

Kite



Polanco

Kite[®] Neighborhood Guide

An honest guide curated by @ambra.mex
Real Estate Developer.
25+ years understanding Mexico City's
dynamics

Relocation done beautifully

THE VIBE

Polanco

It's always a
great choice

Tree-lined streets. World class dining, cosmopolitan vibe. Where expats find community without compromise.

Kite® Tip:

Secure 24/7, most in Mexico City



ESSENTIALS

Walkability: 9/10

Cost of living

1 Bedroom

\$1,800 - \$2,800 USD/mo

Building with amenities, doorman.

2 Bedroom

\$2,800 - \$4,500 USD/mo

Modern, full-service building

PentHouse/3 Bedroom

\$4,000 - \$8,000 USD/mo

Luxury units, panoramic views

European style streets, safe, pedestrian-friendly neighborhoods

Accessability: 8/10

Auditorio & Polanco subway stations
Chapultepec park 5 minute walk

Expat community

High density. International professionals and schools. English widely spoken. Corporate hubs and embassies

Why Polanco

Designed as Mexico City's premier enclave, Polanco evolved into a cosmopolitan hub where international commerce, art, and culture flourish.

Positioned at the intersection of Chapultepec's natural beauty, global commerce, and world-class dining and innovation. It attracts visionary professionals, entrepreneurs, and families—an English-fluent, welcoming community where ambitious newcomers belong from day one.

SPACES TO LIVE

KITE® TIP: AMBRA REAL ESTATE.

Ambra — Campos Elíseos is Kite's signature recommendation in Polanco. Ultra-contemporary luxury high-rise with floor-to-ceiling windows, private terraces, and panoramic city views overlooking Chapultepec.

Polanco offers the widest range of luxury residential options in Mexico City. From pre-war townhouses to ultra-modern high-rises, your home here is an investment in lifestyle.

Pre-War Townhouses

Charming century-old homes with original details. Smaller floor plates, tree-lined courtyards, character. Typically \$3,500–\$6,000/mo.

Modern Mid-Rise (8–15 floors)

Full service buildings: doorman, gym, rooftop. Best value-to-amenities ratio. Typically \$2,200–\$4,000/mo for 2BR.

Ultra-Luxury High-Rise (20+ floors)

Panoramic city views, spa, cinema, wine cellar. Penthouse penthouses start at \$8,000+/mo. Embassies + executives.

Single Family Homes

Rare gems with private gardens, often gated. Tree-lined residential pockets near Bosque de Chapultepec. \$5,000–\$15,000+/mo.

Featured Property: Campos Eliseos 319 - Ambra Real Estate

The trophy address

- Modern interiors designed by renowned architects
- Building amenities: spa, rooftop garden, 24/7.
- 2/3 bedroom units starting at \$7,000 USD/mo
- Ideal for executives and families seeking the best in Polanco

LAND SOFTLY clients:

Kite & Ambra negotiate, draft and review contracts for acquiring or leasing options. Pre list for new developments and real estate opportunities
Kite®Nestled packages starting at \$1,000.00

Book a private showing through Kite.
land@kite.homes

LIVE FREELY clients:

Monthly subscriptions packages designed to take your worries off the hassel of setting in. Kite® All-in includes utilities, e-sim local line, co-working membership with WeWork or Público, premier health insurance with BUPA, and of course, 24/7 concierge service from \$1,200 USD/mo

SPACES TO WORK

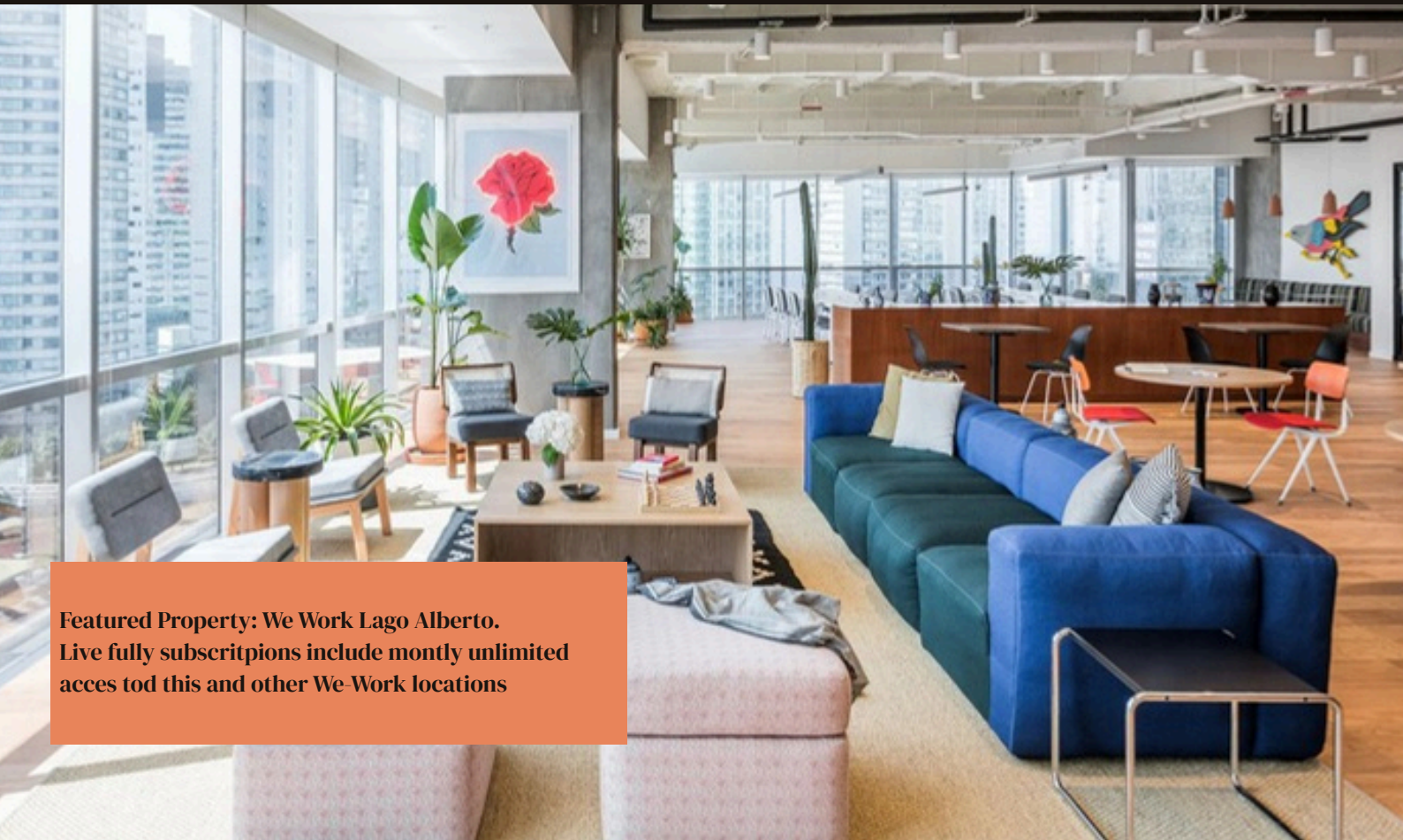
Seamless Business Infrastructure for the Global Professional

