

# PROPERTY BROCHURE

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## Penthouse Apartment for Sale in Ruben Darío Polanco Bosque de Chapultepec

2 bedrooms · 2.5 bathrooms · 405m<sup>2</sup> · Unfurnished  
Rubén Darío, 46, Polanco V Sección, Miguel Hidalgo, Ciudad de México

ASKING PRICE  
**\$ 49,900,000 MXN**



**3**

BEDROOMS



**3**

full baths

+ 1 half (½)

BATHROOMS



**4**

PARKING



**405**

built area

+ 405 additional m<sup>2</sup>

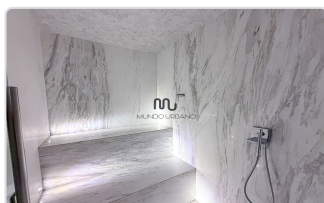
SQUARE METERS

### 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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### Penthouse with Rooftop Garden for Sale – Brand New

Discover this brand-new luxury Penthouse located in an ultra-premium development designed by Philippe Starck, with an extraordinary location on Rubén Darío, directly across from Chapultepec Park and just steps from Polanquito. This is a one-of-a-kind opportunity to invest in a spectacular residence within one of the most exclusive developments in Mexico City's most prestigious area.

#### General Information

- Type of property: Penthouse with terrace for sale
- Location: Rubén Darío, Rincón del Bosque, Polanco V Section, Miguel Hidalgo, Mexico City, 11580

#### Measurements

- Total area: 404.57 m<sup>2</sup>
- Living area: 255.50 m<sup>2</sup>
- Balcony: 18.71 m<sup>2</sup>
- Rooftop garden: 130.36 m<sup>2</sup>
- Parking: 4 spaces

#### Features

- Bedrooms: Current configuration offers 2 spacious bedrooms, each with a walk-in closet; a third full bedroom can be easily made in the Roof Garden
- Bathrooms: 2 full bathrooms + 1 half guest bathroom (third bathroom can be made in the roof garden)
- Family room
- Spectacular social area: Spacious living and dining room with bar area and access to the terrace, offering incredible views of Polanco
- Luxury open kitchen with sliding door
- Private rooftop garden — perfect for a grill, jacuzzi, sunbathing area, or outdoor lounge with a fire pit
- Large service room with full bathroom
- Laundry area

#### Functional Features

- Direct elevator access to the apartment with an advanced security system

- High floor ensuring tranquility and panoramic views
- Designer lighting and luxury finishes throughout
- Storage unit (bodega)

#### About the Development

This residential masterpiece was designed by world-renowned designer Philippe Starck, in collaboration with developer John Hitchcox, who has developed over 218 projects internationally over his 27-year career in real estate.

#### Amenities

- 24/7 high-level security
- Elegant lobby with concierge service
- Game room with billiards
- Luxury indoor pool
- Jacuzzi
- Lounge and reading area
- Fully equipped gym
- Massage spa
- Common areas with reflective pools and landscaped gardens
- Children's playroom (Ludoteca)
- Remote-controlled parking access

#### Nearby Main Avenues

Reforma, Circuito Interior, Ejército Nacional, Masaryk, Horacio, Homero, Campos Elíseos, Río San Joaquín, Moliere, Arquímedes, Periférico, and Constituyentes.

#### Nearby Services

Luxury shopping centers, department stores, supermarkets, top schools, financial services, hospitals, pharmacies, laboratories, restaurants, parks, museums, the zoo, cafés, cinemas, theaters, car rentals, beauty salons, gyms, private clubs, and vibrant nightlife — all within minutes.

We'd be delighted to hear from you.

Contact us for more information or to schedule a private showing.

We are experts in the Polanco area — ask us about this and other exclusive properties available.

## DEVELOPMENT HIGHLIGHTS

### DEVELOPMENT AMENITIES

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● Game room

○ Theater

○ Tennis court

● Parking for visitors

● Terraces

● Event hall

● Children's playroom

○ Garden

● Business Center

● Barbecue

○ Padel Court

● Steam/Sauna Room

● Gym

● Jacuzzi

● Swimming Pool

## DEVELOPMENT GALLERY

Preview of the main areas



## DEVELOPMENT DESCRIPTION

RESIDENCIAL VIP DISEÑADO POR EL DISEÑADOR MAS PRESTIGIOSO DEL MUNDO, PHILIPPE STARCK en conjunto con el desarrollador inmobiliario John Hitchcox

Construido por una desarrolladora a nivel internacional con más de 218 desarrollos y 27 años en el mercado inmobiliario

- Alta Vigilancia 24/7
- Lobby con servicio de concierge
- Salón de juegos con billar
- Alberca techada de lujo
- Jacuzzi
- Zona de estar o de lectura
- Gimnasio amplio y completo
- Spa para masajes
- Áreas comunes con espejos y jardines
- Ludoteca
- Acceso a estacionamiento con control remoto, depósito de agua y cisterna, portero y acceso a los servicios básicos (agua, luz, gas, línea telefónica, internet, calentador de agua, etc)

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