



## Lotes Residenciales en Preventa en Fracc. Paseo Con Cipreses, La Carmelita

Venta

\$ 765,000.00 MXN

**Dirección:**

Campo La Carmelita, San Miguel, La Carmelita, Puebla de Zaragoza,  
Puebla, México

Si deseas agendar una visita ponte en contacto con tu agente  
Espiral Bienes Raíces  
<https://espiralbienesraices.mx/>  
Acatlan 26-1er. piso, La Paz Puebla de Zaragoza  
Teléfono(s): 222 688 4477 / 222 569 0130  
[jenny@espiralbienesraices.mx](mailto:jenny@espiralbienesraices.mx)



### INFORMACIÓN

Fraccionamiento de 172 lotes, ubicado sobre Camino Real a las Carmelitas, muy cerca a Paseo Destino, Blvd. De las Torres, Periférico Ecológico, Vía Atlixcayotl, a tan solo una salida de Lomas de Angelópolis.

66 Lotes ya vendidos, 106 Lotes disponibles, 46 lotes sencillos y 60 con vista a Área Verde.

Cuenta con barda perimetral, acceso con vigilancia. Servicios subterráneos.

El 95% de los lotes mide 6 m de frente, por 15 m de fondo, Total 90 m<sup>2</sup>.

No hay restricción de fachada, cuenta con reglamento de construcción y régimen en condominio.

Fecha de Entrega: **Mayo 2026**, serán escriturados en la Notaria 1 de Cholula, frente al Tec de Monterrey, Vía Atlixcayotl, o la Notaria que escoja el Comprador.

Facilidades de pago, hasta 12 meses.

Apartado de \$10,000.00 M.N. y 10 días para entregar documentos y firma de contrato de compraventa y completar el 10% de Enganche