Polanco is Mexico City's corporate powerhouse. To ensure zero downtime upon your arrival, Kite has vetted the top workspaces in the district, focusing on high-speed infrastructure and strategic locations.

KITE® TIP: WE WORK PARTNERSHIP

Standard relocation leaves you working from a hotel lobby for a week. Kite changes the game. Through our partnership with WeWork Polanco, we offer Pre-Arrival Infrastructure:

- Shipping Hub: Send your essential tech or documents to our partner office before you fly. We'll have them secured and waiting at your desk.
- The "Anti-Traffic" Desk: If you're living in an Ambra property in Polanco, we've mapped out the exact WeWork locations that are within a 20-minute walk, ensuring you never have to see the inside of a taxi during rush hour.



Featured Property: We Work Lago Alberto.
Live fully subscriptions include montly unlimited acces tod this and other We-Work locations

IOS Offices (The Corporate Standard)

- **The Vibe:** Prestigious, ultra-professional, and sober. This is where top-tier law firms and finance executives operate.
- **Location:** Primarily on Presidente Masaryk and Campos Elíseos.
- **Benefit:** Ideal for high-stakes meetings or if you require "Embassy-grade" privacy and executive boardrooms with white-glove service.

Publico (The Local Creative Choice)

- **The Vibe:** Chic, architecturally stunning, and community-focused. It feels more like a social club than a corporate office.
- **Location:** Lomas de Chapultpec
- **The Benefit:** Ideal for the "Settled" client looking to integrate with the local creative and entrepreneurial elite. It's the perfect spot if you want to work in an environment that feels 100% "Mexico City Sophisticated."

THE GASTRONOMIC THRONE

KITE® TIP: CASA D'ITALIA

For a traditional and amazing Italian home made experience, check out Casa D'Italia, run by Condesa's landmark Luigi. If you prefer an oven pizza, Il Vecchio Forno, also run by Luigi, is crossing the street.

Make sure to get a table inside, you'll feel like in The Toscana, in the heart of Mexico City, or better yet let our concierge make that happen for you.

