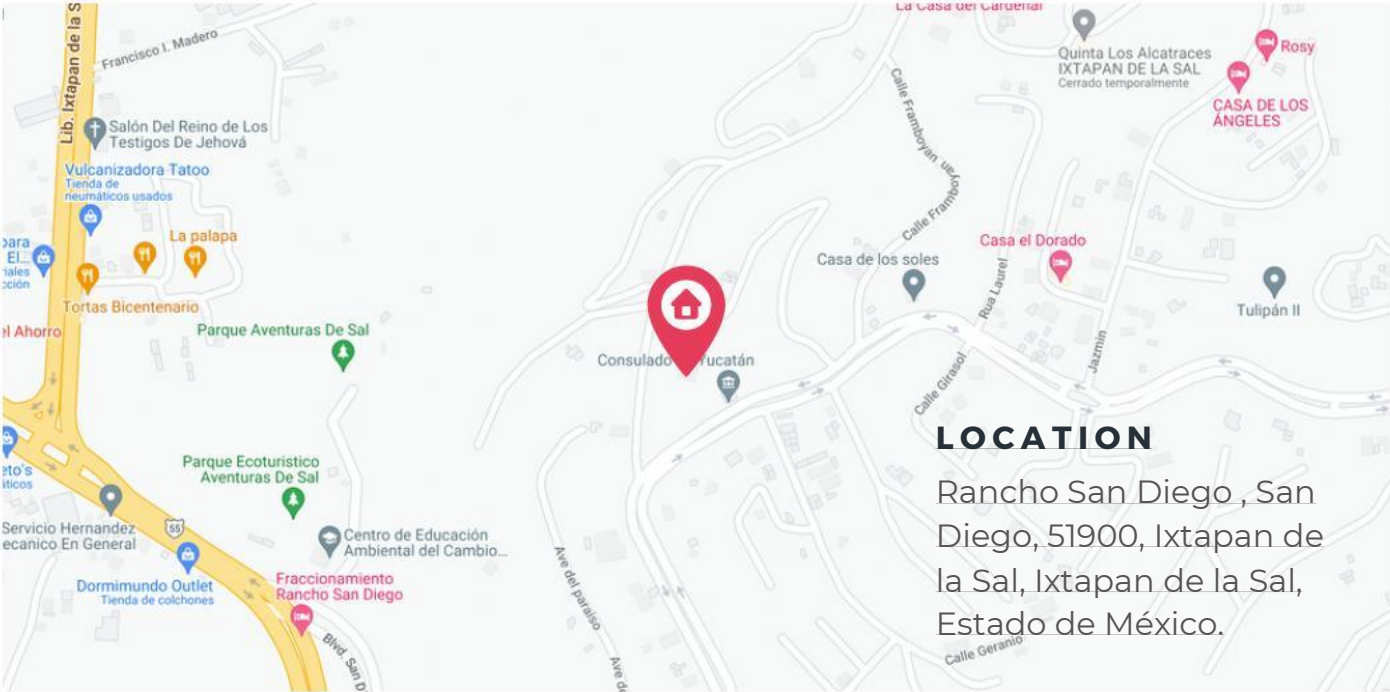


REBI EXCLUSIVE PROPERTY REBI EXCLUSIVE PROPERTY REBI EXCLUSIVE PROPERTY



Rancho San Diego

6 Bedrooms 6.5 Bathrooms 6 Parking Spots 1,050 m² 3,659 m²



LOCATION
Rancho San Diego, San Diego, 51900, Ixtapan de la Sal, Estado de México.



About it

This House for Sale in the prestigious Rancho San Diego neighborhood is the perfect home for those seeking privacy, exclusivity, and a luxurious lifestyle. The property features its own swimming pool and lush gardens, a barbecue area, a gym area, and a TV room for entertainment. Additionally, the property has double access control and private security and surveillance 24 hours a day.

