

# PROPERTY BROCHURE

Mundo Urbano - 29 Apr 2026

Key: DeRCaTNo285242  
ID: departamento-en-venta-en-plaza-tlane-fashion-mall-carso-tlalnepantla-1  
Operation: Venta

## Apartment for Sale or rent in Plaza Tlane Fashion Mall, Carso Tlalnepantla

2 bedrooms · 2 bathrooms · 84 sqm · For Sale or Rent  
Avenida Sor Juana Inés de La Cruz, 280, San Lorenzo, Tlalnepantla, Estado de México

ASKING PRICE

**\$ 4,250,000 MXN**



**2**

BEDROOMS



**2**

full baths

+ 0 half (½)

BATHROOMS



**1**

PARKING



**83.73**

built area

+ 84 additional m<sup>2</sup>

SQUARE METERS

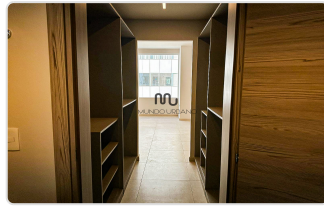
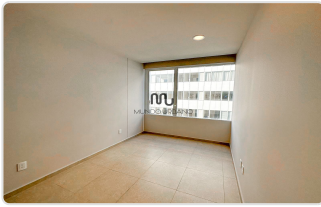
### KEY FEATURES

- 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

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Brand-New Apartment for Rent or Sale

Rent without guarantor / Purchase with financing or own funds

This brand-new apartment offers a stylish and comfortable living space in a privileged location, surrounded by a wide variety of services within the nearby commercial plaza.

+ Property Type: Apartment for rent or sale (unfurnished)

+ Address: Av. Sor Juana Inés de la Cruz 280, San Lorenzo, Tlalnepantla, Estado de México

### Main Features

- Brand-new apartment, never previously occupied
- Living area: 83.73m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2 full bathrooms
- Modern kitchen with breakfast bar
- Living and dining areas
- Laundry area
- Parking: 1 space available

### Rental Requirements

- Lease agreement is signed directly with the Carso residential administration
- Tenant must cover the legal lease policy, cost: \$9,700 MXN
- Apartment is delivered with window blinds and blackout shades, fully equipped kitchen, and water heater
- Tenant must contract utilities independently: internet, water, electricity, and gas
- One month security deposit is required to reserve the apartment
- The deposit is non-refundable in case of cancellation
- The apartment will be ready approximately one month after the deposit is delivered
- If you decide to rent first and later purchase, a discount on the purchase price may be available
- Pets allowed

Important Note: The lease agreement is mandatory for a minimum term of one year.

Please feel free to contact us for more information or to schedule a visit.

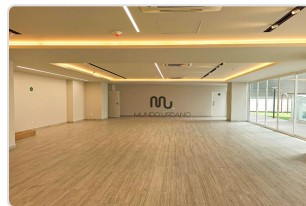
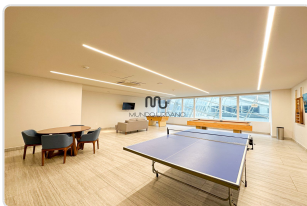
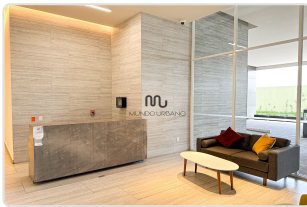
## DEVELOPMENT HIGHLIGHTS

### DEVELOPMENT AMENITIES

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Game room | <input type="checkbox"/> Theater               | <input type="checkbox"/> Tennis court                   | <input checked="" type="checkbox"/> Parking for visitors |
| <input type="checkbox"/> Terraces             | <input checked="" type="checkbox"/> Event hall | <input checked="" type="checkbox"/> Children's playroom | <input checked="" type="checkbox"/> Garden               |
| <input type="checkbox"/> Business Center      | <input type="checkbox"/> Barbecue              | <input type="checkbox"/> Padel Court                    | <input type="checkbox"/> Steam/Sauna Room                |
| <input checked="" type="checkbox"/> Gym       | <input type="checkbox"/> Jacuzzi               | <input checked="" type="checkbox"/> Swimming Pool       |  |

### DEVELOPMENT GALLERY

Preview of the main areas



### DEVELOPMENT DESCRIPTION

Amenidades del completo Tlanepantla Fashion Mall:

- Vigilancia 24/7
- Acceso con biométricos y huella
- Áreas verdes con juegos de niños
- Alberca al aire libre climatizada y con camastros
- Gimnasio equipado
- Salón de juegos con billar, ping-pong y futbolito
- Motor Lobby
- Área para mascotas
- Conexión directa a la plaza

UBICACIÓN: El residencial se encuentra dentro de la plaza Tlanepantla Fashion mall, sobre Av. Gustavo Baz Prada, a 50m del periférico

SERVICIOS CERCANOS: Colegios y universidades, supermercados, hospitales y farmacias, Bancos, telefonía, Paquetería, restaurantes y entretenimiento, así como Plazas comerciales cercanas con todos los servicios como Tlanepantla Fashion Mall, Plaza Satellite, Jacarandas, Centro comercial Tlanepantla, entre otras

Esperamos su llamada con mucho gusto.

\*Somos expertos en Carso Tlalnepantla Fashion Mall, contáctenos para preguntar sobre ésta y otras opciones de departamentos.

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