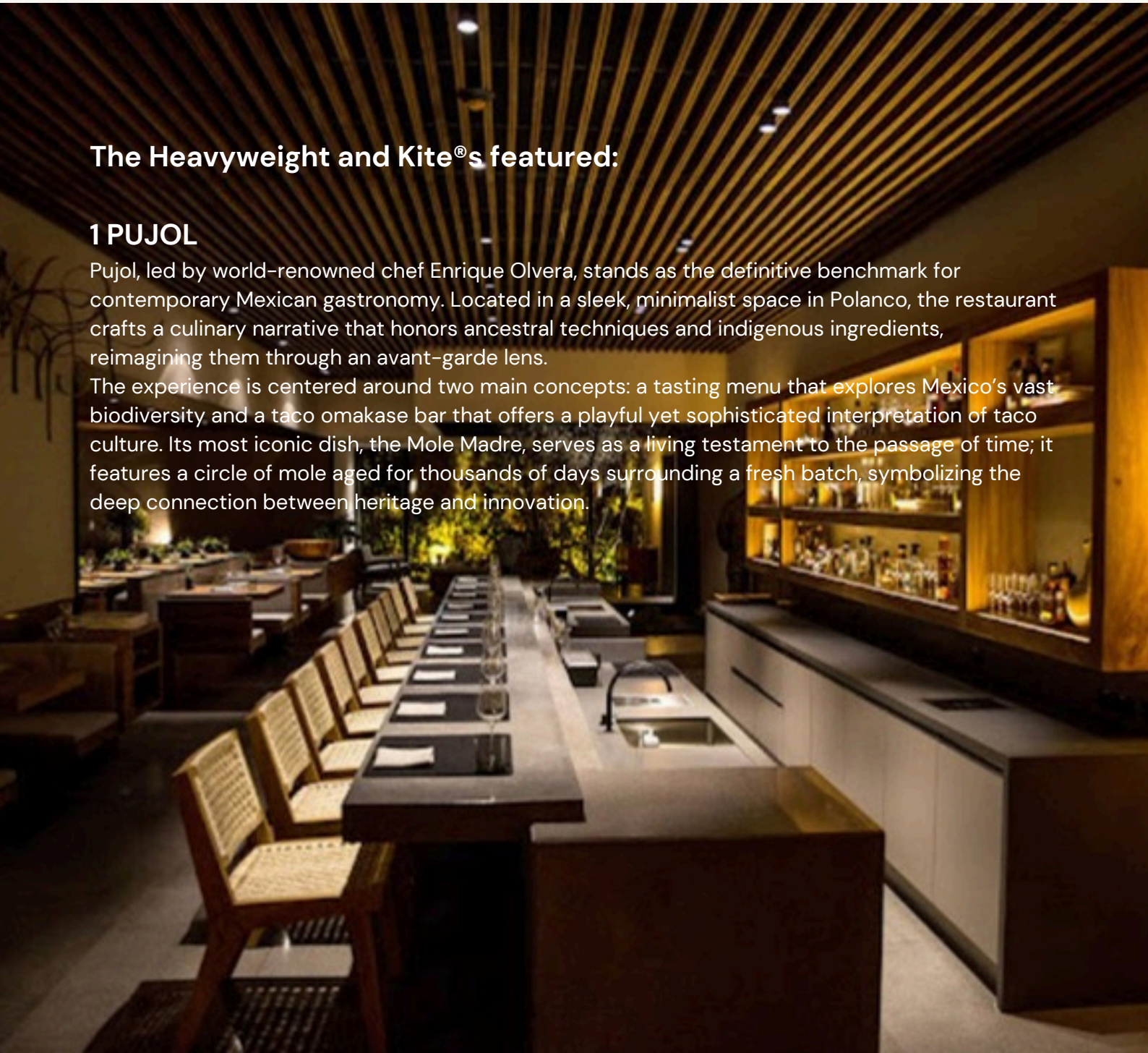
Polanco is where Mexico City's most discerning palates congregate. This is not just dining—it's a social ecosystem where deals are made, relationships are forged, and every table tells a story. From Michelin-worthy tasting menus to the city's most coveted reservations, Polanco offers a gastronomic experience that rivals any global capital.

The Heavyweight and Kite®s featured:

1 PUJOL

Pujol, led by world-renowned chef Enrique Olvera, stands as the definitive benchmark for contemporary Mexican gastronomy. Located in a sleek, minimalist space in Polanco, the restaurant crafts a culinary narrative that honors ancestral techniques and indigenous ingredients, reimagining them through an avant-garde lens.

The experience is centered around two main concepts: a tasting menu that explores Mexico's vast biodiversity and a taco omakase bar that offers a playful yet sophisticated interpretation of taco culture. Its most iconic dish, the Mole Madre, serves as a living testament to the passage of time; it features a circle of mole aged for thousands of days surrounding a fresh batch, symbolizing the deep connection between heritage and innovation.



THE GASTRONOMIC THRONE

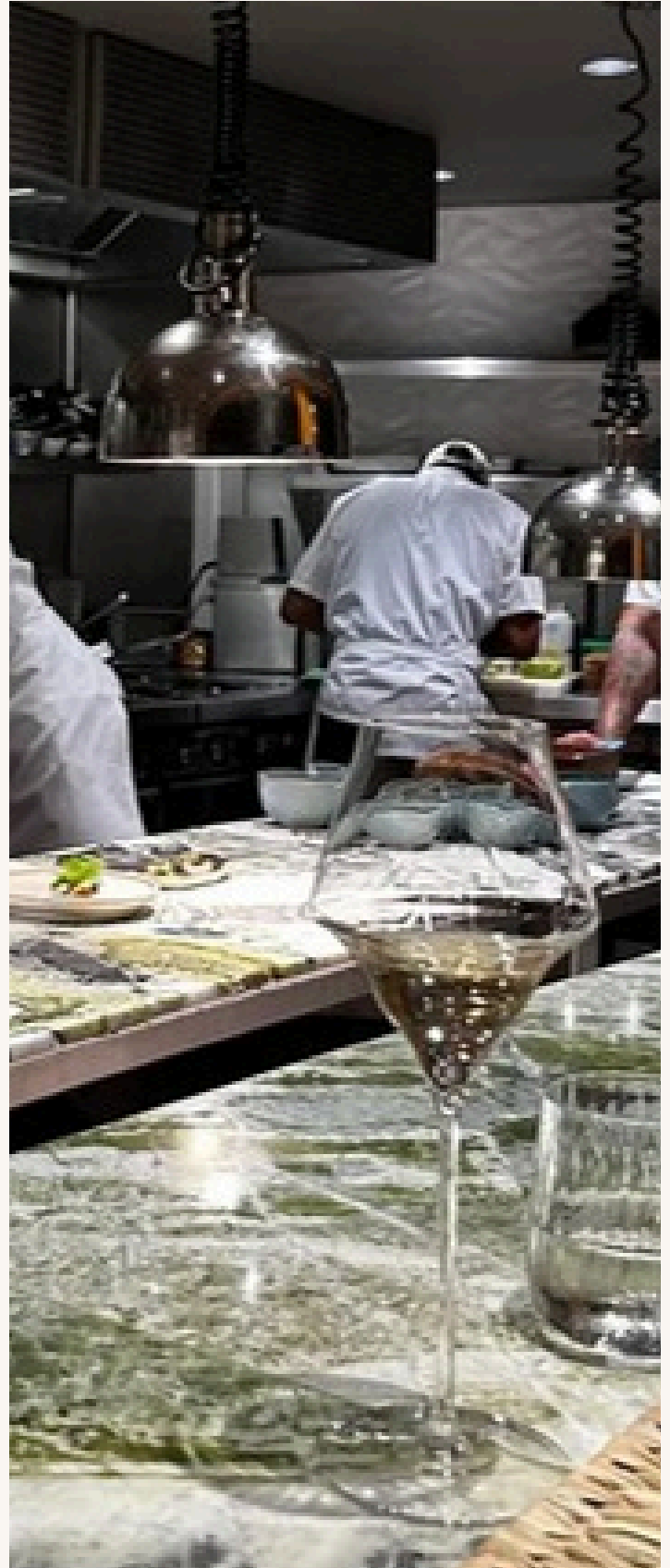
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2 QUINTONIL

