PROPERTY BROCHURE

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Key: CaNo0520550
ID: terreno-en-venta-en-virreyes-lomas-de-chapultepec
Operation: Venta

Land for sale in Virreyes Lomas de Chapultepec

Land for sale · 720sqm · Residential use
av prado sur, 680, Lomas de Chapultepec, Ciudad de México, Ciudad de México

ASKING PRICE
$ 45,000,000 MXN

4
PARKING

720
built area
+ 720 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

Prime Residential Lot | Lomas de Chapultepec VI Sección | 720 sqm (7,750 sqft)

A rare opportunity to acquire a well-proportioned, flat, rectangular lot with a 20-meter frontage on one of Lomas de Chapultepec's most elegant and tree-lined avenues. The existing construction is included in the sale but the true value of this property is the land — 720 sqm of clean, flat terrain in one of Mexico City's most prestigious and enduring residential addresses, ready for a new project subject to the corresponding demolition permits.

The lot measures 20 meters wide by 36 meters deep, offering an ideal canvas for a family residence of significant scale. The mature garden is well-established and the terrain requires no leveling or preparation. Zoning H/3/50 permits residential construction of up to 3 levels with 50% open

area, allowing for a generous program across multiple floors with ample garden and outdoor space.

Properties of this dimension, on a primary avenue, in this section of Lomas de Chapultepec, are genuinely scarce. Most transactions in the area involve smaller lots or properties already developed to their maximum potential. This is the blank canvas.

Property Details
· Total Land Area: 720 sqm (7,750 sqft)
· Frontage: 20 meters
· Depth: 36 meters
· Flat, rectangular terrain — no leveling required
· Mature established garden
· Existing construction: 600 sqm across 3 levels — value in land, not structure
· Zoning H/3/50: residential, up to 3 levels, 50% open area
· Demolition subject to corresponding permits

Location & Connectivity
Situated in Lomas de Chapultepec VI Sección, between Av. Explanada, Monte Athos, and Montes Himalaya — at the heart of one of Mexico City's most exclusive and established residential enclaves. You will find every world-class service within immediate reach: top private schools, hospitals, luxury retail, fine dining, financial institutions, Bosque de Chapultepec, and seamless connectivity to Paseo de la Reforma, Periférico, and Polanco — all from one of the most sought-after addresses in the country.

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