

📍 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 m<sup>2</sup>**

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.







almar  
REAL ESTATE WITH SOUL

YOUR ADVISOR

**Almar Team**

✉ [operations@almarmx.com](mailto:operations@almarmx.com)



[View online](#)

almar  
REAL ESTATE WITH SOUL

San Pedro Garza García, Quintana Roo · [almarmx.com](http://almarmx.com)