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Operation: Venta

PROPERTY BROCHURE

Mundo Urbano · 30 Oct 2026

Corner Development Land for Sale in Las Águilas, Álvaro Obregón, Mexico City | 1,098 m²

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

ASKING PRICE
$ 26,600,000 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

A rare corner lot with mixed-use zoning in one of the fastest-growing corridors of southwest Mexico City | Las Águilas, Álvaro Obregón | 1,098 m² (11,819 sq ft)

Few sites in this part of the city offer what this one does: two street frontages, three open sides, flat ground and zoning that allows retail at street level with residences above. Located on Calzada de las Águilas, a corridor already anchored by shopping centers and established residential developments, this is a straightforward opportunity for a developer seeking a well-positioned mixed-use project in a consolidated area.

Features

· Total Area: 1,098 m² (11,819 sq ft)

· Corner lot with two street frontages

· Three of four sides free of adjoining structures

· Flat topography

· Regular shape

· Zoning HC/3/30/B: Residential with Ground-Floor Commercial, under the Street Ordinance Norm for Calzada de las Águilas

· Up to 3 levels of construction and 30% minimum open area

· Comprised of two adjoining lots sold together: 722.28 m² (7,775 sq ft) fronting Calle Espigones and 375.87 m² (4,046 sq ft) fronting Calzada de las Águilas

Development Potential

The zoning certificate for the Espigones lot establishes a maximum buildable area of 1,541.71 m² (16,595 sq ft). Considering both lots, the estimated development potential is approximately 2,331 m² (25,091 sq ft) of buildable area, with ground-floor commercial and residential units above. The list of authorized ground-floor uses is broad and includes retail, offices, medical practices, services and education. The official Zoning Certificate (Certificado Único de Zonificación de Uso del Suelo) is available for review by qualified buyers.

Location & Connectivity

Set on Calzada de las Águilas in Álvaro Obregón, one of the most active commercial and residential corridors in southwest Mexico City, the property offers direct access to Periférico, Avenida Toluca, Santa Fe, San Ángel and the Insurgentes Sur corridor. The surrounding area is fully consolidated, with shopping centers, schools, hospitals and a steadily expanding base of services.

This property is exclusively represented by Mundo Urbano, Mexico City's premier boutique real estate firm with over 20 years of combined market experience and 1,500+ completed operations. Whether this residence resonates with your vision or you are seeking additional opportunities in the premium segment, our team is equipped to guide you through the full acquisition process. With the strategy, discretion, and execution that high-value assets deserve. We manage relationships & assets, not listings.

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