

📍 Del Valle, San Pedro Garza García, Nuevo León

4-Bedroom Residence at Tres Vientos Residencial, SPGG, Nuevo León

\$74,950,000

**4**

BEDROOMS

**4**

BATHROOMS

**707 m²**

BUILT AREA

**4**

PARKING

DESCRIPTION

Exclusive Residence for Sale

TRES VIENTOS is an iconic development comprising 50 residences across three towers. It features a gym, boardroom, event hall, swimming pool, and more — offering a lifestyle defined by comfort, elegance, and tranquility. Expansive green areas frame sweeping views of the city's iconic mountain skyline.

One residence per floor.

360-degree panoramic views.

Tower 1 at Tres Vientos Residencial

Floor 16

Surface area: 707 m²

Fully decorated and furnished — ready to move in

[Full description and all photos at almarmx.com](https://almarmx.com)

- 4 bedrooms, 4.5 bathrooms + service room with private entrance
- Home cinema pre-wired for 5.1 surround sound
- Walnut library with floor-to-ceiling custom millwork
- Santo Tomás marble flooring and wide-plank oak hardwood
- 40 m² private storage unit
- 4 parking spaces
- Built-in speakers throughout living, dining, and kitchen areas
- 100% purified water throughout — triple-filtered for sediment, carbon, and UV
- Projection screen in main living area...

AMENITIES

- ✓ Movie theater
- ✓ Covered parking
- ✓ Air conditioning
- ✓ Storage Unit
- ✓ Equipped Kitchen
- ✓ Elevator
- ✓ Pool
- ✓ Multipurpose room
- ✓ Balcony
- ✓ Street parking
- ✓ Furnished
- ✓ Heating
- ✓ Service Room
- ✓ 24 Hour Security
- ✓ Gym

ESTIMATED FINANCING

Estimated monthly payment

\$598,629 /mo

Down payment **20% · \$14,990,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$59,960,000**

Estimate only. Check with your bank for actual terms.



GALLERY





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4-Bedroom Residence at Tres Vientos Residencial,
SPGG, Nuevo León



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