**Precio de Mto. Mensual: \$650.00 M.N. aprox.**  
**PRECIO x M2: \$8,250.00 M.N. y \$8,750.00 M.N.**

*Precio y Disponibilidad sujetos a cambios sin previo aviso.*

FOTOS

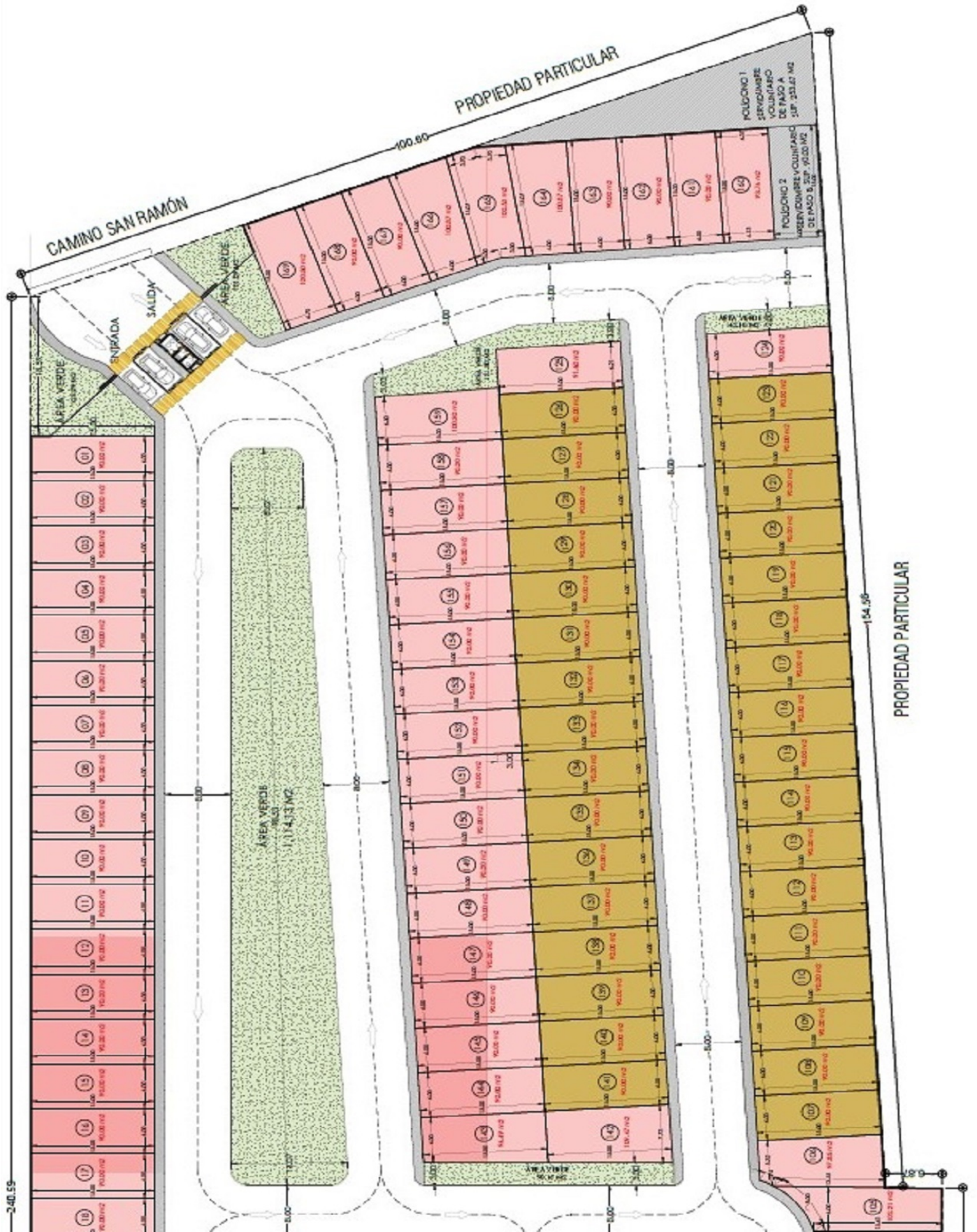


BalcázarArquitectos



BalcázarArquitectos

240.55



PROPIEDAD PARTICULAR

CAMINO SAN RAMÓN

ENTRADA

SALIDA

AREA VERDE 102.00 M<sup>2</sup>

AREA VERDE 1114.73 M<sup>2</sup>

AREA VERDE 451.00 M<sup>2</sup>

AREA VERDE 96.00 M<sup>2</sup>

POUCO 1 297.00 M<sup>2</sup>

POUCO 2 100.00 M<sup>2</sup>

PROPIEDAD PARTICULAR

154.95



PROPIEDAD PARTICULAR

PROPIEDAD PARTICULAR

| #LOTE | M2    | \$ x M2        | PRECIO TOTAL  |
|-------|-------|----------------|---------------|
| 1     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 2     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 3     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 4     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 5     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 6     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 7     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 8     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 9     | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 10    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 11    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 12    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 13    | 90    | <b>VENDIDO</b> |               |
| 14    | 90    | <b>VENDIDO</b> |               |
| 15    | 90    | <b>VENDIDO</b> |               |
| 16    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 17    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 18    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 19    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 20    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 21    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 22    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 23    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 24    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 25    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 26    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 27    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 28    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 29    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 30    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 31    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 32    | 90    | \$ 8,500.00    | \$ 765,000.00 |
| 33    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 34    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 35    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 36    | 90    | \$ 9,000.00    | \$ 810,000.00 |
| 37    | 91.47 | \$ 9,000.00    | \$ 823,230.00 |
| 38    | 97.5  | <b>VENDIDO</b> |               |
| 39    | 97.5  | <b>VENDIDO</b> |               |
| 40    | 97.5  | <b>VENDIDO</b> |               |
| 41    | 97.5  | <b>VENDIDO</b> |               |
| 42    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 43    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 44    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 45    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 46    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 47    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 48    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 49    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |
| 50    | 95.53 | \$ 9,000.00    | \$ 859,770.00 |

