

📍 Valle de San Ángel Rincón Francés, San Pedro Garza García, Nuevo León

Spectacular Luxury Penthouse, Turn Key

\$75,000,000

**3**

BEDROOMS

**3**

BATHROOMS

**646 m²**

BUILT AREA

**4**

PARKING

DESCRIPTION

"Las Veredas" in San Pedro Garza García is a boutique residential development comprising just eight exclusive apartments. Nestled in one of the most prestigious neighborhoods in the area, it offers an elevated standard of living defined by top-tier security, modern infrastructure, and premium amenities.

Property Highlights:

Total area: 646 sqm

Interior: 462 sqm

Covered terrace: 67 sqm

Open-air terrace: 110 sqm

Storage unit: 6 sqm

2 levels

3 bedrooms with walk-in closets

3.5 bathrooms

Primary luxury bathroom with steam system

Living room, dining area, and fully equipped kitchen

4 parking spaces

Private home theater

2 expansive terraces, one featuring a bar and built-in grill

Smart home system

Motorized blinds and curtains

Ambient sound system throughout

Marble flooring and bespoke luxury furnishings

Fully equipped and furnished

AMENITIES

- ✓ Terrace
- ✓ Storage Unit
- ✓ Service Room
- ✓ Penthouse
- ✓ Pets allowed
- ✓ Movie theater
- ✓ Multipurpose room
- ✓ Furnished
- ✓ Equipped Kitchen
- ✓ Elevator
- ✓ 24 Hour Security
- ✓ Pool
- ✓ Gym

ESTIMATED FINANCING

Estimated monthly payment

\$599,028 /mo

Down payment **20% · \$15,000,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$60,000,000**

Estimate only. Check with your bank for actual terms.







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