

📍 Carrizalejo, San Pedro Garza García, Nuevo León

Spacious Luxury Penthouse at El Alear, San Pedro Garza García

\$129,000,000

**3**

BEDROOMS

**4**

BATHROOMS

**1197 m²**

BUILT AREA

**5**

PARKING

DESCRIPTION

El Alear is a premier residential condominium comprising four towers situated in San Pedro Garza García, in the coveted Carrizalejo enclave — a gentle slope of the Sierra Madre celebrated for its generously proportioned residences, refined design, and world-class amenities.

Penthouse Highlights:

Total area of 1,197 m² spread across two levels.

655 m² interior living space

210 m² covered terraces

249 m² open-air terraces

5 parking spaces

Luxury finishes include hardwood and marble flooring, walls clad in wood, mirror, and marble, marble bathrooms with custom millwork, full built-in wooden closets, motorized blackout blinds in all bedrooms with a home automation system, and central air conditioning and heating throughout.

Floor Plan:

GROUND LEVEL

442.44 m² interior

4 covered terraces — 116.12 m²

Open-plan living room, dining room, and fully equipped kitchen, entrance foyer and wood-paneled library, laundry room, and service quarters

UPPER LEVEL

212.54 m² interior

2 covered terraces — 94.20 m²

2 open-air terraces — 241.10 m²

3 bedrooms and 3 bathrooms

Entertainment area with covered pergola, bar, bathroom, and storage room

Amenities:

Business lounge

Private pub

AMENITIES

- ✓ Covered parking
- ✓ Terrace
- ✓ Heating
- ✓ Elevator
- ✓ Pool
- ✓ Gym
- ✓ Garden
- ✓ Air conditioning
- ✓ Service Room
- ✓ 24 Hour Security
- ✓ Padel courts
- ✓ Multipurpose room

ESTIMATED FINANCING

Estimated monthly payment

\$1,030,328/mo

Down payment **20% · \$25,800,000**

Term **20 years**

Annual rate **10.5%**

Amount financed **\$103,200,000**

Estimate only. Check with your bank for actual terms.







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Garza García



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