

A large, modern architectural rendering of a building complex. The main building is a tall, dark grey skyscraper with many windows. To its left is a lower, multi-story building with a light-colored facade and red accents. The foreground shows a paved area with some greenery and a white car driving away from the viewer.

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Desarrollo de usos mixtos; comercial, habitacional y oficinas. Ubicado en una zona de mayor crecimiento de Monterrey.

Categoría por nivel de proyecto.

PB - Comercial

N2 - Comercial

N3 - Comercial

N4 - Habitacional / Oficina

N5 - Habitacional / Oficina

N6 - Habitacional / Oficina

N7 - Habitacional / Oficina

N8 - Habitacional / Oficina

N9 - Habitacional / Oficina

N10 - Habitacional / Salón de Eventos

# Arquitectura 360°



**200 Locales comerciales.**

**203 Departamentos.**

**8,000 m<sup>2</sup> de Oficinas.**

**1,670 m<sup>2</sup> Salón de eventos.**

**16,500 m<sup>2</sup> Superficie de terreno.**

**Más de 1,600 Cajones de estacionamiento.**

**Acceso privado vehicular departamento.**

**Elevadores exclusivos para vivienda.**

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**Control de accesos.**

**Amenidades**

**Restaurantes con terrazas techadas**

**Pantalla gigante en explanada**

**Oficinas