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ID: departamento-en-venta-en-miyana-nuevo-polanco-y-granada
Operation: Venta

PROPERTY BROCHURE

Mundo Urbano · 30 Oct 2026

Apartment for Sale in Nuevo Polanco | Torre Monarca, Miyana | 170 sqm (1,830 sqft)

3 bedrooms · 3.5 bathrooms · 170 sqm · For rent
Avenida Ejército Nacional Mexicano, 769, Polanco III Sección, Miguel Hidalgo, Ciudad de México

ASKING PRICE
$ 18,200,000 MXN

3	3	3	170
BEDROOMS	full baths + 1 half (½) BATHROOMS	PARKING	built area + 170 additional m² 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

Corner Residence with Open Western Views | Torre Monarca, Miyana, Mexico City | 170 sqm (1,830 sqft)

Light arrives from two sides in this corner residence, and the western exposure opens onto the skyline of Polanco and Nuevo Polanco. Set on a mid level of Torre Monarca within the Miyana complex, it offers generous social areas, three en-suite bedrooms, and direct pedestrian access to one of the city's most complete mixed-use destinations. Delivered vacant, in impeccable condition, with appliances, shades, and blackouts included.

Features

· Total Area: 170 sqm (1,830 sqft)

· 3 spacious bedrooms, each with en-suite bathroom

· Primary bedroom with soaking tub and double vanity

· Powder room

· Spacious living and dining area

· TV room

· Fully fitted and equipped kitchen

· Service quarters with full bathroom

· Laundry area

· Linen closet and shelving

· 3 parking spaces

Distinguishing Details

· Corner unit on a mid level, dual exposure with natural light throughout the day

· Open western views toward Polanco and Nuevo Polanco

· Hardwood flooring

· Digital lock at the entrance

· Thermal insulating film on all windows

· Drinking water filtration system installed

· Impeccable condition, move-in ready

Included in the Sale

· Appliances: oven, refrigerator, microwave, and washer-dryer

· Shades and blackout treatments throughout

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.

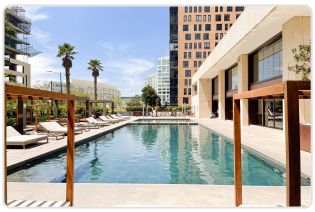
DEVELOPMENT HIGHLIGHTS

DEVELOPMENT AMENITIES

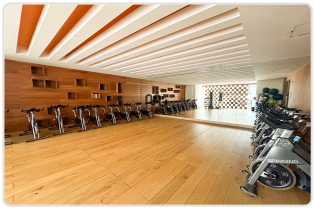
● Game room	● Theater	○ Tennis court	● Parking for visitors
● Terraces	● Event hall	● Children's playroom	● Garden
● Business Center	○ Barbecue	○ Paddle Court	● Steam/Sauna Room
● Gym	● Jacuzzi	● Swimming Pool	

DEVELOPMENT GALLERY

Preview of the main areas










DEVELOPMENT DESCRIPTION

Torre Monarca es un residencial de lujo ubicado en Miyana, en una ubicación privilegiada de la Ciudad de México con amenidades increíbles.

El residencial se encuentra sobre la calle Ejército Nacional a 50m de Antara y Plaza Carso. En la Planta Baja se encuentra un centro comercial con múltiples servicios recreativos y funcionales.

El conjunto residencial de Miyana cuenta con increíbles amenidades:
- Alta Seguridad 24/7 con rondines de seguridad constantes
- Acceso con biométricos y huella
- Acceso directo a Plaza Miyana
- Alberca con chapoteadero
- Asoleadero con camastros

- Gimnasio completo
- Salón de pilares
- Salón de bici y multifucional
- Spa con masaje, jacuzzi, lockers, regaderas, sauna y vapor
- Salón de belleza
- Ludoteca
- Sala de tareas / estudio
- Restaurante / cafetería
- Áreas verdes, terrazas y mesas cómodas
- Cancha de futból
- Salón de juegos (billar)
- Estacionamientos para visitas

SERVICIOS CERCANOS:
- Plazas comerciales con servicios bancarios, telefonía, tiendas de ropa de moda y de lujo, restaurantes de todo tipo de variedad, cafés, entretenimiento (cine, museos, etc.), gimnasios, salones de belleza, hospitales, corporativos, supermercados, colegios, entre otros.

Esperamos su llamada con mucho gusto.
*Somos expertos en la zona de Nuevo Polanco. **¡Contáctenos para preguntar sobre ésta y otras opciones de departamentos!**

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