



Prices as of Jan 16 2025													
		<i>The USD prices are for reference only at an exchange rate of 19.5. Units are sold in Mxn Pesos.</i>						<b>15% DESCUENTO</b> (Requiere 80% Inicial, 20% A la entrega)	<b>10% DESCUENTO</b> (Requiere 60% Inicial, 30% en mensualidades, 10% A la entrega)	<b>5% DESCUENTO</b> (Requiere 50% Inicial, 40% en mensualidades, 10% A la entrega)	(Requiere 30% Inicial, 50% en mensualidades, 20% A la entrega)		
		<i>*Prices are subject to change at any time without notice.</i>						<b>15% DISCOUNT</b> (Requires 80% Down, 20% At Delivery)	<b>10% DISCOUNT</b> (Requires 60% Down, 30% in Monthly Payments, 10% At Delivery)	<b>5% DISCOUNT</b> (Requires 50% Down, 40% in Monthly Payments, 10% At Delivery)	(Requires 30% Down, 50% in Monthly Payments, 20% At Delivery)		
							Pre-Discount Price			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	\$7,505,117	\$6,090	\$384,878	\$ 6,379,349	\$ 6,754,605	\$ 7,129,861	\$7,505,117
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	\$10,443,524	\$5,872	\$535,565	\$ 8,876,995	\$ 9,399,171	\$ 9,921,347	\$10,443,524
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	\$10,443,778	\$5,873	\$535,578	\$ 8,877,211	\$ 9,399,400	\$ 9,921,589	\$10,443,778
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	\$12,285,600	\$6,426	\$630,031	\$ 10,442,760	\$ 11,057,040	\$ 11,671,320	\$12,285,600
201B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	\$7,737,234	\$6,426	\$396,781	\$ 6,576,649	\$ 6,963,510	\$ 7,350,372	\$7,737,234
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	\$10,852,773	\$6,007	\$556,552	\$ 9,224,857	\$ 9,767,495	\$ 10,310,134	\$10,852,773
205A	Studio (LUZ 2)	46.80	503.8	0	1.0	NE	\$5,892,233	\$6,457	\$302,166	\$ 5,008,398	\$ 5,303,009	\$ 5,597,621	\$5,892,233
205B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE	\$6,050,869	\$6,457	\$310,301	\$ 5,143,238	\$ 5,445,782	\$ 5,748,325	\$6,050,869
205C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	\$9,679,376	\$6,457	\$496,378	\$ 8,227,469	\$ 8,711,438	\$ 9,195,407	\$9,679,376
206	1B/2b (ANHELO 2-Level)	90.15	970.0	1	2.0	E	\$ 12,571,589	\$7,151	\$644,697	\$ 10,685,851	\$ 11,314,430	\$ 11,943,010	\$12,571,589
207	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$11,108,344	\$7,995	\$569,659	\$ 9,442,093	\$ 9,997,510	\$ 10,552,927	\$11,108,344
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	\$12,542,945	\$6,560	\$643,228	\$ 10,661,503	\$ 11,288,651	\$ 11,915,798	\$12,542,945
301B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	\$7,899,304	\$6,560	\$405,093	\$ 6,714,409	\$ 7,109,374	\$ 7,504,339	\$7,899,304
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	SOLD						
304B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE							
304C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	\$9,881,062	\$6,591	\$506,721	\$ 8,398,902	\$ 8,892,956	\$ 9,387,009	\$9,881,062
305	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$11,085,376	\$7,979	\$568,481	\$ 9,422,570	\$ 9,976,838	\$ 10,531,107	\$11,085,376
306	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$10,922,324	\$6,142	\$560,119	\$ 9,283,975	\$ 9,830,091	\$ 10,376,207	\$10,922,324
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							
401B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	SOLD						
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			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	SOLD						
404B	Studio (LUZ 2)	48.06	507.3	0	1.0	NE	SOLD						
404C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	NE	\$10,082,872	\$6,726	\$517,070	\$ 8,570,441	\$ 9,074,585	\$ 9,578,728	\$10,082,872
405	1B/2b (ANHELO 2-Level)	90.15	970.0	1	2.0	E	\$13,044,877	\$7,421	\$668,968	\$ 11,088,145	\$ 11,740,389	\$ 12,392,633	\$13,044,877
406	1B/2b (ILUSION)	71.25	767.0	1	2.0	SE	\$11,482,407	\$8,264	\$588,841	\$ 9,760,046	\$ 10,334,167	\$ 10,908,287	\$11,482,407
407	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$11,161,724	\$6,276	\$572,396	\$ 9,487,465	\$ 10,045,551	\$ 10,603,637	\$11,161,724
408	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	SOLD						
501A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	NW	SOLD						
501B	Studio (LUZ 1)	61.75	664.6	0	1.0	W	SOLD						
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							
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	\$11,669,443	\$8,399	\$598,433	\$ 9,919,026	\$ 10,502,498	\$ 11,085,971	\$11,669,443
506	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	S	\$11,401,124	\$6,411	\$584,673	\$ 9,690,955	\$ 10,261,011	\$ 10,831,067	\$11,401,124
507	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	SW	SOLD						

1.- Delivery: August 30 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	