con terraza y sin terraza**

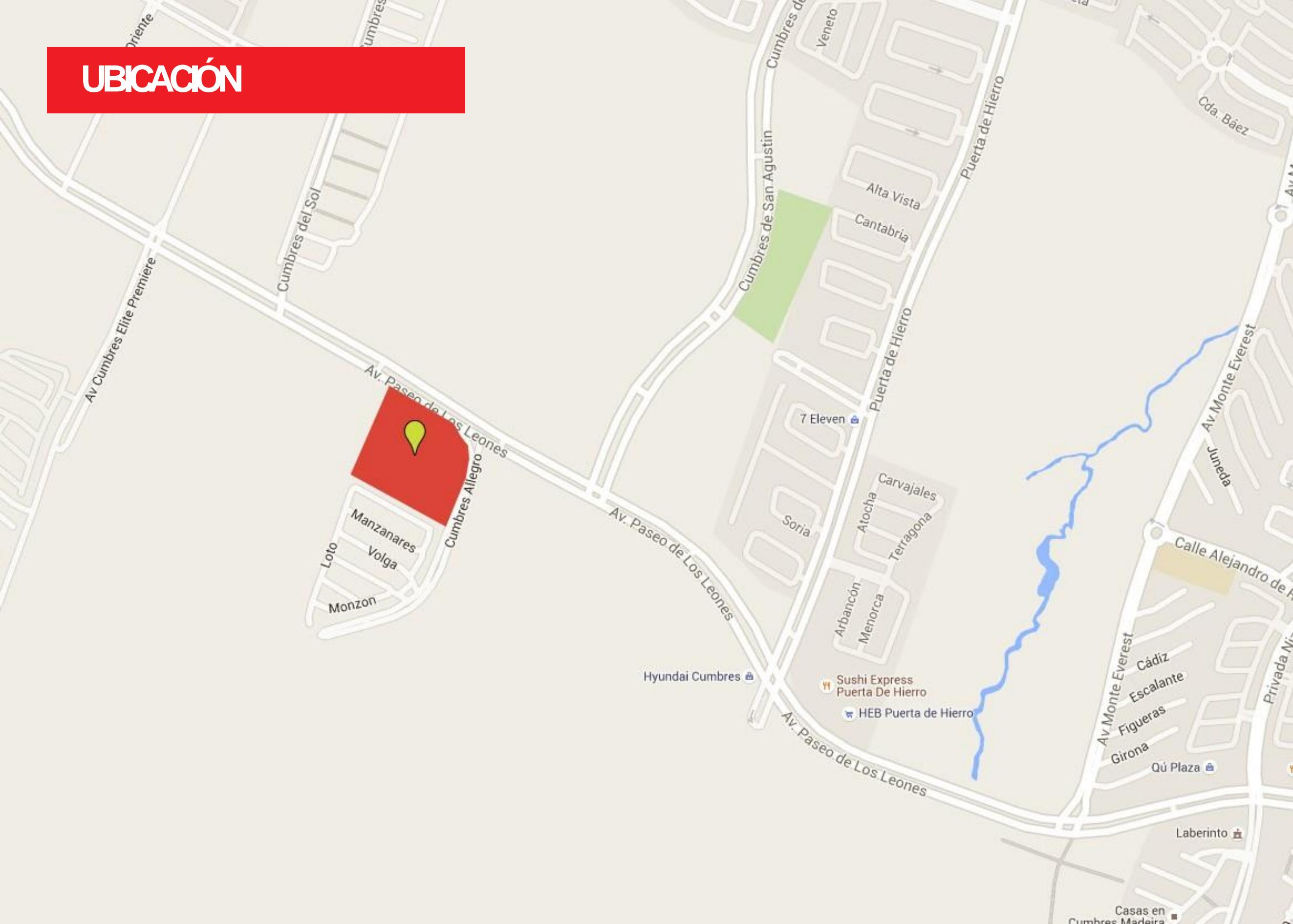
**Salón de eventos con Terraza**

**Comercio: grandes explanadas para paseo**

**Islas comerciales**

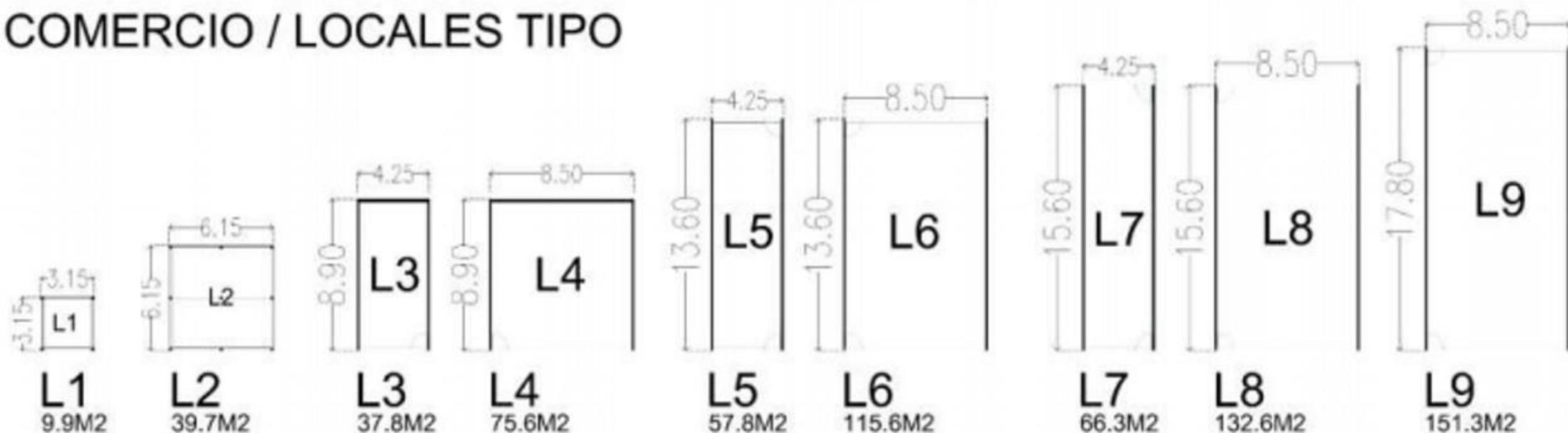
**Plaza semiabierta**

# UBICACIÓN

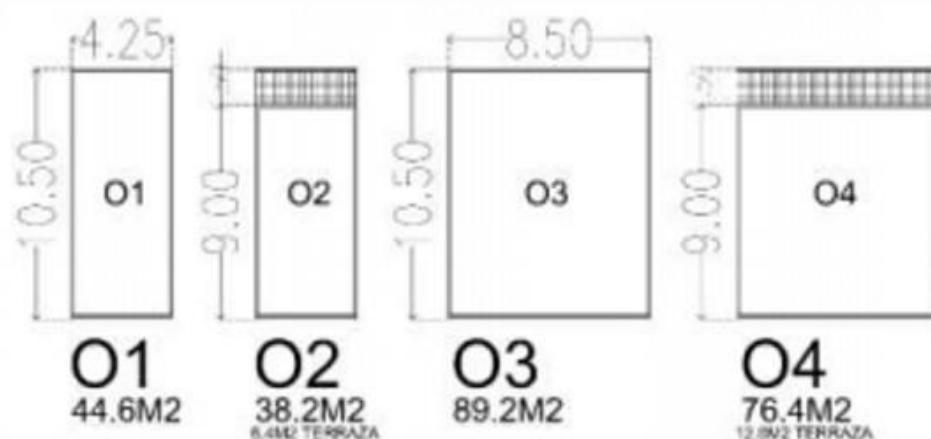


