

SALE – Villa 72



📍 C.72 #422D AVENIDA REFORMA, CENTRO



\$8,400,000 MXN UNFURNISHED
\$8,900,000 MXN FURNISHED

Property Features:

- | | |
|------------------|----------|
| 📏 183.27 m2 | 🏠 270 m2 |
| 🛏 3 Bedroom | 🚗 2 |
| 🚿 3 Bathroom | 📶 2 |
| 📏 9.48 x 19.29 m | 🌊 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.

Each villa has three bedrooms, one of which is on the first floor, making them ideal for those seeking a retreat in an established area as well as for investors interested in an attractive rental property. Villa 2 is the one currently for sale.



📞 +52 (999) 738 6207
✉ gcardenas@staypaak.mx
🌐 www.staypaak.com

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- **Orientation:** North - South
- **Legal Status:** Mortgage (to be cancelled at the time of sale)
- **Payment Methods:** Own Resource and Bank Credit
- In this type of property, a monthly maintenance fee is required. Please ask for the current cost

DISTRIBUTION OF SPACES

GROUND FLOOR

- Reception room
- Kitchen
- Living room
- Dining room
- Bedroom on first floor with closet
- Guest bathroom
- Cellar with laundry area
- Terrace with pool

UPPER FLOOR

- Living room with TV area
- Second bedroom with bathroom and closet
- Third bedroom with bathroom and closet

EQUIPMENT

- 5 Air Conditioners
- 5 Fans
- Gas heater
- Cistern
- Hydropneumatic
- Water Softener Filter
- Pool Filtering System

CREATORS OF THE PROJECT

Architecture: DM Taller

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, it is currently on Airbnb. Example: Televisions, beds, dining room, chairs, armchair, bureaus, headboards, etc.

CONSTRUCTION

The entire Villa is a new construction. The house has been in use on Airbnb for a year and a half.

