

YOUR NEW HOME AWAITS YOU

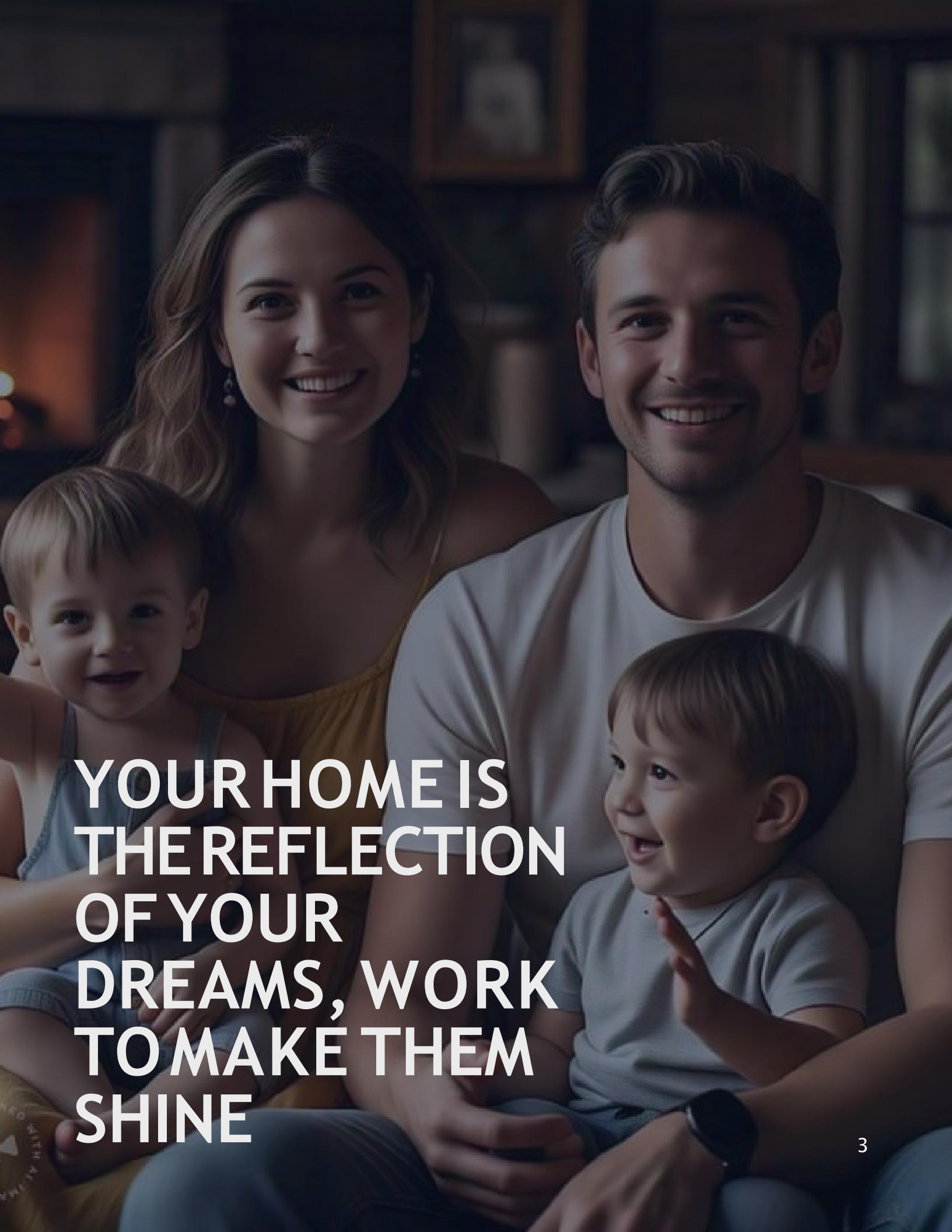
Get to know her
The country club view



222 216 86 56

INDEX

• TECHNICAL SHEET	4
• LOCATION	5
• ARCHITECTURAL PLANTS	7
• PROJECT SURFACES	11
• PROPERTY	12
• RENDERS	13



**YOUR HOME IS
THE REFLECTION
OF YOUR
DREAMS, WORK
TO MAKE THEM
SHINE**

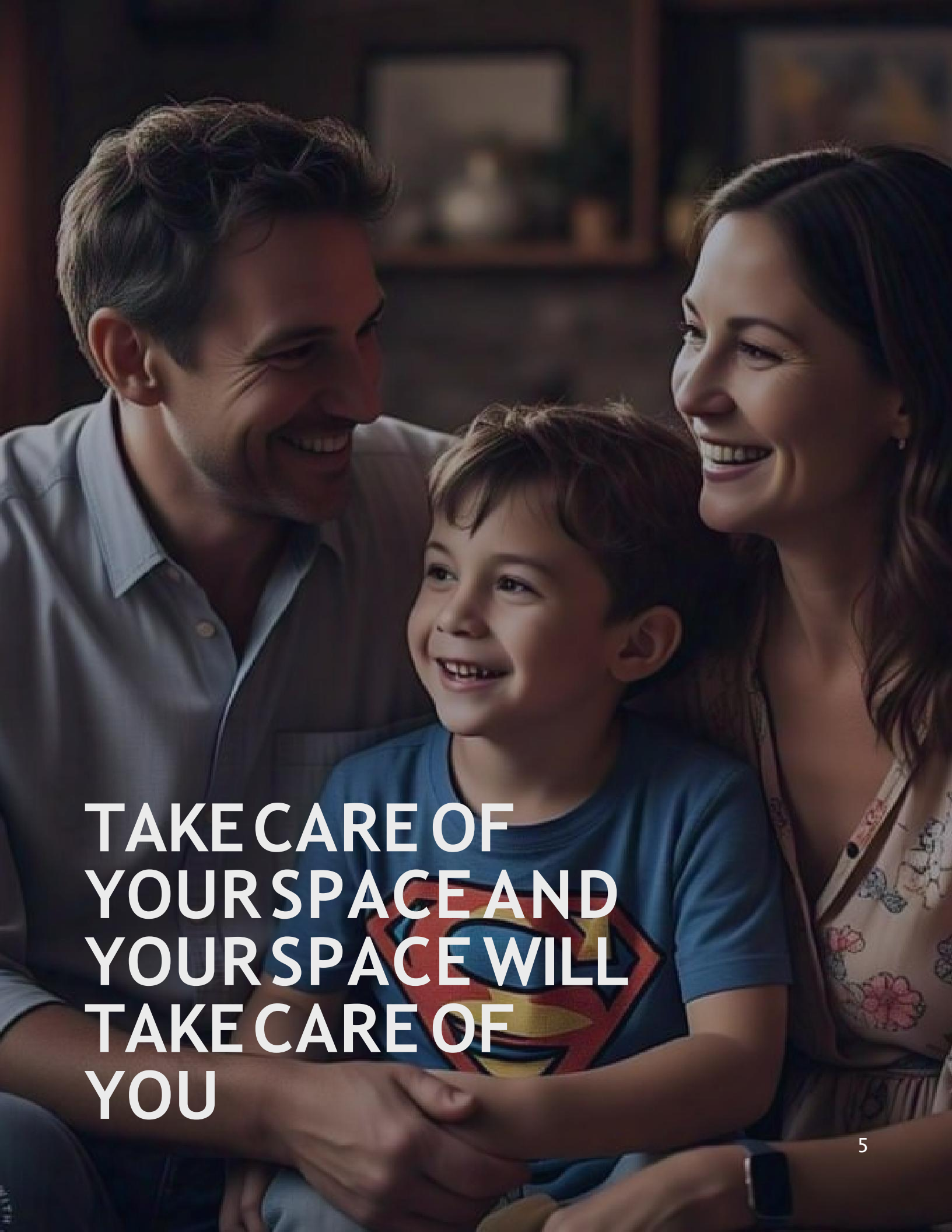
TECHNICAL SHEET RESIDENCE

The pre-sale residence is located in one of the most exclusive areas of Puebla, within the La Vista Country Club subdivision, known for its high real estate value and its location in the heart of Angelópolis. This subdivision is distinguished by its peaceful environment, green areas, and golf course, in a secure setting, ideal for those seeking to live in a sophisticated place with quick access to the city's best amenities.

The house has a facade that stands out for its elegance and simplicity, created with a neutral color palette, complemented by materials such as marble and wood. The combination of these elements, along with a water mirror in front of the property, adds a touch of modernity and sophistication that invites admiration of its design.

In the basement, there is a parking area with space for three cars, which is connected to the rest of the house by the main staircase and a secondary service staircase. This level houses a cinema room, a multifunctional room with a bar, a laundry room, and a service room with a full bathroom. This space is perfectly distributed