



April 15, 2025														
		<p>The USD prices are for reference only at an exchange rate of 19.5. Units are sold in Mxn Pesos.</p>									20% DESCUENTO (Requiere 40% Inicial, 35% Nov 1 2025, 25% A la entrega)	15% DESCUENTO (Requiere 35% Inicial, 35% Nov 1 2025, 30% A la entrega)	10% DESCUENTO (Requiere 30% Inicial, 35% Nov 1 2025, 35% A la entrega)	0% DESCUENTO (Requiere 30% Inicial, 25% Nov 1 2025, 45% A la entrega)
		<p>*Prices are subject to change at any time without notice.</p>									20% DISCOUNT (Requires 40% Down, 35% Nov 1 2025, 25% At Delivery)	15% DISCOUNT (Requires 35% Down, 35% Nov 1 2025, 30% At Delivery)	10% DISCOUNT (Requires 30% Down, 35% Nov 1 2025, 35% At Delivery)	0% DISCOUNT (Requires 30% Down, 25% Nov 1 2025, 45% At Delivery)
								Pre-Discount Price			20%	15%	10%	0%
#	Type	m2	sqft	Bed	Bath	Bodega	Loc	Mxn Peso*	USD per m2	USD Pricing				
101	2B /2b (GRACIA 1)	98.05	1055.0	2	2.0	Y	SWN	\$11,219,469	\$5,868	\$575,357	\$ 8,975,575	\$ 9,536,549	\$ 10,097,522	\$11,219,469
102	Studio (LUZ 1)	61.75	664.0	0	1.0	Y	N	\$7,065,806	\$5,868	\$362,349	\$ 5,652,645	\$ 6,005,935	\$ 6,359,225	\$7,065,806
103	Studio (LUZ 1)	61.75	664.0	0	1.0	Y	N	SOLD						
104	Studio (LUZ 2)	63.20	680.0	0	1.0	N	N	\$7,231,723	\$5,868	\$370,858	\$ 5,785,378	\$ 6,146,965	\$ 6,508,551	\$7,231,723
105	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	Y	N	\$10,527,190	\$5,827	\$539,856	\$ 8,421,752	\$ 8,948,112	\$ 9,474,471	\$10,527,190
106	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	N	N	\$10,443,524	\$5,872	\$535,565	\$ 8,354,819	\$ 8,876,995	\$ 9,399,171	\$10,443,524
107	2B/2b (GRACIA 3)	102.70	1105.0	2	2.0	Y	NE	\$11,746,991	\$5,866	\$602,410	\$ 9,397,593	\$ 9,984,942	\$ 10,572,292	\$11,746,991
108	2B/2b (GRACIA 3)	102.70	1105.0	2	2.0	Y	SE	SOLD						
109	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	N	S	\$10,443,778	\$5,873	\$535,578	\$ 8,355,022	\$ 8,877,211	\$ 9,399,400	\$10,443,778
110	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	Y	SW	\$11,800,145	\$5,867	\$605,136	\$ 9,440,116	\$ 10,030,123	\$ 10,620,131	\$11,800,145
201A	2B/2b (GRACIA 1)	98.05	1055.4	2	2.0	Y	NW	SOLD						
201B	Studio (LUZ 1)	61.75	664.6	0	1.0	N	W	SOLD						
202	2B/2b (GOZO)	124.95	1344.0	2	3.0	Y	N	\$12,934,422	\$5,309	\$663,304	\$ 10,347,537	\$ 10,994,259	\$ 11,640,980	\$12,934,422
203	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	Y	N	SOLD						
204A	Studio (LUZ 2)	46.80	503.8	0	1.0	N	NE	\$5,892,233	\$6,457	\$302,166	\$ 4,713,786	\$ 5,008,398	\$ 5,303,009	\$5,892,233
204B	Studio (LUZ 2)	48.06	507.3	0	1.0	N	NE	\$6,050,869	\$6,457	\$310,301	\$ 4,840,695	\$ 5,143,238	\$ 5,445,782	\$6,050,869
204C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	N	NE	\$9,679,376	\$6,457	\$496,378	\$ 7,743,501	\$ 8,227,469	\$ 8,711,438	\$9,679,376
205	Studio (ANHELO)	51.10	550.0	0	1.0	N	E	\$6,418,717	\$6,442	\$329,165	\$ 5,134,974	\$ 5,455,910	\$ 5,776,845	\$6,418,717
206	1B/2b (ILUSION)	71.25	767.0	1	2.0	Y	SE	\$10,708,111	\$7,707	\$549,134	\$ 8,566,489	\$ 9,101,894	\$ 9,637,300	\$10,708,111
207	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	N	S	\$10,715,254	\$6,025	\$549,500	\$ 8,572,203	\$ 9,107,966	\$ 9,643,729	\$10,715,254
208	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	Y	SW	SOLD						
301A	2B/2b (GRACIA 1)	98.05	1055.4	2	2.0	Y	SWN	\$12,542,945	\$6,560	\$643,228	\$ 10,034,356	\$ 10,661,503	\$ 11,288,651	\$12,542,945
301B	Studio (LUZ 1)	61.75	664.6	0	1.0	N	W	\$7,899,304	\$6,560	\$405,093	\$ 6,319,443	\$ 6,714,409	\$ 7,109,374	\$7,899,304
302	Studio (LUZ 1)	61.75	664.0	0	1.0	Y	N	\$7,969,351	\$6,618	\$408,685	\$ 6,375,481	\$ 6,773,948	\$ 7,172,416	\$7,969,351
303	Studio (LUZ 2)	63.20	680.0	0	1.0	Y	N	SOLD						
304	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	N	N	\$11,178,356	\$6,187	\$573,249	\$ 8,942,685	\$ 9,501,602	\$ 10,060,520	\$11,178,356
305A	Studio (LUZ 2)	46.80	503.8	0	1.0	N	NE	\$6,059,550	\$6,640	\$310,746	\$ 4,847,640	\$ 5,150,618	\$ 5,453,595	\$6,059,550
305B	Studio (LUZ 2)	48.06	507.3	0	1.0	N	NE	\$6,232,395	\$6,650	\$319,610	\$ 4,985,916	\$ 5,297,535	\$ 5,609,155	\$6,232,395
305C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	N	NE	\$9,969,757	\$6,650	\$511,270	\$ 7,975,806	\$ 8,474,294	\$ 8,972,782	\$9,969,757
306	1B/2b (ANHELO 2-Level)	90.15	970.0	1	2.0	Y	E	\$ 12,948,737	\$7,366	\$664,038	\$ 10,358,989	\$ 11,006,426	\$ 11,653,863	\$12,948,737
307	1B/2b (ILUSION)	71.25	767.0	1	2.0	Y	SE	\$11,441,595	\$8,235	\$586,748	\$ 9,153,276	\$ 9,725,356	\$ 10,297,435	\$11,441,595
308	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	Y	S	SOLD						
309	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	Y	SW	SOLD						
401A	2B/2b (GRACIA 1)	98.05	1055.4	2	2.0	Y	NW	SOLD						
401B	Studio (LUZ 1)	61.75	664.6	0	1.0	N	W	\$8,061,627	\$6,695	\$413,417	\$ 6,449,302	\$ 6,852,383	\$ 7,255,464	\$8,061,627

