



Prices as of Sept 11, 2024														
		<p>The USD prices are for reference only at an exchange rate of 18.0. Units to be sold in Mxn Pesos.</p>								20% DESCUENTO (Requiere 80% Inicial, 20% A la entrega)	15% DESCUENTO (Requiere 60% Inicial, 30% en 10 mensualidades, 10% A la entrega)	10% DESCUENTO (Requiere 50% Inicial, 40% en 10 mensualidades, 10% A la entrega)	5% DESCUENTO (Requiere 40% Inicial, 50% en 10 mensualidades, 10% A la entrega)	(Requiere 30% Inicial, 50% en 10 mensualidades, 20% A la entrega)
		<p>*Prices are subject to change at any time without notice.</p>								20% DISCOUNT (Requires 80% Down, 20% At Delivery))	15% DISCOUNT (Requires 60% Down, 30% in 10 Monthly Payments, 10% At Delivery)	10% DISCOUNT (Requires 50% Down, 40% in 10 Monthly Payments, 10% At Delivery)	5% DISCOUNT (Requires 40% Down, 50% in 10 Monthly Payments, 10% At Delivery)	(Requires 30% Down, 50% in 10 Monthly Payments, 20% At Delivery)
							Pre-Discount Price			20%	15%	10%	5%	0%
		m2	sqft	Bed	Bath	Loc	Mxn Peso*	USD per m2	USD Pricing					
101	2B /2b (GRACIA 1)	98.05	1055.0	2	2.0	SWN	SOLD							
102	Studio (LUZ 1)	61.75	664.0	0	1.0	N	SOLD							
103	Studio (LUZ 1)	61.75	664.0	0	1.0	N	SOLD							
104	Studio (LUZ 2)	63.20	680.0	0	1.0	N	\$7,147,730	\$6,283	\$397,096	\$ 5,718,184	\$ 6,075,571	\$ 6,432,957	\$ 6,790,344	\$7,147,730
105	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	N	SOLD							
106	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	N	\$9,946,213	\$6,059	\$552,567	\$ 7,956,970	\$ 8,454,281	\$ 8,951,592	\$ 9,448,902	\$9,946,213
107	2B LO/2b (GRACIA 3)	102.70	1105.0	2	2.0	NE	SOLD							
108	2B LO/2b (GRACIA 3)	102.70	1105.0	2	2.0	SE	SOLD							
109	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$9,946,455	\$6,059	\$552,581	\$ 7,957,164	\$ 8,454,487	\$ 8,951,810	\$ 9,449,132	\$9,946,455
110	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	SOLD							
201A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	SWN	\$11,700,571	\$6,630	\$650,032	\$ 9,360,457	\$ 9,945,485	\$ 10,530,514	\$ 11,115,542	\$11,700,571
201B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	\$7,368,794	\$6,630	\$409,377	\$ 5,895,035	\$ 6,263,475	\$ 6,631,915	\$ 7,000,354	\$7,368,794
202	Studio (LUZ 1)	61.75	664.0	0	1.0	N	SOLD							
203	Studio (LUZ 2)	63.20	680.0	0	1.0	N	SOLD							
204	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	N	\$10,335,974	\$6,198	\$574,221	\$ 8,268,779	\$ 8,785,578	\$ 9,302,377	\$ 9,819,175	\$10,335,974
205A	Studio (LUZ 2)	46.80	503.8	0	1.0	NE	\$5,611,650	\$6,662	\$311,758	\$ 4,489,320	\$ 4,769,903	\$ 5,050,485	\$ 5,331,068	\$5,611,650
205B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE	\$5,762,732	\$6,662	\$320,152	\$ 4,610,186	\$ 4,898,322	\$ 5,186,459	\$ 5,474,595	\$5,762,732
205C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	\$9,218,453	\$6,662	\$512,136	\$ 7,374,762	\$ 7,835,685	\$ 8,296,608	\$ 8,757,530	\$9,218,453
206	1B/2b (ANHELO 2-Level)	90.15	970.0	1	2.0	E	\$ 11,972,942	\$7,378	\$665,163	\$ 9,578,354	\$ 10,177,001	\$ 10,775,648	\$ 11,374,295	\$11,972,942
207	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$10,579,376	\$8,249	\$587,743	\$ 8,463,500	\$ 8,992,469	\$ 9,521,438	\$ 10,050,407	\$10,579,376
208	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	SOLD							
209	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	SOLD							
301A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	NW	\$11,945,662	\$6,768	\$663,648	\$ 9,556,530	\$ 10,153,813	\$ 10,751,096	\$ 11,348,379	\$11,945,662
301B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	\$7,523,147	\$6,768	\$417,953	\$ 6,018,518	\$ 6,394,675	\$ 6,770,832	\$ 7,146,990	\$7,523,147
302	2B/2b (GOZO)	124.95	1344.0	2	2.5	N	SOLD							
303	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	N	SOLD							
304A	Studio (LUZ 2)	46.80	503.8	0	1.0	NE	\$5,728,577	\$6,800	\$318,254	\$ 4,582,862	\$ 4,869,290	\$ 5,155,719	\$ 5,442,148	\$5,728,577
304B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE	\$5,882,808	\$6,800	\$326,823	\$ 4,706,246	\$ 5,000,387	\$ 5,294,527	\$ 5,588,668	\$5,882,808
304C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	\$9,410,535	\$6,800	\$522,808	\$ 7,528,428	\$ 7,998,955	\$ 8,469,482	\$ 8,940,008	\$9,410,535
305	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$10,557,501	\$8,232	\$586,528	\$ 8,446,001	\$ 8,973,876	\$ 9,501,751	\$ 10,029,626	\$10,557,501
306	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$10,402,213	\$6,337	\$577,901	\$ 8,321,770	\$ 8,841,881	\$ 9,361,992	\$ 9,882,102	\$10,402,213
307	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	SOLD							
401A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	NW	\$12,191,132	\$6,908	\$677,285	\$ 9,752,906	\$ 10,362,462	\$ 10,972,019	\$ 11,581,575	\$12,191,132
401B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	\$7,677,740	\$6,908	\$426,541	\$ 6,142,192	\$ 6,526,079	\$ 6,909,966	\$ 7,293,853	\$7,677,740
402	2B/2b (GOZO)	124.95	1344.0	2	2.5	N	SOLD							
403	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	N	SOLD							