# PLANTAS ESQUEMÁTICAS

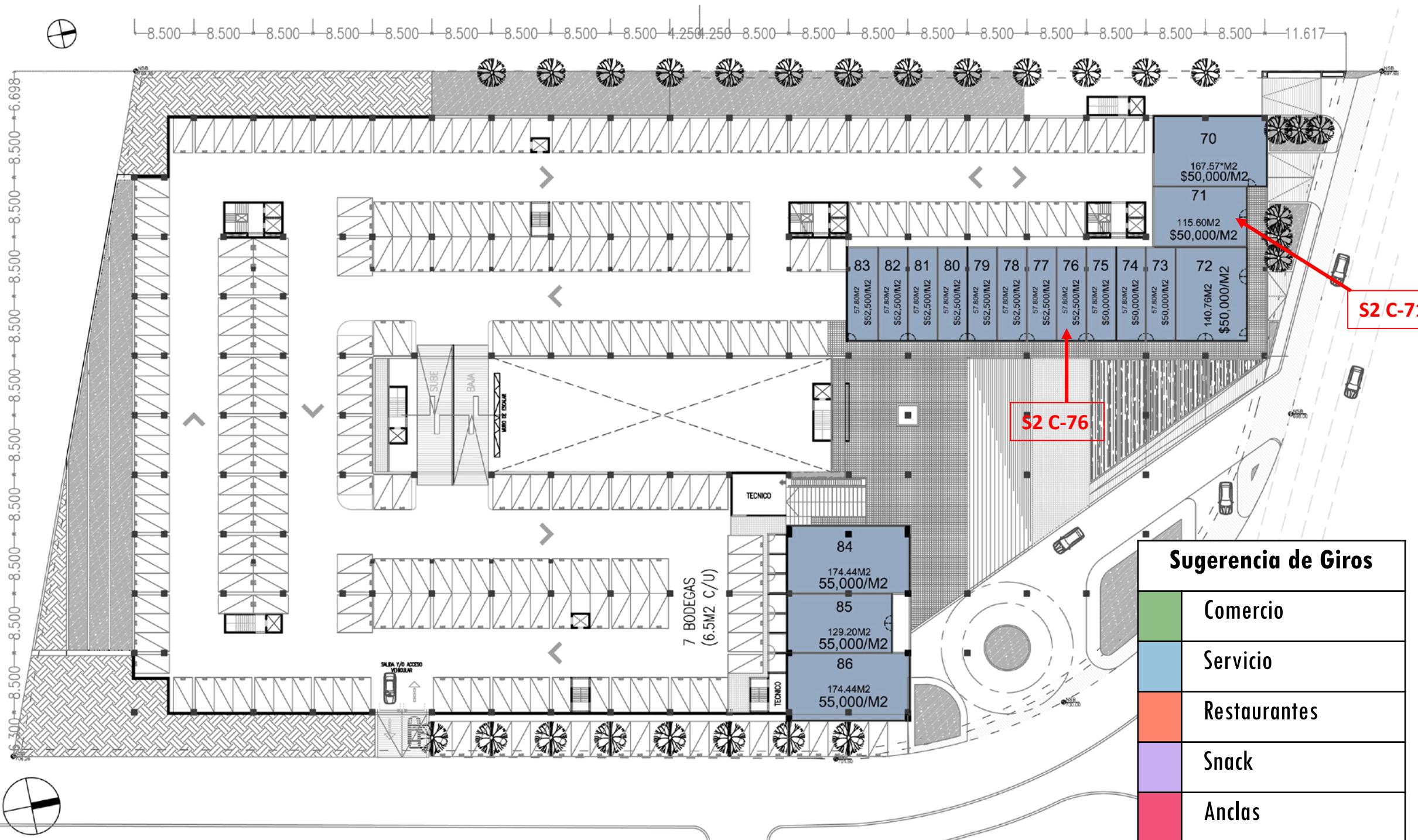
## COMERCIO / LOCALES TIPO

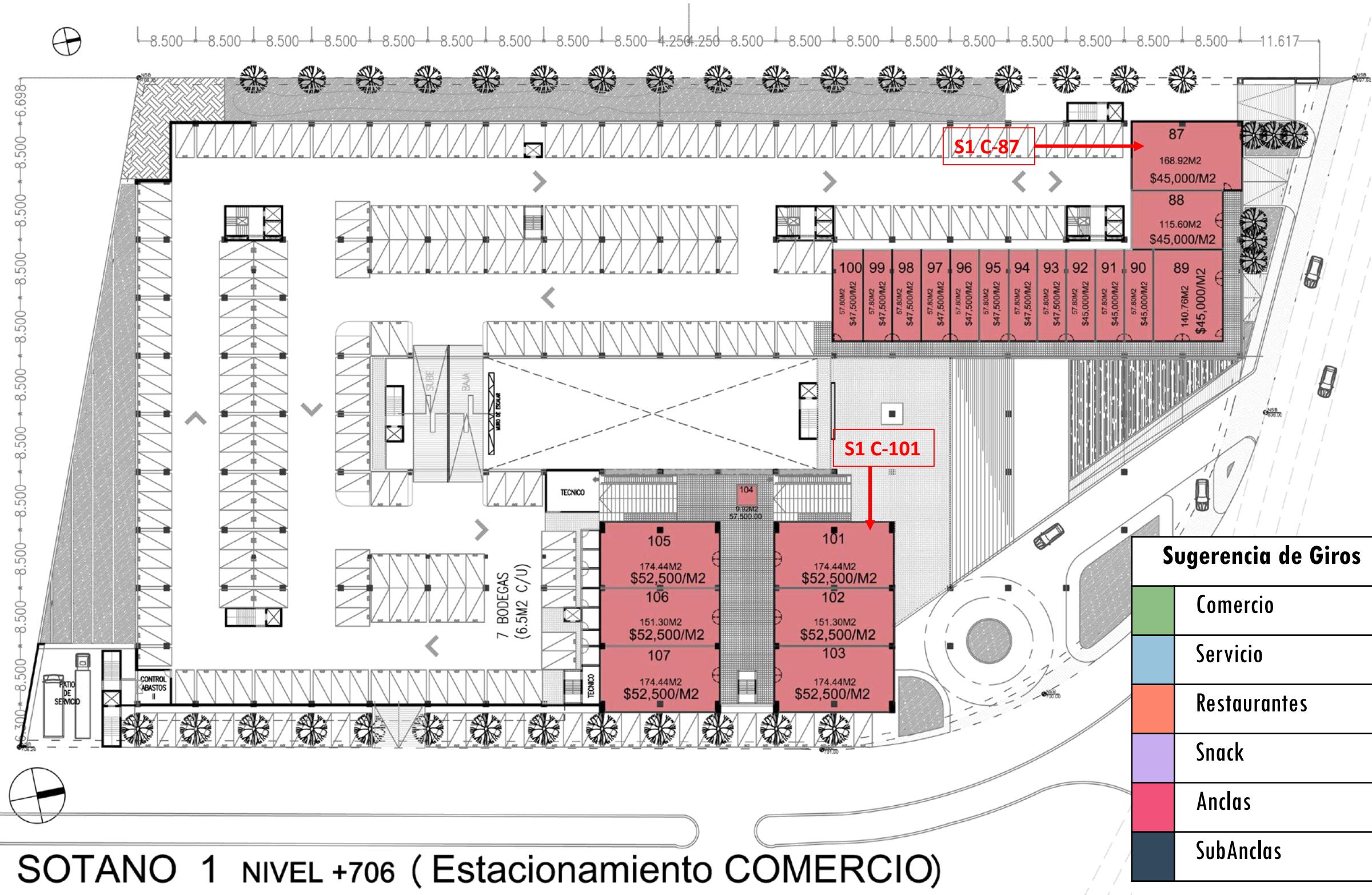


## VIVIENDA / DEPTOS. TIPO



## OFICINAS





# PLANTA BAJA

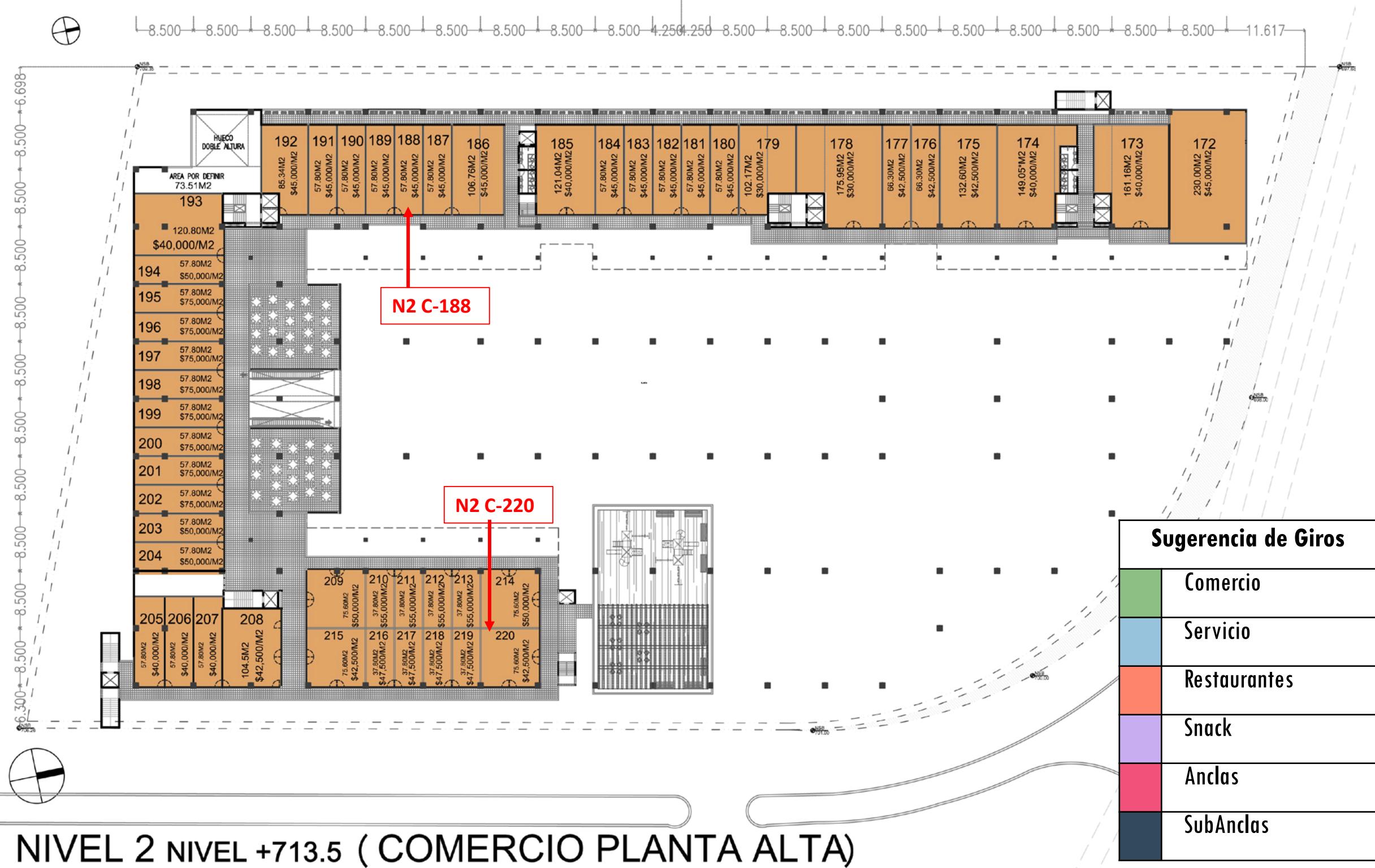


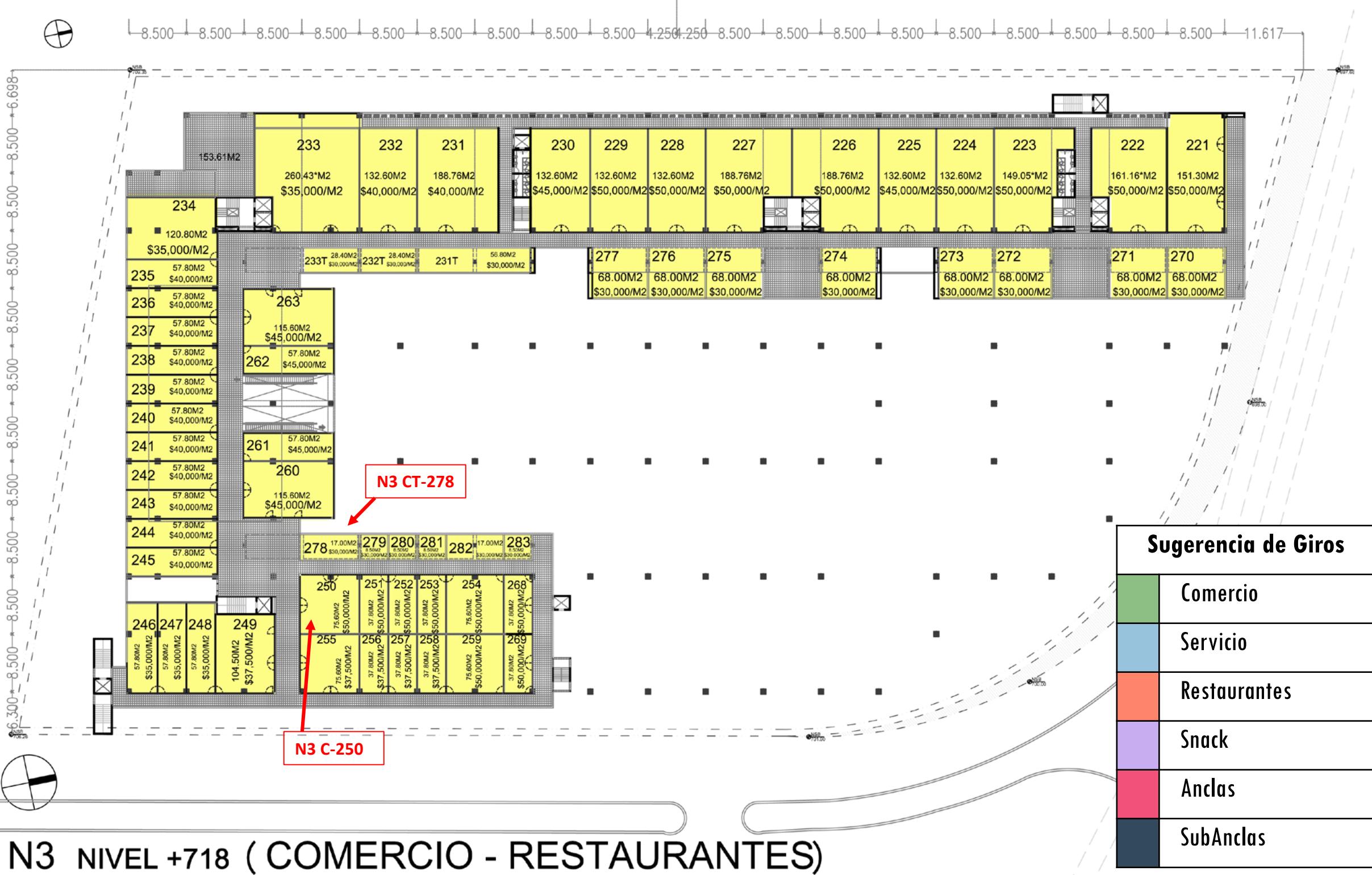
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8.500 11.617