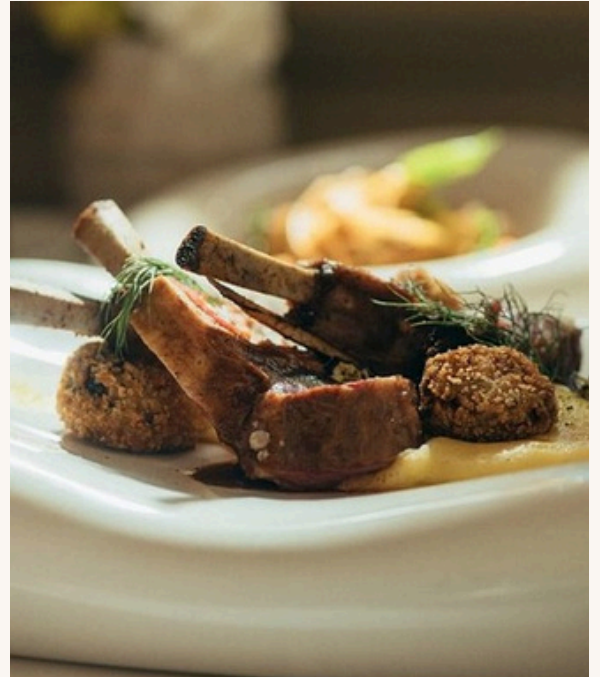
Led by chef Jorge Vallejo and Alejandra Flores, stands as a vibrant cornerstone of modern Mexican fine dining, currently ranked among the top three restaurants in the world. Located in an elegant, sun-drenched space in Polanco, the restaurant focuses on a culinary narrative that highlights the relationship between people and their environment, emphasizing seasonal produce and forgotten indigenous herbs.

The experience is centered around a brilliant tasting menu that showcases the biodiversity of Mexico's central highlands and coastlines with surgical technical precision. Its philosophy is best captured in dishes that elevate humble ingredients—such as the namesake quintonil (pigweed) and the iconic charred avocado tartare with escamoles—balancing soulful, home-style flavors with a sophisticated, world-class aesthetic that celebrates the richness of the Mexican "milpa."



THE GASTRONOMIC THRONE

IL BECCO



3 OSTERIA IL BECCO

Il Becco, renowned for its uncompromising dedication to Mediterranean excellence, stands as the definitive benchmark for authentic contemporary Italian cuisine in Mexico City. Located in a sophisticated and intimate setting in Polanco, the restaurant crafts a culinary narrative that honors time-tested Italian traditions, reimagined through a lens of modern luxury and artisanal precision.

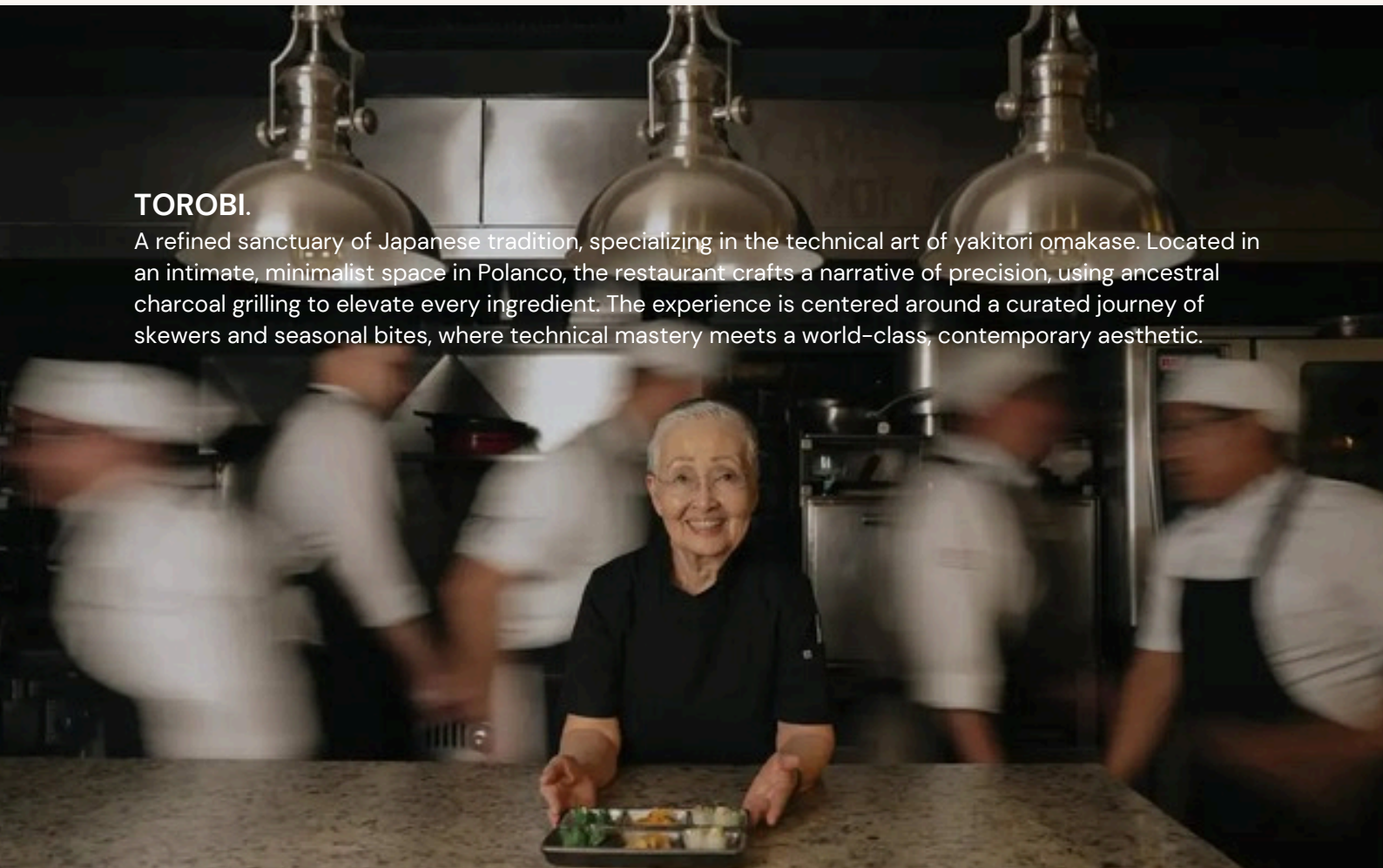
The experience is centered around an exquisite menu that showcases the finest imported ingredients alongside a world-class selection from one of the most prestigious Italian wine cellars in the country. Its philosophy is defined by a mastery of flavor and texture, featuring signature handmade pastas and innovative seafood dishes that elevate regional classics into a refined fine-dining experience, capturing the true spirit and elegance of Italy's gastronomic heritage.

