

SALE – Villa 72

📍 C.72 #422D AVENIDA REFORMA, CENTRO



\$9,000,000 MXN FURNISHED

Property Features:

📏 196 m2 🏠 291 m2

🛏 3 Bedroom 🚗 2

🚿 3.5 Bathroom 📶 2

🚰 Yes

Property Description:

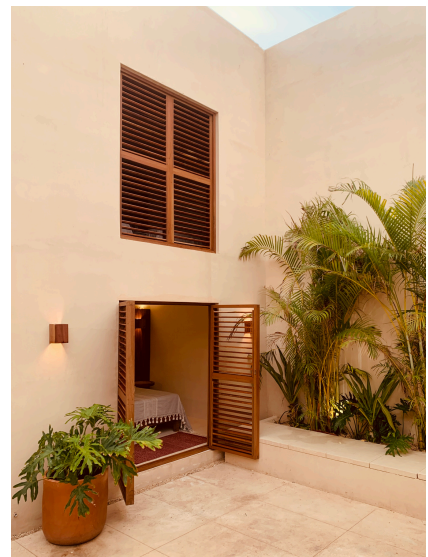
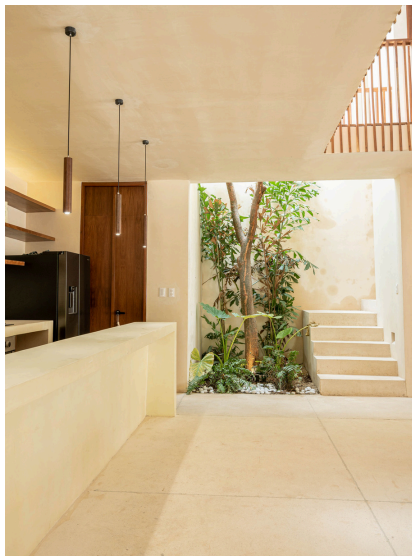
Villas 72 is an exclusive project comprised of three villas with controlled access and covered parking, strategically located near Paseo de Montejo and the Historic Center of the city. With a unique design that combines contemporary elements and local materials, the villas offer cozy, elegant and functional spaces, standing out for their double height ceilings.

It's a perfect property for living not only will you enjoy a sense of security and peace, but the home also offers a high level of comfort and luxury. Its location allows you to stay connected to many of the city's most important and vibrant areas.



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- **Condition:** Well maintained
- **Year built:** 2022
- **Orientation:** East–West
- **Legal status:** Free of liens
- **Payment methods:** Own resources and bank financing
- **Maintenance fee:** \$3,000 – \$5,000 MXN
- **Amenities:** Private entrance and covered parking.

DISTRIBUTION OF SPACES

GROUND FLOOR

- Half bathroom
- Kitchen
- Pantry
- Laundry area
- Storage room
- Living Room
- Dining Room
- Bedroom in the first floor with queen bed, bathroom and private closet. It has direct access to the terrace
- Terrace with pool

SECOND FLOOR

- Living room with TV area
- Second bedroom with queen bed, bathroom and private closet
- Third bedroom with king bed, bathroom and private closet

EQUIPMENT

- 5 Air conditioners
- Gas cooktop
- Oven
- Refrigerator
- 5 Ceiling fans
- 1 Gas water heater
- Cistern
- Pressurizing pump
- Water softening filter
- Automatic irrigation system
- Pool filtration system
- Polished concrete floors
- Solid tropical wood carpentry
- Fenced property
- Exclusive condominium entrance with automated gate

IMPORTANT It is a house that is currently used for Airbnb, the house is ready to use with everything you need, the tenant will have from the furniture to items such as dishes, glasses, pans, sheets, etc.