Inside the house, you will find an elegant main foyer, a spacious dining room, a modern kitchen equipped with the latest technology, and a terrace with stunning panoramic views. The property also features balconies, a bar for entertainment, and a play area for family fun. Furthermore, the property includes a charming guest house with two bedrooms, a full bathroom, a fully equipped kitchen, and a dining room for the enjoyment of your guests.

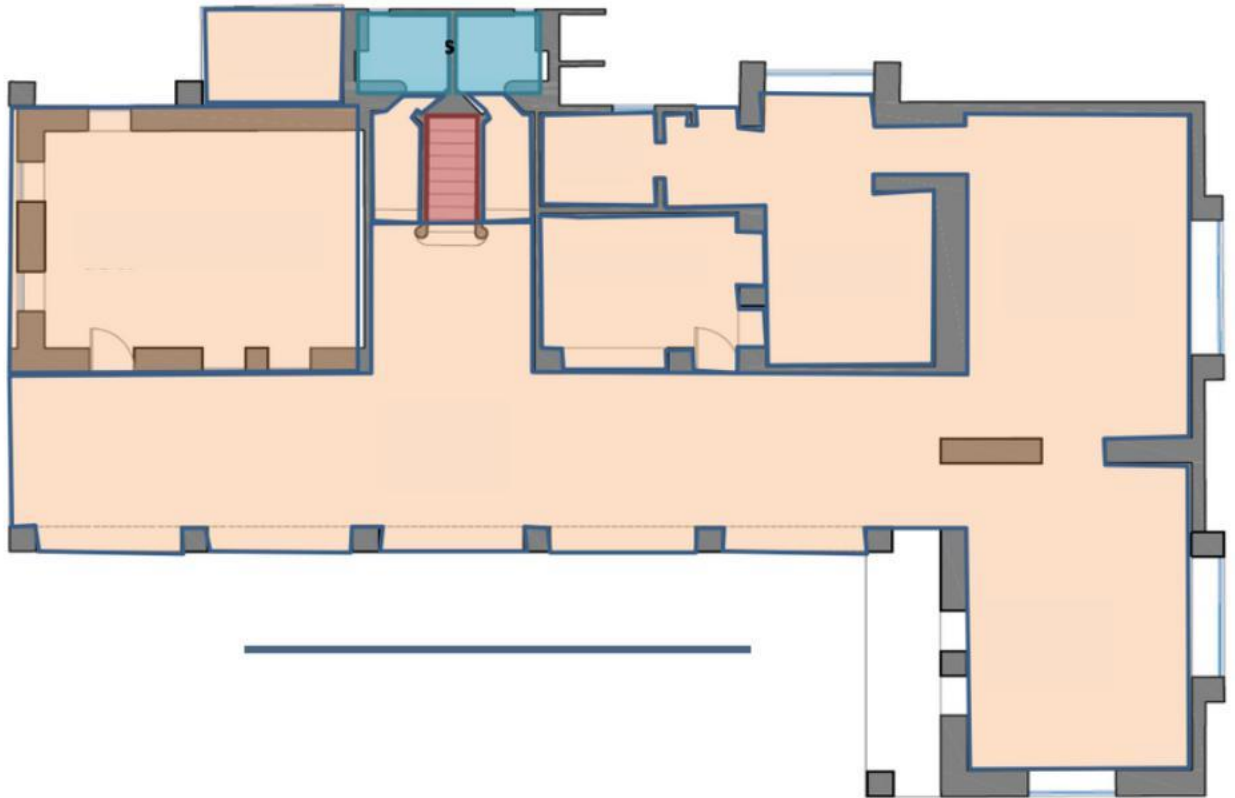
EQUIPMENT





- Pool
- BBQ area
- Gym area
- TV area
- Storage room
- Kitchen
- Dining room
- Service room
- Double filter access
- Dome
- Garden
- Private security and surveillance
- Vestibule