# FORMA DE PAGO

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## ESQUEMA DE PAGOS LOCALES COMERCIALES CUMBRES CENTER

NIVEL DEL PISO		SOTANO2		SOTANO 1		PLANTA BAJA		NIVEL 2		NIVEL 3	
TIPO DE ESPACIO		LOCAL	TERRAZA								
NO DE LOCAL		S2 -C -71	S2 -C -76	S1 -C -87	S1 -C -101	PB -C -125	PB -C -138	N2 -C -188	N2 -C -220	N3-C-250 y N3-CT-278 (PAQUETE)	
M2 DEL ESPACIO		115.6	57.8	168.92	174.44	132.6	57.8	57.8	75.6	75.6	17
PRECIO POR M2		\$ 50,000.00	\$ 52,500.00	\$ 45,000.00	\$ 52,500.00	\$ 47,500.00	\$ 50,000.00	\$ 45,000.00	\$ 42,500.00	\$ 50,000.00	\$ 30,000.00
PRECIO TOTAL		\$ 5,780,000.00	\$ 3,034,500.00	\$ 7,601,400.00	\$ 9,158,100.00	\$ 6,298,500.00	\$ 2,890,000.00	\$ 2,601,000.00	\$ 3,213,000.00	\$ 4,290,000.00	
SEPARACIÓN	15%	\$ 867,000.00	\$ 455,175.00	\$ 1,140,210.00	\$ 1,373,715.00	\$ 944,775.00	\$ 433,500.00	\$ 390,150.00	\$ 481,950.00	\$ 643,500.00	
INICIO DE OBRA	20%	\$ 1,156,000.00	\$ 606,900.00	\$ 1,520,280.00	\$ 1,831,620.00	\$ 1,259,700.00	\$ 578,000.00	\$ 520,200.00	\$ 642,600.00	\$ 858,000.00	
36 MENSUALIDADES	65%	\$ 3,757,000.00	\$ 1,972,425.00	\$ 4,940,910.00	\$ 5,952,765.00	\$ 4,094,025.00	\$ 1,878,500.00	\$ 1,690,650.00	\$ 2,088,450.00	\$ 2,788,500.00	
	Mes	\$ 104,361.11	\$ 54,789.58	\$ 137,247.50	\$ 165,354.58	\$ 113,722.92	\$ 52,180.56	\$ 46,962.50	\$ 58,012.50	\$ 77,458.33	
TOTAL	100%	\$ 5,780,000.00	\$ 3,034,500.00	\$ 7,601,400.00	\$ 9,158,100.00	\$ 6,298,500.00	\$ 2,890,000.00	\$ 2,601,000.00	\$ 3,213,000.00	\$ 4,290,000.00	

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