| #LOTE | M2   | \$ x M2        | PRECIO TOTAL  |
|-------|------|----------------|---------------|
| 51    | 97.5 | \$ 9,000.00    | \$ 877,500.00 |
| 52    | 97.5 | <b>VENDIDO</b> |               |
| 53    | 97.5 | <b>VENDIDO</b> |               |
| 54    | 97.5 | <b>VENDIDO</b> |               |
| 55    | 97.5 | <b>VENDIDO</b> |               |
| 56    | 97.5 | <b>VENDIDO</b> |               |
| 57    | 97.5 | <b>VENDIDO</b> |               |
| 58    | 97.5 | <b>VENDIDO</b> |               |
| 59    | 97.5 | <b>VENDIDO</b> |               |
| 60    | 97.5 | <b>VENDIDO</b> |               |
| 61    | 97.5 | <b>VENDIDO</b> |               |
| 62    | 97.5 | <b>VENDIDO</b> |               |
| 63    | 97.5 | <b>VENDIDO</b> |               |
| 64    | 97.5 | <b>VENDIDO</b> |               |
| 65    | 97.5 | <b>VENDIDO</b> |               |
| 66    | 97.5 | <b>VENDIDO</b> |               |
| 67    | 97.5 | <b>VENDIDO</b> |               |
| 68    | 97.5 | <b>VENDIDO</b> |               |
| 69    | 97.5 | <b>VENDIDO</b> |               |
| 70    | 97.5 | <b>VENDIDO</b> |               |
| 71    | 97.5 | <b>VENDIDO</b> |               |
| 72    | 97.5 | <b>VENDIDO</b> |               |
| 73    | 97.5 | <b>VENDIDO</b> |               |
| 74    | 97.5 | <b>VENDIDO</b> |               |
| 75    | 97.5 | <b>VENDIDO</b> |               |
| 76    | 97.5 | <b>VENDIDO</b> |               |
| 77    | 97.5 | <b>VENDIDO</b> |               |
| 78    | 97.5 | <b>VENDIDO</b> |               |
| 79    | 97.5 | <b>VENDIDO</b> |               |
| 80    | 97.5 | <b>VENDIDO</b> |               |
| 81    | 97.5 | <b>VENDIDO</b> |               |
| 82    | 97.5 | <b>VENDIDO</b> |               |
| 83    | 97.5 | <b>VENDIDO</b> |               |
| 84    | 97.5 | <b>VENDIDO</b> |               |
| 85    | 97.5 | <b>VENDIDO</b> |               |
| 86    | 97.5 | <b>VENDIDO</b> |               |
| 87    | 97.5 | <b>VENDIDO</b> |               |
| 88    | 97.5 | <b>VENDIDO</b> |               |
| 89    | 97.5 | <b>VENDIDO</b> |               |
| 90    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 91    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 92    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 93    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 94    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 95    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 96    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 97    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 98    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 99    | 90   | \$ 9,000.00    | \$ 810,000.00 |
| 100   | 90   | \$ 9,000.00    | \$ 810,000.00 |

| #LOTE | M2     | \$ x M2     | PRECIO TOTAL  |
|-------|--------|-------------|---------------|
| 101   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 102   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 103   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 104   | 90.47  | \$ 9,000.00 | \$ 814,230.00 |
| 105   | 102.21 | \$ 9,000.00 | \$ 919,890.00 |
| 106   | 97.85  | \$ 9,000.00 | \$ 880,650.00 |
| 107   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 108   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 109   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 110   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 111   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 112   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 113   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 114   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 115   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 116   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 117   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 118   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 119   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 120   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 121   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 122   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 123   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 124   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 125   | 91.6   | VENDIDO     |               |
| 126   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 127   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 128   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 129   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 130   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 131   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 132   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 133   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 134   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 135   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 136   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 137   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 138   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 139   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 140   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 141   | 90     | \$ 8,500.00 | \$ 765,000.00 |
| 142   | 109.47 | \$ 9,000.00 | \$ 985,230.00 |
| 143   | 96.49  | VENDIDO     |               |
| 144   | 90     | VENDIDO     |               |
| 145   | 90     | VENDIDO     |               |
| 146   | 90     | VENDIDO     |               |
| 147   | 90     | VENDIDO     |               |
| 148   | 90     | VENDIDO     |               |
| 149   | 90     | VENDIDO     |               |
| 150   | 90     | VENDIDO     |               |

| #LOTE | M2     | \$ x M2     | PRECIO TOTAL  |
|-------|--------|-------------|---------------|
| 151   | 90     | VENDIDO     |               |
| 152   | 90     | VENDIDO     |               |
| 153   | 90     | VENDIDO     |               |
| 154   | 90     | VENDIDO     |               |
| 155   | 90     | VENDIDO     |               |
| 156   | 90     | VENDIDO     |               |
| 157   | 90     | VENDIDO     |               |
| 158   | 90     | VENDIDO     |               |
| 159   | 100.3  | VENDIDO     |               |
| 160   | 93.76  | \$ 9,000.00 | \$ 843,840.00 |
| 161   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 162   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 163   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 164   | 100.87 | \$ 9,000.00 | \$ 907,830.00 |
| 165   | 100.53 | \$ 9,000.00 | \$ 904,770.00 |
| 166   | 100.87 | \$ 9,000.00 | \$ 907,830.00 |
| 167   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 168   | 90     | \$ 9,000.00 | \$ 810,000.00 |
| 169   | 100.5  | VENDIDO     |               |







