

📍 Residencial Cordillera, Santa Catarina, Nuevo León

Spectacular Signature Residence in Cordillera Residencial Santa Catarina

\$56,000,000

**3**

BEDROOMS

**4**

BATHROOMS

**576 m²**

BUILT AREA

**3**

PARKING

DESCRIPTION

A high-appreciation enclave with seamless access to San Pedro Garza García and Valle Poniente, commanding privileged views of La Huasteca and the Sierra Madre. A property defined by premium finishes and an unmistakable architectural vision.

Designed by the acclaimed architect Ernesto Vela, founder of the prestigious firm Vela Arquitectos, the residence is home to an exceptional private art collection featuring works by Enrique Pichardo Egea, Flavio Sanchez, Sutura, and Janca, among others.

A sound investment in a high-appreciation area, ideal for families seeking exclusivity, thoughtful design, and absolute privacy.

Lot area: 600.41 m²

Built area: 572.23 m²

Covered parking for 3 vehicles — or up to 6 in tandem — with electric vehicle charging stations and direct interior access to the residence.

Fully smart home with zoned central climate control, integrated audio system, and centralized lighting management.

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

AMENITIES

- ✓ Covered parking
- ✓ Street parking
- ✓ Roof Garden
- ✓ Terrace
- ✓ Air conditioning
- ✓ Furnished
- ✓ Equipped Kitchen
- ✓ Service Room
- ✓ Elevator
- ✓ 24 Hour Security
- ✓ Pool
- ✓ Fire pit
- ✓ Hot tub

The ground floor unfolds into an exquisite living and dining area for ten, a dramatic double-height foyer with an interior garden, and a granite-finished bar. Concealed doors allow the spaces to flow openly or be defined independently, adapting to every occasion.

The south-facing garden and pool create an ideal outdoor climate year-round. An al fresco dining area for eight, a built-in grill, and a conveniently located outdoor powder room complete this entertaining haven.

A media room with a full marble-finished bathroom on the ground floor doubles effortlessly as a guest suite.

The gourmet kitchen features a breakfast bar, KitchenAid refrigerator, oven, microwave, cooktop, and generous pantry storage.

A private elevator connects all levels with ease.

The second floor offers a warm family room and a dedicated linen room, alongside three beautifully proportioned bedrooms, each with zoned climate control, an en-suite bathroom, and a walk-in closet with LED lighting and separate dressing cabins....

ESTIMATED FINANCING

Estimated monthly payment

\$447,274 /mo

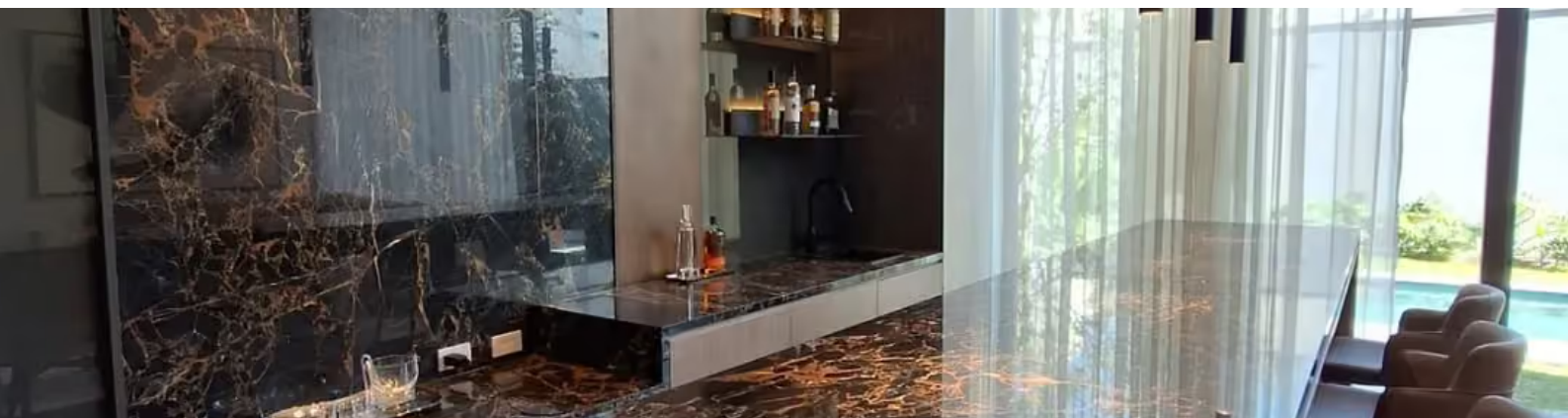
Down payment **20% · \$11,200,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$44,800,000**

Estimate only. Check with your bank for actual terms.



GALLERY





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