THE TRENDY PULSE

Polanco's dining scene is constantly evolving. These are the restaurants setting the tone right now—bold concepts, fearless creativity, and the energy that defines 2026. Whether it's wood-fired Asian fusion or retro-chic elevated comfort food, the trendy spots are where Polanco's future is being written. Come hungry for innovation.

TOROBI.

A refined sanctuary of Japanese tradition, specializing in the technical art of yakitori omakase. Located in an intimate, minimalist space in Polanco, the restaurant crafts a narrative of precision, using ancestral charcoal grilling to elevate every ingredient. The experience is centered around a curated journey of skewers and seasonal bites, where technical mastery meets a world-class, contemporary aesthetic.



KITE® TIP: SIGNATURE DISH

The signature dish at Torobi is their Chicken Breast with Skin (Tebe) or their various interpretations of Tsukune (chicken meatballs).

THE TRENDY PULSE

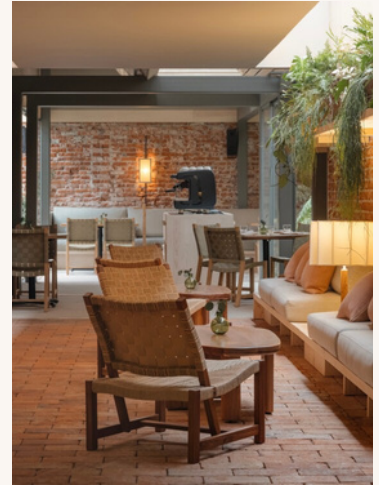
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El Rre stands as a masterclass in the art of the traditional Mexican grill, offering a sophisticated yet soul-warming nod to the "cantina" heritage of Polanco. The restaurant crafts a narrative of culinary nostalgia, focusing on perfectly executed charcoal-grilled meats and timeless appetizers served in a space that balances classic wood accents with modern refinement. The experience is centered around high-quality simplicity and an exceptional bar program.



La Bonvi stands as a sophisticated elevation of the traditional Mexican taco experience, blending street-food soul with Polanco's signature luxury. The restaurant crafts a culinary narrative where the humble taco is reimaged through premium cuts and artisanal techniques. The experience is centered around a chic, contemporary atmosphere and an unwavering commitment to quality.



Auna stands as a serene celebration of product-driven cuisine, where the purity of the ingredient is the ultimate protagonist. Led by Chef Jorge Vallejo and Chef de Cuisine Ismael Méndez, the restaurant crafts a narrative of "conscious gastronomy," focusing on seasonal harvests and local sourcing within a stunning, nature-integrated space in Polanco. The experience is centered around a sophisticated yet honest menu that balances technical precision with a soulful, organic aesthetic.

KITE® TIP: SIEMBRA COSECHA

Not everything in Polanco is haute cuisine. Siembra Comedor proves that the neighborhood still has soul. Born as a neighborhood tortillería, it evolved into a quiet restaurant serving impeccable Mexican food with zero hype. This is where locals actually eat.

AFTER HOURS & MIXOLOGY

Where the night becomes
alive

In Polanco, the night is young at 10:00 PM. The dining scene transforms into an after-hours playground where mixologists become artists, mezcal becomes meditation, and the city's most interesting people converge. Whether you're seeking agave-centric sophistication or high-energy club culture, Polanco delivers. This is where the real Polanco happens.

Ticuchi. Enrique Olvera's mezcal-centric "cave." Minimalist. Moody. Focused on rare, artisanal agave spirits from small producers. The sommelier is a collector—each bottle tells a story. This is not a place for loud conversations. It's for contemplation, for understanding the complexity of mezcal, for appreciating silence as part of the experience.



