053 sqft
· Land area by undivided share: 34.94 sqm / 376 sqft
· Co-ownership share: 4.6967%
· Principal bedroom with king bed and en-suite full bathroom
· Service room, suitable as a second bedroom
· 1.5 bathrooms
· Large living room and separate formal dining room
· Entrance hall
· Enclosed kitchen of generous size
· High ceilings
· Views onto Justo Sierra street and the historic façade opposite
· Third floor, four-story building, no elevator
· Delivered not furnished

The Building
· Built in the 18th century by architect José Eduardo de Herrera, modified in the 19th century with additions in the 20th, per the records of INAH's National Coordination of Historic Monuments
· Two central courtyards
· Shared drying terrace on the fourth level

Ownership Structure
· The property is held under a co-ownership regime rather than a condominium regime. The buyer acquires a percentage of co-ownership rights together with the exclusive right of use over the apartment
· All-cash acquisition. Mortgage financing is not available for this ownership structure
· Pets welcome
· No parking space. Paid parking facilities available in the immediate area

Location & Connectivity
The apartment sits on Justo Sierra street, in the heart of Mexico City's Historic Center, facing Plaza de Loreto and beside the Antiguo Colegio de San Ildefonso. The National Palace and the Zócalo are two blocks away, with the Templo Mayor, the Metropolitan Cathedral and the antiquarian bookshops of Donceles all within a short walk. The area is a designated heritage conservation zone, served by Metro, Metrobús and a dense network of restaurants, museums and cultural venues, with Mexico City International Airport approximately 30 minutes by car.

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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