



Lot Presa Vista Hermosa

\$5,645,000 MXN

MLS ID	SMA11791
Location	Flores de Begoña
Lot Size	1 acre · 6,641 m ²



YOUR AGENT
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Design Your Signature Estate: Create an exceptional private residence with spectacular views while preserving the future flexibility to subdivide the remaining land into 200 m² residential lots, taking advantage of the H0-0 zoning designation, which also permits commercial use. **Strategic Advantage for Developers & Investors:** The property is strategically positioned within a rapidly growing area catering to a high-profile, discerning market, offering compelling potential for both residential and investment-oriented development. **Strategic Access:** The property benefits from a legally constituted and duly registered voluntary right-of-way easement encompassing 2,785.25 m². This provides broad, elegant, and secure access to the property, seamlessly connecting it with the surrounding area. **Legal Certainty:** The property is in fully regularized legal standing, supported by official municipal subdivision approvals and duly registered with the Public Registry of Property, as well as recent notarized instruments...