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#	Type	m2	sqft	Bed	Bath	Bodega	Loc	Mxn Peso*	USD per m2	USD Pricing				
402	2B/2b (GOZO)	124.95	1344.0	2	2.5	Y	N	SOLD						
403	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	Y	N	SOLD						
404A	Studio (LUZ 2)	46.80	503.8	0	1.0	N	NE	SOLD						
404B	Studio (LUZ 2)	48.06	507.3	0	1.0	N	NE	SOLD						
404C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	N	NE	\$10,082,872	\$6,726	\$517,070	\$ 8,066,297	\$ 8,570,441	\$ 9,074,585	\$10,082,872
405	1B/2b (ILUSION)	71.25	767.0	1	2.0	Y	SE	\$11,417,937	\$8,218	\$585,535	\$ 9,134,350	\$ 9,705,247	\$ 10,276,144	\$11,417,937
406	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	Y	S	\$11,249,993	\$6,326	\$576,923	\$ 8,999,994	\$ 9,562,494	\$ 10,124,994	\$11,249,993
407	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	Y	SW	SOLD						
501A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	Y	NW	SOLD						
501B	Studio (LUZ 1)	61.75	664.6	0	1.0	N	W	SOLD						
502	2B/2b (GOZO)	124.95	1344.0	2	2.5	Y	N	SOLD						
503	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	Y	N	SOLD						
504A	Studio (LUZ 2)	46.80	503.8	0	1.0	Y	NE	SOLD						
504B	Studio (LUZ 2)	48.06	507.3	0	1.0	N	NE	SOLD						
504C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	Y	NE	SOLD						
505	1B/2b (ANHELO 2-Level)	90.15	970.0	1	2.0	Y	E	\$13,436,223	\$7,643	\$689,037	\$ 10,748,979	\$ 11,420,790	\$ 12,092,601	\$13,436,223
506	1B/2b (ILUSION)	71.25	767.0	1	2.0	Y	SE	\$11,826,880	\$8,512	\$606,507	\$ 9,461,504	\$ 10,052,848	\$ 10,644,192	\$11,826,880
507	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	Y	S	\$11,496,575	\$6,465	\$589,568	\$ 9,197,260	\$ 9,772,089	\$ 10,346,917	\$11,496,575
508	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	Y	SW	SOLD						
601A	2B/2b (GRACIA)	98.05	1055.4	2	2.0	Y	NW	SOLD						
601B	Studio (LUZ 1)	61.75	664.6	0	1.0	N	W	SOLD						
602	2B/2b (GOZO)	124.95	1344.0	2	2.5	Y	N	SOLD						
603	1B/2b (ALEGRIA)	92.65	997.0	1	2.0	Y	N	SOLD						
604A	Studio (LUZ 2)	46.80	503.8	0	1.0	N	NE	SOLD						
604B	Studio (LUZ 2)	48.06	507.3	0	1.0	N	NE	\$6,557,849	\$6,998	\$336,300	\$ 5,246,279	\$ 5,574,171	\$ 5,902,064	\$6,557,849
604C	2B/2b (GRACIA 2)	76.88	827.5	2	2.0	Y	NE	SOLD						
605	1B/2b (ILUSION)	71.25	767.0	1	2.0	Y	SE	\$11,902,832	\$8,567	\$610,402	\$ 9,522,265	\$ 10,117,407	\$ 10,712,548	\$11,902,832
606	1B/2b (ALEGRIA)	91.20	981.0	1	2.0	Y	S	\$11,629,146	\$6,539	\$596,366	\$ 9,303,317	\$ 9,884,774	\$ 10,466,231	\$11,629,146
607	2B/2b (GRACIA 2)	103.15	1110.0	2	2.0	Y	SW	SOLD						

1.- Delivery: February 28, 2026

2.- Appliances included: Gas Oven, Dishwasher, Cooktop, Microwave

3.- HOA Fees estimated at MXN \$70 pesos per m2

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

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