

PROPERTY BROCHURE

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Building for sale in Hipodromo Condesa

5 suites · 7 bedrooms · 449sqm · Sale
Chicontepec, 64, Hipódromo Condesa, Cuauhtémoc, Ciudad de Mexico

ASKING PRICE
\$ 34,000,000 MXN



7
BEDROOMS



6
full baths
BATHROOMS



1
PARKING



449
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

Building for Sale in Hipódromo Condesa – High-Yield Investment Opportunity

Located in one of the most vibrant, secure, and sought-after neighborhoods in Mexico City, this 3-story building in the heart of Hipódromo Condesa represents an excellent opportunity for investors. Currently operated as short-term rental suites (hotel-style), it offers proven returns thanks to its impeccable maintenance, luxury finishes, and prime location.

The property consists of 5 independent apartments, each with high-end finishes, abundant natural light, premium materials such as granite countertops, and a modern, functional layout.

General Features of the Building:

- 5 independent units
- Total built area: 449m² habitable in a 125m² lot.
- 3-level building
- Current use: Rental suites (hotel model)
- Security booth with bathroom and shower
- Controlled access with smart programmable code locks
- Shared cistern
- CCTV surveillance at all access points
- Rooftop maintenance area for water tanks
- Shared laundry and maintenance area

Unit Breakdown:

Unit 1 (Ground Floor)

- 50 m² (538 sq. ft.)
- 1 bedroom
- Living and dining area
- Full kitchen
- 1 bathroom
- Utility room

- Interior patio

Unit 2 (First Floor)

- 50 m² (538 sq. ft.)
- 1 bedroom
- Living and dining area
- Full kitchen
- 1 bathroom
- Utility room

Unit 3 (First Floor)

- 62 m² (667 sq. ft.)
- 1 bedroom with walk-in closet
- Living and dining area
- Kitchen
- 1 bathroom
- Utility room

Unit 4 (Second Floor)

- 109.71 m² (1,181 sq. ft.)
- 2 bedrooms
- Living and dining area
- Kitchen with breakfast bar
- 1 bathroom
- Large terrace
- Utility room

Unit 5 (Third Floor)

- 99 m² (1,065 sq. ft.)
- 2 bedrooms
- Living and dining area
- Kitchen with breakfast bar
- 1 bathroom
- Terrace
- Utility room

This building stands out not only for its solid construction and smart design, but also for its immediate income potential in one of the most in-demand neighborhoods for tourism, business travelers, and long-term residents.

Contact us for financial details, rental income reports, or to schedule a private tour.

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