Technical Information

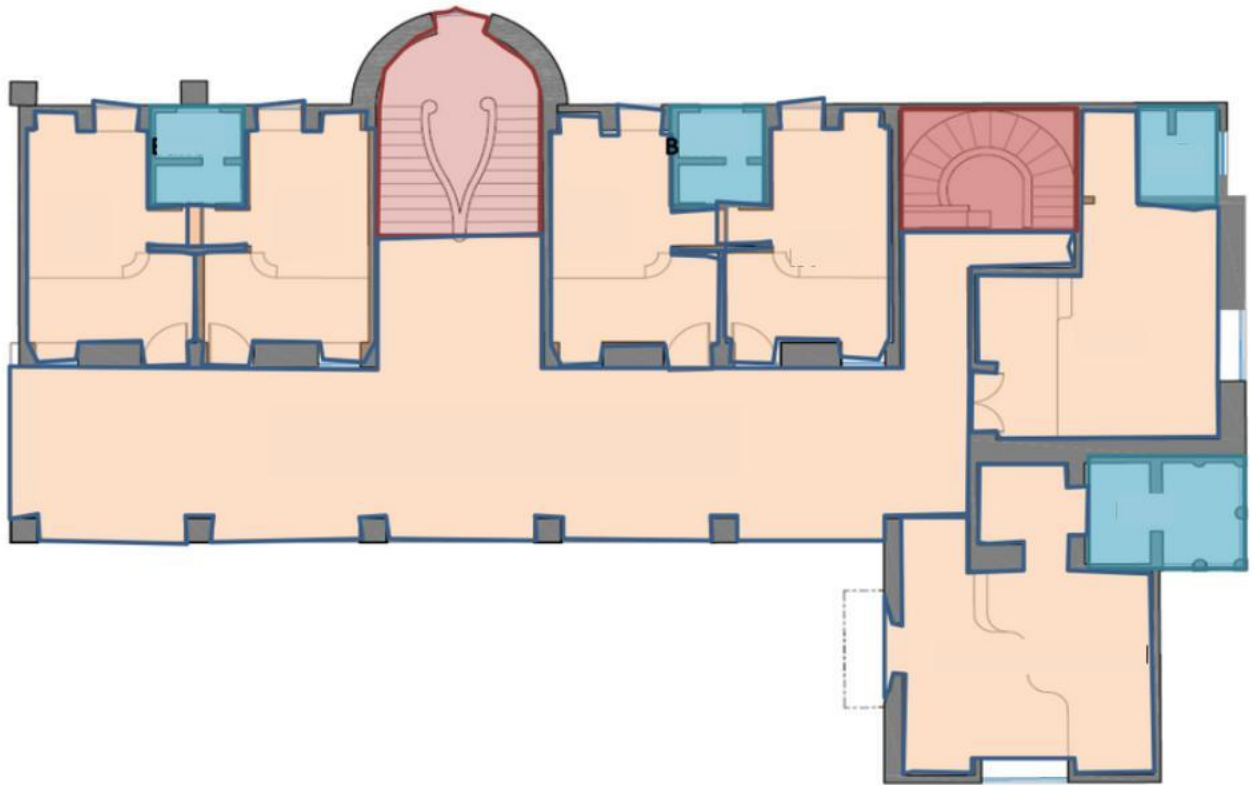
Ground Floor







COLOR	AREA	METERS
	TOTAL RENTABLE AREA	320.25 M ²
	SERVICES	7.76 M ²
	VERTICAL CIRCULATION	3.28 M ²
	TOTAL CONSTRUCTION	387.30 M ²

Technical Information

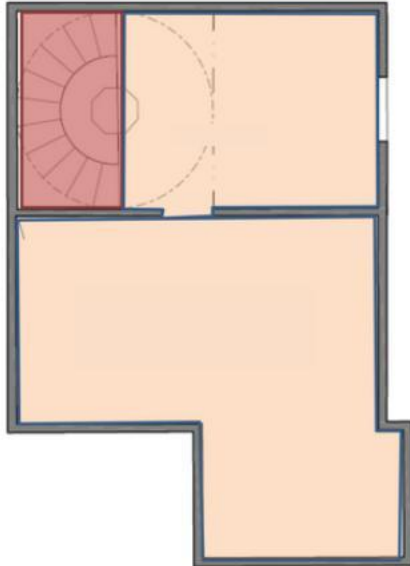
1st Floor







COLOR	AREA	METERS
	TOTAL RENTABLE AREA	261.34 M2
	SERVICES	24 M2
	VERTICAL CIRCULATION	30.34 M2
	TOTAL CONSTRUCTION	313.23 M2