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							Pre-Discount Price			20%	15%	10%	5%	0%
		m2	sqft	Bed	Bath	Loc	Mxn Peso*	USD per m2	USD Pricing					
404A	Studio (LUZ 2)	46.80	503.8	0	1.0	NE	\$5,845,577	\$6,939	\$324,754	\$ 4,676,462	\$ 4,968,740	\$ 5,261,019	\$ 5,553,298	\$5,845,577
404B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE	\$6,002,958	\$6,939	\$333,498	\$ 4,802,366	\$ 5,102,514	\$ 5,402,662	\$ 5,702,810	\$6,002,958
404C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	\$9,602,735	\$6,939	\$533,485	\$ 7,682,188	\$ 8,162,325	\$ 8,642,462	\$ 9,122,598	\$9,602,735
405	1B/2b (ANHELO 2-Level)	90.15	970.0	1	2.0	E	\$12,423,692	\$7,656	\$690,205	\$ 9,938,954	\$ 10,560,138	\$ 11,181,323	\$ 11,802,507	\$12,423,692
406	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$10,935,626	\$8,527	\$607,535	\$ 8,748,501	\$ 9,295,282	\$ 9,842,063	\$ 10,388,845	\$10,935,626
407	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$10,630,213	\$6,476	\$590,567	\$ 8,504,170	\$ 9,035,681	\$ 9,567,192	\$ 10,098,702	\$10,630,213
408	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	\$605,474							
501A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	NW	\$12,435,912	\$7,046	\$690,884	\$ 9,948,730	\$ 10,570,525	\$ 11,192,321	\$ 11,814,116	\$12,435,912
501B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	\$7,831,897	\$7,046	\$435,105	\$ 6,265,518	\$ 6,657,112	\$ 7,048,707	\$ 7,440,302	\$7,831,897
502	2B/2b (GOZO)	124.95	1344.0	2	2.5	N	SOLD							
503	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	N	SOLD							
504A	Studio (LUZ 2)	46.80	503.8	0	1.0	NE	SOLD							
504B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE	\$6,123,108	\$7,078	\$340,173	\$ 4,898,486	\$ 5,204,642	\$ 5,510,797	\$ 5,816,953	\$6,123,108
504C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	SOLD							
505	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$11,113,755	\$8,666	\$617,431	\$ 8,891,004	\$ 9,446,692	\$ 10,002,380	\$ 10,558,067	\$11,113,755
506	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$10,858,213	\$6,614	\$603,234	\$ 8,686,570	\$ 9,229,481	\$ 9,772,392	\$ 10,315,302	\$10,858,213
507	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	SOLD							

1.- Delivery: August 1 2025

2.- Appliances included except Fridge & Washer/Dryer

3.- HOA Fees MXN \$70 pesos per SQM (USD \$4 per sqft)

4. Parking available: \$300,000 mxn pesos

5. BBQ Amenity package available: \$221,000 mxn pesos

*NOTE: Floor plans and renders may depict items for illustrative purposes that are not included with purchase.

Available

Pending

SOLD

