# PROPERTY BROCHURE

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**Key:** CaVaVe622101
**ID:** terreno-en-venta-en-condominio-en-jacalon-valle-de-bravo-avandaro-hipico-rio-lago
**Operation:** Venta

## Land for Sale in Valle de Bravo | El Jacalón | 10,000 sqm (107,639 sqft)

Flat and regular Land · 10,000m² · lake, river, equestrian
el jacalon, 1, El Jacalon, valle de bravo, estado de mexico

ASKING PRICE
**$ 45,000,000 MXN**

| 8 | 8 | 20 | 10000 |
|---|---|---|---|
| BEDROOMS | full baths<br>+ 2 half (½)<br>BATHROOMS | PARKING | built area<br>+ 10,000 additional m²<br>SQUARE METERS |

## KEY FEATURES

- Garden
- Terraza / Balcón
- Pet-friendly
- Living Room
- Línea Blanca
- Cuarto de servicio con baño
- A/C
- Equipped kitchen
- Laundry Area
- Parking for visitors
- Furnished
- Family
- 1/2 bathroom for visitors
- Storage Room
- Dining Room

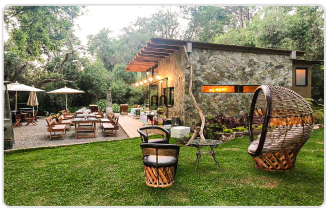
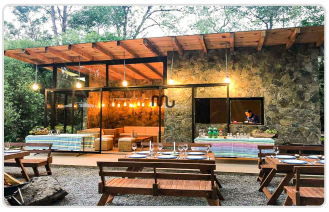
## PROPERTY GALLERY

Preview of the main areas

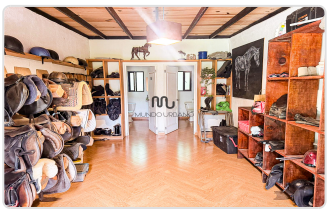








## DESCRIPTION

Exceptional Residential Lot in a Private Community | El Jacalón, Valle de Bravo | 10,000 sqm (107,639 sqft)

A singular land opportunity in El Jacalón, the most privileged address in Valle de Bravo. Flat, rectangular, and fully private, this 10,000 sqm lot within an exclusive gated community offers the scale and freedom to develop a landmark private estate entirely to specification, with mountain views and mature trees framing the perimeter.

El Jacalón is Valle de Bravo's most exclusive residential enclave: a community of large-scale estates set within mature forest, far from the density of the town center yet close enough to access everything the Pueblo Mágico has to offer. Land of this scale, in this location, rarely comes to market. What makes this lot particularly exceptional is that the interior is completely clear of trees, ready to develop without the restrictions or complications that wooded lots typically present, while the perimeter is lined with mature trees that provide natural privacy and frame the mountain views. A community stream runs along the edges of the development, feeding an irrigation system that keeps the grounds naturally green year-round without additional infrastructure investment.

Property Details

· Total Land Area: 10,000 sqm (107,639 sqft)

· Flat, rectangular terrain, interior fully clear and ready to develop

· Mature trees lining the perimeter for natural privacy

· Mountain views

· Community stream with irrigation system for the grounds

· Permitted building footprint: 18% of land area

· Buildable area: up to 1,800 sqm ground floor plus a second level

· Private and direct access to the lot

· 24/7 security

Equestrian Facilities

An operating equestrian facility with grass and sand riding arenas is located adjacent to the community, available for use through separate arrangement with its owners. The facility is independently held and is not part of the condominium regime.

Development Potential

The lot supports a full-scale private estate with generous interior and exterior programming. A reference architectural program could include a main residence with up to 8 en-suite bedrooms, a primary suite with private terrace and steam shower, formal living room with fireplace, dining room, family room, bar or social lounge, library, private cinema, large-format kitchen with island and pantry, private office, and expansive terraces with outdoor grill.

Private amenities could include a pool and jacuzzi, reflecting pool, padel and tennis courts, fire pit and lounge areas, private gardens and walking paths, and children's play areas. An independent guest house, staff quarters, workshop or creative studio, storage rooms, and parking for multiple vehicles are all feasible. Private stables can also be integrated within the lot.

Location & Connectivity

Situated in El Jacalón, Valle de Bravo, with immediate access to the Pueblo Mágico town center, Club de Golf Avándaro, the lake, and the region's finest restaurants and wellness destinations. Valle de Bravo is approximately 2.5 hours from Mexico City via the Mex-Toluca highway. Foreign

ownership is permitted directly without fideicomiso.

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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