

PROPERTY BROCHURE

Mundo Urbano · 29 Apr 2026

Key: teNo0229051

ID: terreno-con-uso-de-suelo-en-venta-en-barranca-del-muerto

Operation: Venta

Lot for sale in Barranca del muerto

243m² · O-02-3 · 3 levels
Barranca del Muerto, 482, Los Alpes, Álvaro Obregón, Ciudad de México

ASKING PRICE

\$ 12,250,000 MXN



4
PARKING



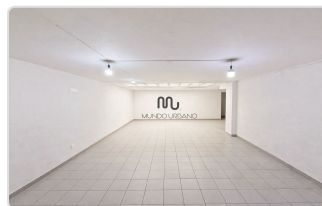
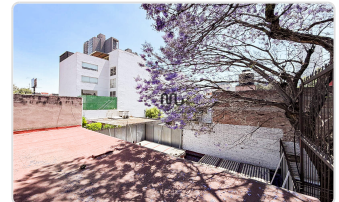
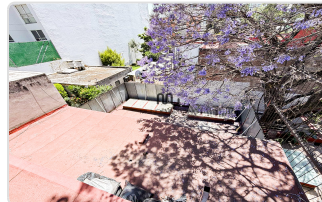
432
built area
+ 243 additional m²
SQUARE METERS

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

Development Opportunity Land for Sale – Barranca del Muerto, Mexico City

Strategic location · Mixed-use zoning · Growing area

Located on Barranca del Muerto, one of the fastest-evolving corridors in the southwest of Mexico City, this property represents an excellent opportunity to develop a modern residential, corporate, or mixed-use project in a highly connected and increasingly desirable area.

The property currently includes an existing structure previously used as offices and educational space; however, the primary value lies in the land's development potential and flexible zoning regulations, allowing for a contemporary project in a location with strong demand.

Key Property Details

- Land area: **243 m²**
- Existing construction: **432 m²**
- Shape: **Rectangular**
- Topography: **Flat**
- Excellent connectivity to **Periférico, Revolución, and Insurgentes**
- Area with growing residential and corporate demand

Zoning Possibilities

Option 1 – Residential

- 1 residence per 300 m² of land
- Up to **3 levels**
- **50% free area requirement**
- Ideal for developing a single-family home

Option 2 – Mixed Use: Residential + Offices (most attractive option)

- Up to **5 levels**
- **70% buildable footprint**
- Potential to develop **up to 7 residential units**
- Ideal for a **residential building with office or professional spaces**
- Permitted uses include offices, consulting rooms, professional firms, and service-oriented spaces

Prime Location The area has become a strategic hub due to its proximity to **Insurgentes Sur, Periférico, Revolución, Las Águilas, San Ángel, and Guadalupe Inn**, providing immediate access to key corporate, commercial, and residential corridors.

An excellent opportunity for investors or developers seeking a project with strong upside potential in a well-connected area of Mexico City.

NO PARTNERSHIPS. DIRECT SALE ONLY.

Contact us for more information or to schedule a visit.

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