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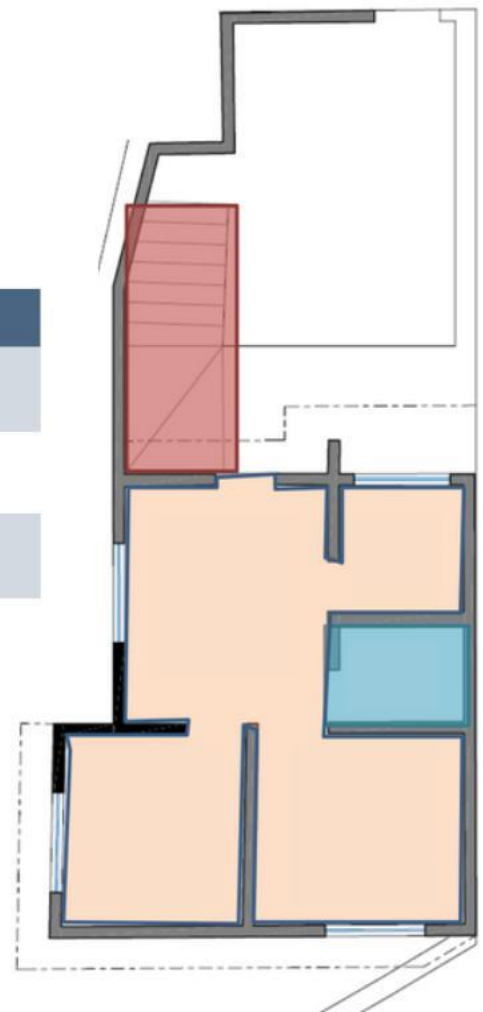
2nd Floor



COLOR	AREA	METERS
	TOTAL RENTABLE AREA	71.30 M ²
	SERVICES	0 M ²
	VERTICAL CIRCULATION	8.32 M ²
	TOTAL CONSTRUCTION	41.68 M ²