Franz 145, located on Anatole France Street, stands as a sophisticated and discreet sanctuary in the heart of Polanco, perfect for those looking to escape the neighborhood's usual bustle. The venue masterfully balances classic elegance with contemporary touches, offering an intimate atmosphere enhanced by moody lighting and a curated soundtrack designed for effortless conversation. Renowned for its meticulous signature mixology and premium spirits.



Moonbass lounge is a lunar-themed speakeasy suspended above Polanco. Vinyl music only—no playlists, just analog sound carefully curated. Green velvet booths, amber-dim lighting, craft cocktails (Wallbanger Milk Punch, Moon Martini), and sophisticated small plates. Art installation by Mexican artist Alejandro Glatt (first Mexican to exhibit on the Moon's surface). Views of the entire city skyline. Zero pretense, all intimacy



KITE® TIP: RO UPSTAIRS SPEAKEASY is a sleek Polanquito vinyl bar and speakeasy offering high-end mixology and curated music in an intimate, audiophile-focused setting.

WELLNESS AND PERFORMANCE

Living in Polanco means waking up next to 1,700 acres of forest—a privilege most urban residents never experience. Within a ten-minute walk, you transition from city to nature. Traffic becomes birdsong. Buildings become trees. This proximity is structural: your daily life is literally bordered by green space that has stood for centuries—Aztec sacred ground, colonial battlefield, national monument, public sanctuary.



Running here is shy of romantic, your lungs work at a higher level. Ideas flow in differently, problems become smaller when you're standing at a castle 2,325 meters up, watching a city of 20 million wake beneath you. Chapultepec trains your mind as much as your body.

KITE® TIP: UP YOU GO!

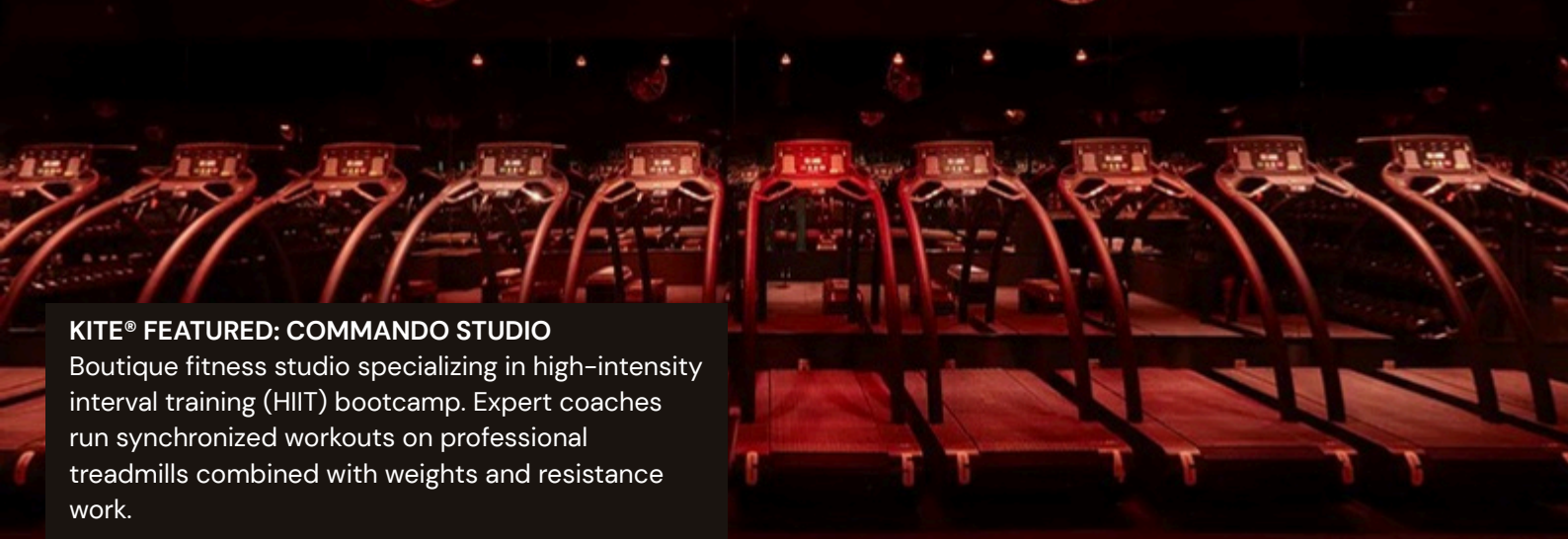
An amazing challenge: try uphill sessions up and towards the *Castillo of Chapultepec*. It is said that once is enough, but ten times is better.

KITE® EXCLUSIVE: UP YOU GO!

Let us book you a class with training legend, Pico Garcia, chief trainer and founder of Commando Studio

