

SALE - Casa Shiki



 C.59 #435C BARRIO LA MEJORADA, CENTRO



\$9,500,000 MXN UNFURNISHED
\$10,000,000 MXN FURNISHED

Property Features:

- | | |
|--|--|
|  282 m2 |  199 m2 |
|  3 Bedroom |  N/A |
|  3.5 Bathroom |  2 |
|  6 x 47.5 m |  Yes |

Property Description:

House for sale located in one of the best areas of downtown, Barrio La Mejorada. A growing area, close to strategic points such as Parque la Mejorada, Parque de la Plancha and the Gastronomic Corridor. Surrounded by the trendiest bars, restaurants and cafes.

You will also have nearby services such as pharmacies, supermarkets, banks, laundromats and schools. It is definitely a location where you will not need a vehicle, if you are looking to make a life in the center or that your tenants are comfortable and can walk to any tourist spot, this is the ideal place.



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- **State of Conservation:** Very Good
- **Orientation:** North - South
- **Legal Status:** Free of Liens
- **Payment Methods:** Own Resource and Bank Credit.

DISTRIBUTION OF SPACES

GROUND FLOOR

- Foyer
- Master bedroom with bathroom and closet
- Living room with TV area
- Dining room
- Kitchen
- Spacious wine cellar
- Terrace with pool and fountain
- Half bath for visitors
- Second bedroom with bathroom, closet and private outdoor jacuzzi

UPPER FLOOR

- Third bedroom with bathroom and closet

EQUIPMENT

- 5 Air conditioners
- 5 Fans
- 2 Electric heaters
- Cistern and emergency water tank
- Pressurizing Pump
- Water Softener Filter
- Automatic Irrigation
- Black out curtains
- Swimming pool filtering system
- Waterproofing with warranty

CREATORS OF THE PROJECT

- **Architecture:** Desnivel Arquitectos
- **Construction:** Ensemble

DELIVERY WITH FURNITURE

In case you want the property with furniture, we will send you an inventory with everything in the property. The house would be delivered ready to live in or rent, it is currently on Airbnb.

Example: TVs, beds, dining room, chairs, armchair, bureaus, headboards, etc.

CONSTRUCTION

The first area is an old construction but had structural and architectural intervention to reinforce both roofs and walls, as well as the entire hydraulic and electrical installation was changed. The two back rooms are new constructions.