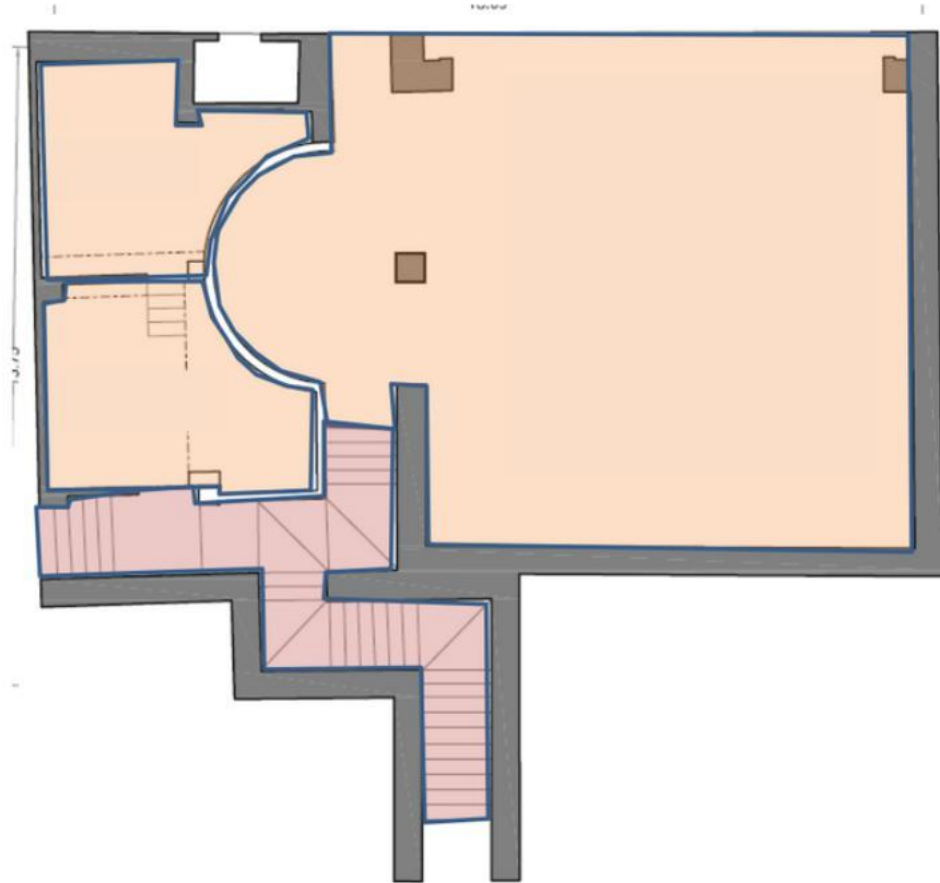
Service Room





COLOR	AREA	METERS
	TOTAL RENTABLE AREA	31.15 M ²
	SERVICES	2.80 M ²
	VERTICAL CIRCULATION	5.20 M ²
	TOTAL CONSTRUCTION	50.12 M ²



Technical Information

Parking



COLOR	AREA	METERS
	TOTAL RENTABLE AREA	181 M2
	SERVICES	0 M2
	VERTICAL CIRCULATION	27.55 M2
	TOTAL CONSTRUCTION	258 M2

Technical Information

Area Distribution

TOTAL RENTABLE AREA	
AREA	METERS
RENTABLE AREA GROUND FLOOR	320.25 M2
RENTABLE AREA 1ST FLOOR	261.34 M2
RENTABLE AREA 2ND FLOOR	71.30 M2
PARKING	181 M2
SERVICE	31.15 M2
TOTAL	865.04 M2

TOTAL CONSTRUCTION	
AREA	METERS
CONSTRUCTION GROUND FLOOR	387.30 M2
CONSTRUCTION 1ST FLOOR	313.23 M2
CONSTRUCTION 2ND FLOOR	41.68 M2
PARKING	258 M2
SERVICE	50.12 M2
TOTAL	1,050.33 M2