WELLNESS AND PERFORMANCE

Elite training

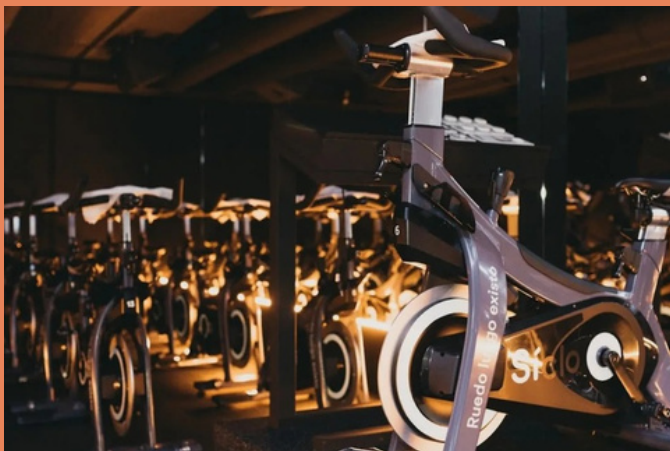
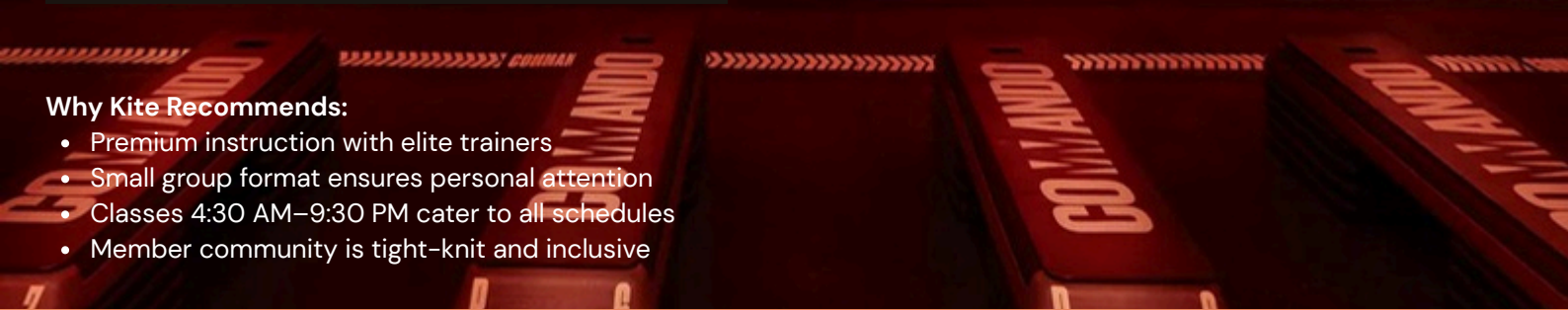


KITE® FEATURED: COMMANDO STUDIO

Boutique fitness studio specializing in high-intensity interval training (HIIT) bootcamp. Expert coaches run synchronized workouts on professional treadmills combined with weights and resistance work.

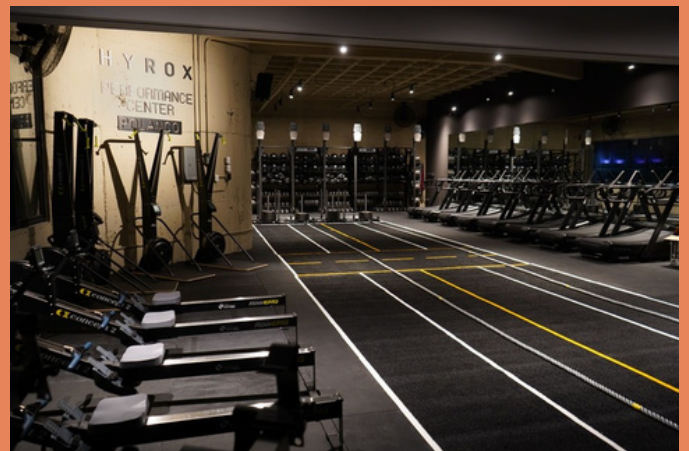
Why Kite Recommends:

- Premium instruction with elite trainers
- Small group format ensures personal attention
- Classes 4:30 AM–9:30 PM cater to all schedules
- Member community is tight-knit and inclusive



SICLO POLANCO

High-energy indoor cycling studio where music, rhythm, and intensity converge. Coach Edu brings infectious energy and expert cuing to each ride. Expect pumping soundtracks, competitive spirit, and a room full of people who show up to push their limits. Siclo is less gym, more tribe



HYROX POLANCO

A high-performance training center dedicated to the "fitness racing" methodology, seamlessly blending functional strength with intensive cardiovascular endurance. Polanco's facility stands out for its elite equipment and a vibrant community focused on pushing physical limits through global competitive standards.

KITE® EXCLUSIVE: RECHARGE AT HOME

For our Life Freely subscribers, our concierge can assist you for in-home spa treatments thru our KITE® App.

WELLNESS AND PERFORMANCE

Mind and Body



AGORA LUCIS

Upscale yoga studio offering vinyasa, yin, and restorative flows. Teachers are trained in alignment precision and offer modifications for all levels. The studio itself is serene—natural light, premium mats, quiet energy. Come for flexibility; stay for mental clarity.



MOON PILATES.

Studio specializing in Reformer Pilates—controlled, low-impact strength training. Instructors focus on proper alignment and core activation. Perfect for post-bootcamp recovery or as a standalone practice for long-term postural health and lean strength.



THE DHARMA SPA.

Luxury spa in the heart of Polanco offering massage, facials, body treatments, and holistic therapies. Serene environment, highly trained practitioners, premium skincare lines. Post-bootcamp recovery destination—think ice baths, massage, sauna integration.



HELA SPA.

Boutique spa specializing in recovery therapies—deep-tissue massage, myofascial release, cryotherapy, and wellness coaching. Favorite among Polanco's fitness community for post-training recovery and injury prevention.

