

# Casa Pedregal For Sale

## Mexico, Federal District, Mexico City, Alvaro Obregón, CDMX 01900

5,338,000 €

### QUICK SPEC

Year of Construction	1965
Bedrooms	4
Half Bathrooms	3
Full Bathrooms	5
Interior Surface approx	939 m2 - 10,118 Sq.Ft.
Exterior Surface approx	2,630 m2 - 28,314 Sq.Ft
Parking	4 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

Elegance, style, design, light and art; are the characteristics that make this property luxurious in lifestyle and taste. Walls dressed with contemporary art, play of colors and special lighting that gives adaptation to each of them. Windows that show all the beautiful nature. The main house, with an entrance that makes clear the pure and clean depth to the garden and the back house. A spectacular living room, dining room and the master bedroom with direct access to the marvelous garden. A TV room and another bedroom with views and harmony. The kitchen, a happening place that opens its doors completely to integrate into the dining room and make a single room of incredible culinary moments. A gorgeous large cellar with special cooling system, wood and quartz. In the back, a gym equipped with Technogym equipment, a sauna and spa. Upstairs a family room and two bedrooms with divine views and absolute privacy of the main house. The garden has a history of years with a tennis court, swimming pool, jacuzzi, fire pit, sculptural garden, and a fountain with a water mirror and a Michoacan Troje. A house full of sculptures, trees, terraces, fountains, water mirrors, life and joy that create movement and lighting. A luxury of well-being to enjoy, reflect, and live in a unique way full of pleasure.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 8

- Full Bathrooms - 5
- Half Bathrooms - 3

## OTHER ROOMS

- Foyer
- Living Room
- Dining Room
- Office
- Library
- Breakfast Room
- In-Home Fitness Center
- Media Room / Home Theater
- Staff Quarters
- Wine Cellar / Grotto
- Wet Bar
- Butler's Pantry
- Gym

## INTERIOR FEATURES

- Granite Countertops
- Security System
- Hardwood Flooring
- Intercom System
- Marble Flooring
- Security System
- Crestron Intelligent System
- 2 Fireplaces.

## EXTERIOR AND LOT FEATURES

- Casita
- Terrace / Outdoor Space
- Underground Lawn Sprinkler
- Tennis Court
- Jacuzzi
- Fire Pit
- Sculptural Garden
- Fountain With A Water Mirror And A Michoacan Troje

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Forced air Gas

## POOL AND SPA

- Outdoor Swimming Pool
- Spa / Hot Tub

## LAND INFO

- Lot Size: 2,630 m2 - 28,314 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 4 Cars
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 939 m2 - 10,118 Sq.Ft.
- Year Built: 1965
- Location :
- Topography : Flat
- Levels or Stories: 3
- Structure Type: Villa
- House Style: Contemporary
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in Mexico, is normally divided into three levels: primary school (ages six to 12), junior high school (ages 12 to 15) and high school (ages 15 to 18). Throughout all three levels of schooling, attendance is compulsory.

- The Edron Academy
- Belfort College, S.C.
- Peterson School Pedregal
- International College of Mexico
- Colegio William James

## AMENITIES AND COMMUNITY FEATURES

- Foreigners can own property in Mexico. It's perfectly legal. Outside the restricted zones—50 kilometers (about 31 miles) from shorelines and 100 kilometers (about 62 miles) from international borders—foreigners can hold direct deed to property with the same rights and responsibilities as Mexican nationals.

## OTHERS

- Guest House
- Garden Views
- City Views
- Wine Cellar / Grotto
- Wet Bar
- Tennis Court
- Jacuzzi
- Fire Pit
- Sculptural Garden
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## ABOUT THE AREA

Mexico, officially the United Mexican States, is a country in the southern portion of North America. It is bordered to the north by the United States; to the south and west by the Pacific Ocean; to the southeast by Guatemala, Belize, and the Caribbean Sea; and to the east by the Gulf of Mexico.

Mexico City is the densely populated, high-altitude capital of Mexico. It's known for its Templo Mayor (a 13th-century Aztec temple), the baroque Catedral Metropolitana de México of the Spanish conquistadors and the Palacio Nacional, which houses historic murals by Diego Rivera. All of these are situated in and around the Plaza de la Constitución, the massive main square also known as the Zócalo

Álvaro Obregón has modern high-rises and fine-dining restaurants clustered near the Expo Santa Fe Mexico complex, leading to suburban sprawl and montane forest with hiking trails beyond. In colonial San Angel, the cacti-ringed Museo Casa Estudio Diego Rivera and Frida Kahlo presents work by both artists, as well as traditional handicrafts. The Museum of El Carmen explores the country's faith through religious art.