to offer entertainment and service to the residents. Upon entering the house on the ground floor, the layout is ideal for those looking for a functional, elegant, and comfortable home. The space welcomes you with a lobby leading to the living room, dining room, and kitchen, which includes a breakfast nook and pantry. Additionally, there is a study and a guest bathroom on this level.

On the upper floor, the private area houses the bedrooms, where the master bedroom is equipped with two walk-in closets and two bathrooms, one for the lady and one for the gentleman. There are also three additional bedrooms, each with its own walk-in closet and private bathroom. The property is designed to make the most of the land's topography, providing a functional layout over three levels that ensures optimal circulation and privacy for each area of the house.



TAKE CARE OF
YOUR SPACE AND
YOUR SPACE WILL
TAKE CARE OF
YOU



BASEMENT FLOOR

CINEMA
 MULTIPURPOSE ROOM WITH BAR
 LAUNDRY ROOM
 SERVICE ROOM WITH BATHROOM
 PARKING FOR 3 CARS



UPPER FLOOR

MAIN BEDROOM WITH:
BATHROOM AND DRESSING ROOM FOR LADIES
MEN'S BATHROOM AND DRESSING ROOM
3 SECONDARY BEDROOMS EACH WITH DRESSING ROOM AND BATHROOM
SERVICE STAIRS



**YOUR HOME IS THE
REFLECTION OF
YOUR DREAMS,
WORK TO MAKE
THEM SHINE.**

SURFACES

OF THE PROJECT

UPPER FLOOR 232.273 m²

GROUND FLOOR 251.075 m²

BASEMENT FLOOR 253.103 m²

**TOTAL CONSTRUCTION
AREA 736.451 m²**



MAIN
F A C A D E





REAR
F A C A D E