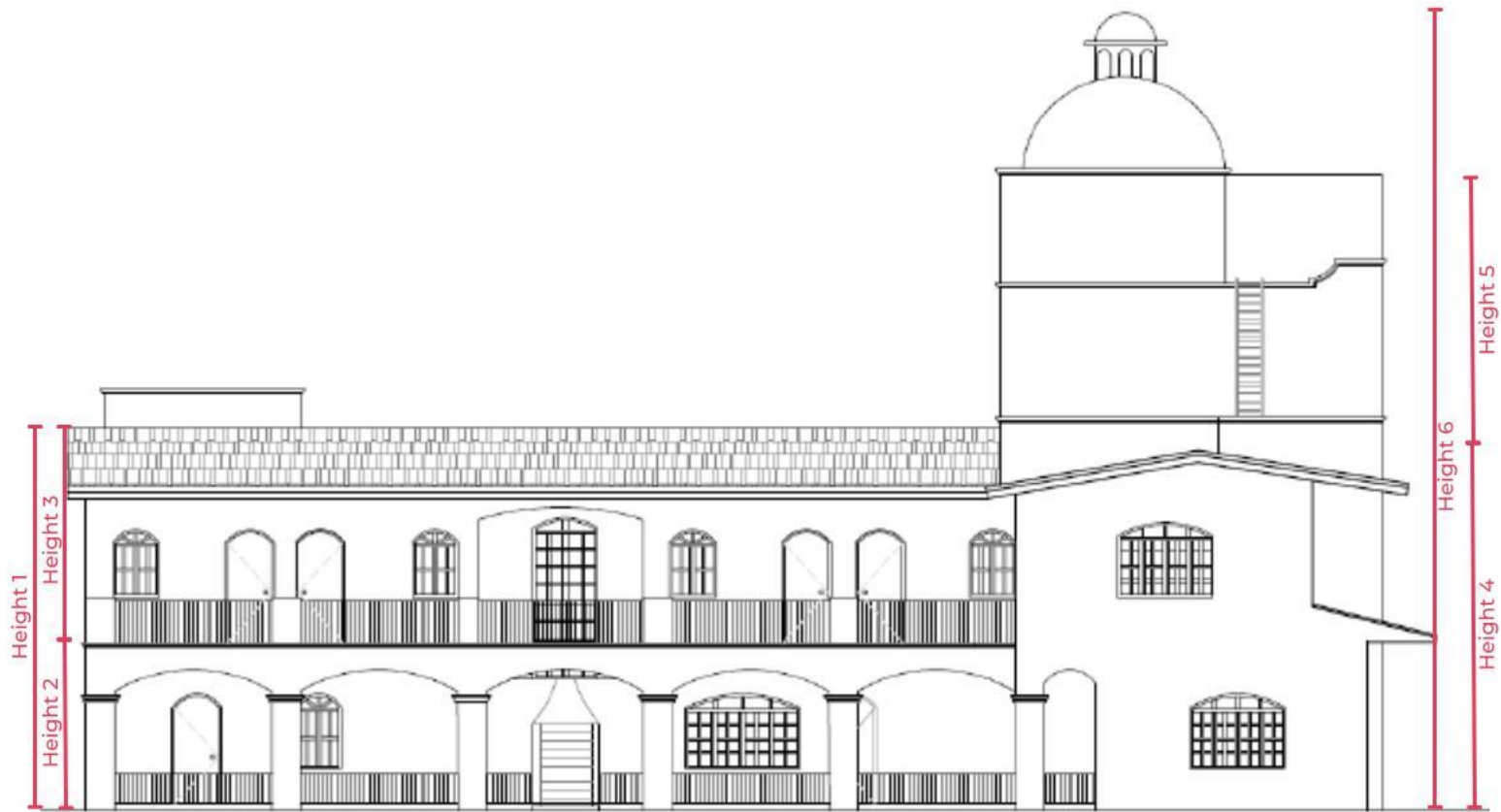
TOTAL CIRCULATION	
AREA	METERS
CIRCULATION GROUND FLOOR	3.28 M2
CIRCULATION 1ST FLOOR	30.34 M2
CIRCULATION 2ND FLOOR	8.32 M2
PARKING	27.55 M2
SERVICE ROOM	5.20 M2
TOTAL	74.69 M2

TOTAL SERVICES	
AREA	METERS
SERVICES GROUND FLOOR	7.76 M2
SERVICES 1ST FLOOR	24 M2
SERVICES 2ND FLOOR	0 M2
PARKING	0 M2
SERVICE ROOM	2.80 M2
TOTAL	34.56 M2

