

Land for sale in Las Aguilas Alvaro Obregon - mixed zoning

1,098sqm · Corner · Flat · Rectangular · Mixed zoning
CALZADA DE LAS AGUILAS, 328, las aguilas, Alvaro Obregón, Ciudad de México

ASKING PRICE
\$ 35,983,257 MXN


1098
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

Corner Lot for Sale | Las Águilas, Álvaro Obregón | 1,098 sqm (11,819 sqft)

Corner lot of 1,098 sqm in Las Águilas, one of the fastest-growing and most dynamic areas of southwestern Mexico City. Flat, rectangular terrain with two street frontages, an uncommon opportunity to develop a residential, commercial, or mixed-use project in a corridor where shopping centers and 3 to 4-level apartment developments are already established.

Property Details

- Total Land Area: 1,098 sqm (11,819 sqft)
- Corner lot with two street frontages
- Three of four sides free of adjoining construction
- Flat topography
- Rectangular shape
- Mixed-use zoning: commercial on ground floor and residential above

Lot Composition

The property consists of two adjoining parcels sold together:

- Espigones 77: 722.28 sqm (7,775 sqft)
- Calzada de las Águilas 328: 375.87 sqm (4,046 sqft)

Development Potential

Well suited to a mixed-use project with ground-floor retail and residential units above, in line with the developments consolidated in the area in recent years. Specific buildable potential — permitted levels, open area requirements, and authorized commercial uses, is certified through the Certificado Único de Zonificación de Uso del Suelo, available for review by interested buyers.

Location

In Las Águilas, Álvaro Obregón, on Calzada de las Águilas — one of the most commercially and residentially active arteries in the southwest of the city. Excellent connectivity to Periférico, Av. Toluca, Santa Fe, San Ángel, and the Insurgentes Sur corridor. A consolidated area with shopping centers, schools, hospitals, and steadily growing services.

Schedule your visit or request more information.