



KITE · NEIGHBORHOOD GUIDE

Condesa

Tree-lined streets, cafe culture, dog-friendly parks.

\$1,200–\$2,800
USD/mo rent

Very High
Expat density

95/100
Walkability

Excellent
Safety

kite.homes
land@kite.homes · +52 55 4499 9681



WhatsApp



Book a Call



Instagram

RESTAURANTS & CAFES

Lardo

Amazing food from Elena Reygadas. Great for drinks.

Botanico

Michelin star international restaurant.

Maizajo

Modern Mexican, deep focus on corn.

Merotoro

Mediterranean, daily seasonal menu.

Vecchio Forno

Authentic Italian, wood oven pizza.

Gaba

Modern Asian with a great vibe.

Jowong

Asian fusion, consistent and vibrant.

Tacos: Califa Farolito Tizoncito

The holy trinity. Non-negotiable.

KITE TIP

Amsterdam avenue has the best cafe-hopping route in CDMX.

KITE TIP

Tortas de chilaquiles on Tamaulipas and Alfonso Reyes. An absolute must.

COWORKING & WORK

WeWork — Kite Partner

Premium coworking, exclusive member benefits.

Cafes on Amsterdam

Many welcome remote workers — strong WiFi.

PARKS & OUTDOORS

Parque Mexico

Heart of Condesa — dog-friendly, jogging, weekend market.

Parque Espana

Smaller, charming. Perfect for a quiet afternoon.

Bosque de Chapultepec

15 min walk — 686 hectares, museums, lake.

KITE TIP

Sunday mornings at Parque Mexico are unmissable.

SHOPPING & GROCERIES

Tuesday Street Market

In front of Lardo — fresh produce and amazing food.

Soriana

Full supermarket on Jose Vasconcelos.

Walmart Convenience

Quick grocery runs, located on Amsterdam.

HEALTHCARE

Hospital Angeles Condesa

Top private hospital in the neighborhood.

Tu Doc — Kite Partner

English-speaking doctors, 24/7 via Kite concierge.

Farmacias San Pablo

24-hour pharmacy, multiple locations.

RENT RANGES 2026

1 BEDROOM

\$1,200 – \$1,800 USD/mo

Good building, furnished options.

2 BEDROOMS

\$1,800 – \$2,800 USD/mo

Modern amenities, gym, rooftop.

PENTHOUSE / 3BR

\$2,500 – \$4,000 USD/mo

Premium units, terrace, city views.

Kite typically saves clients 8–15% off asking price.