TOTAL CIRCULATION	
AREA	METERS
PROPERTY AREA LOT 4,5,6 Y 7	2,639 M2
PROPERTY AREA LOT 8	1,020 M2
TOTAL	3,659 M2

Technical Information

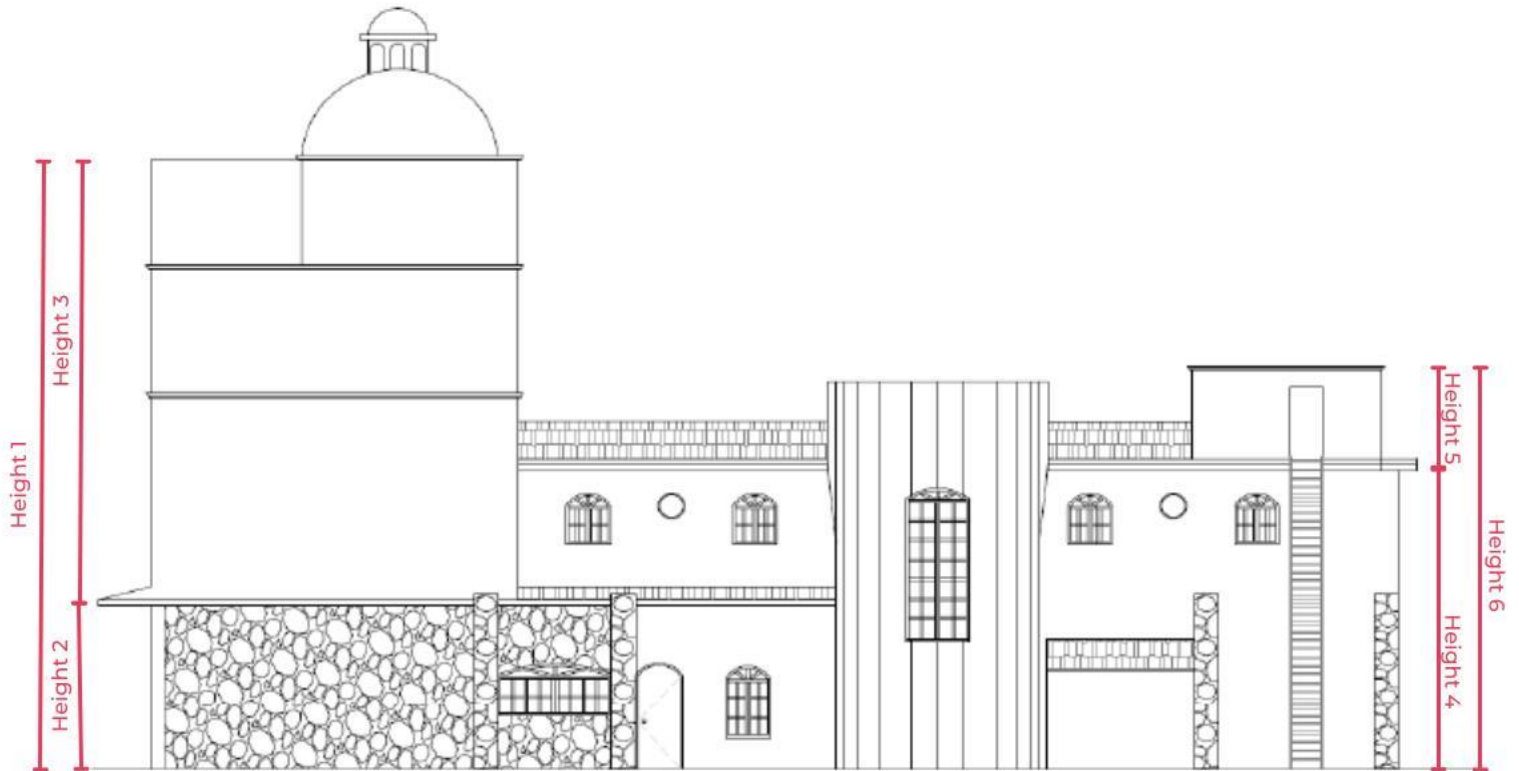
Facade 1



HEIGHTS	
DESCRIPTION	METROS
HEIGHT 1	8.67 M2
HEIGHT 2	3.83 M2
HEIGHT 3	3.45 M2
HEIGHT 4	7.83 M2
HEIGHT 5	6.27 M2
HEIGHT 6	17.94 M2

Technical Information

Facade 2



HEIGHTS	
DESCRIPTION	METROS
HEIGHT 1	17.94 M2
HEIGHT 2	3.83 M2
HEIGHT 3	10.38 M2
HEIGHT 4	7.02 M2
HEIGHT 5	2.14 M2
HEIGHT 6	9.42 M2

Technical Information