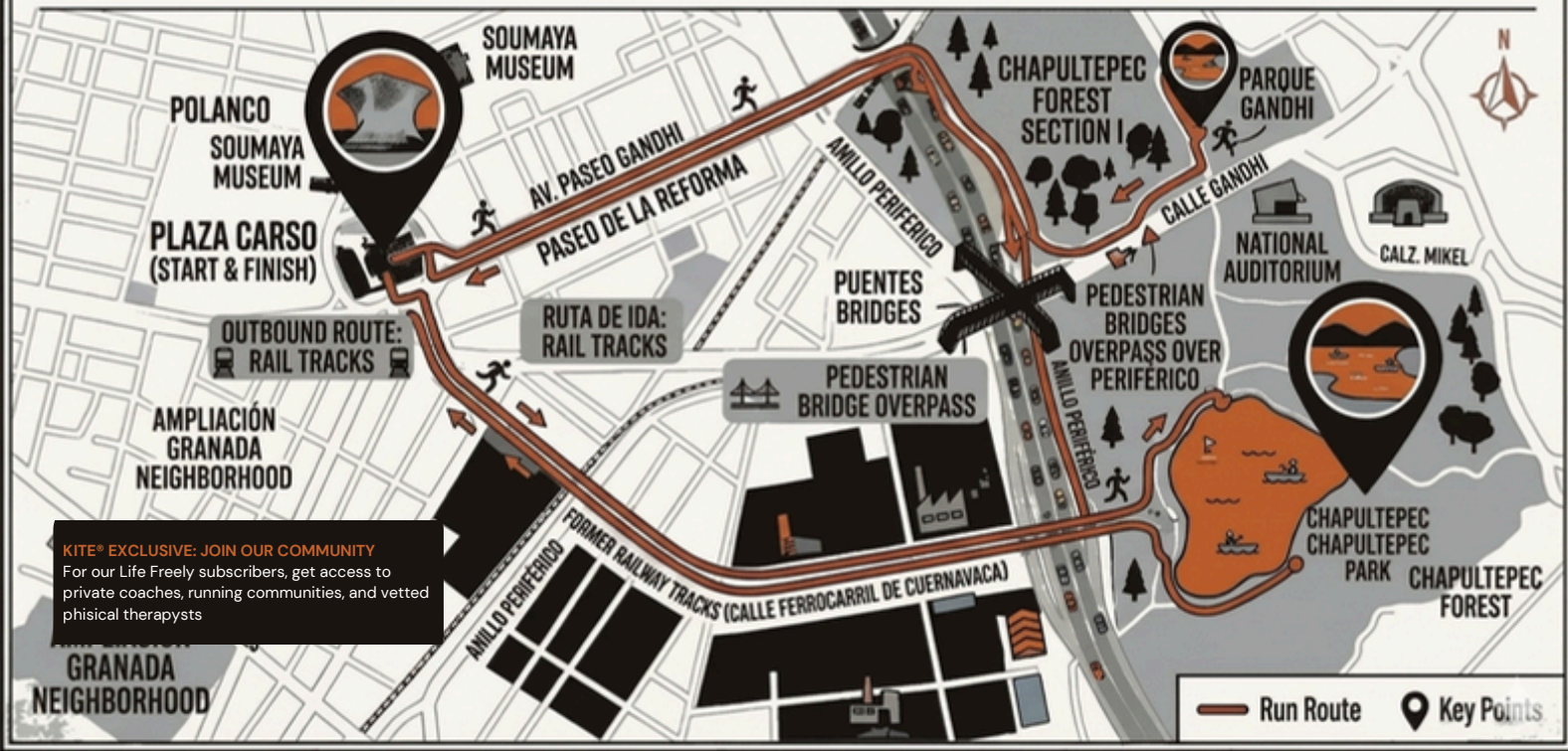
KITE® EXCLUSIVE: JOIN OUR COMMUNITY

For our Life Freely subscribers, join us on our Sunday long run and help AI, our founder, train for the Mexico City 2026 marathon. After run coffee at **METTA RUNNING CLUB** is on him

WELLNESS AND PERFORMANCE

Running in México City

GDMX RUNNING ROUTE MAP: PLAZA CARSO - CHAPULTEPEC LAKE LOOP



KITE® EXCLUSIVE: JOIN OUR COMMUNITY

For our Life Freely subscribers, get access to private coaches, running communities, and vetted physical therapists

KITE® FEATURED: OUR FAVORITE POLANCO 10K RUN

Amazing transitions, Lake stop, elevations and city to green run

Start at Plaza Carso (Polanco border), follow the former railway tracks (Ferrocarril de Cuernavaca) heading southeast. You'll run past industrial pockets, tree-lined corridors, and gradually enter the natural landscape of Chapultepec forest. The route culminates at Chapultepec Lake with panoramic views of the entire city.

Best Time:

Early morning (5:30–7:00 AM) — cool air, empty streets, magical light

Distance:

10–12 km (adjustable: stop at Lake, or add the Castillo loop)

Why Run It:

- Unique industrial-to-nature transition
- Minimal car traffic on early runs
- Elevation gain adds strength component
- Finish with lake views (Instagram + soul)

Parque Gandhi:

1 km professional track. Intervals, speed work, early mornings. You see the serious runners here. It's where you test yourself.

Botanical Garden → Castillo:

Forest trails climbing 300+ meters. Views at the top. History in every step. Slower, meditation, harder. The run that changes you.

Sundays, Reforma-Downtown.

Car-free Sunday mornings, the entire Reforma avenue is yours—wide, tree-lined, iconic. You run past museums, monuments, the city's heart. It's flat, fast, crowded with other runners. Energy, community, pulse of the city.

CULTURE AND LEISURE



The National Museum of Anthropology is one of the world's greatest museums—a four-hour minimum visit through Mexico's pre-Hispanic civilizations, colonial history, and indigenous cultures. The Aztec Sun Stone, Mayan temples, and archaeological treasures are here. Located in Chapultepec. Essential for understanding Mexico's soul. Open Tue-Sun 9am-7pm.

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Mexico City has 150+ museums. The city punches above its weight culturally. What distinguishes Polanco is proximity and curation. Jumex and Tamayo represent Mexico's contemporary conversation. Arte Moderno and Antropología are civilization-defining institutions. Historia connects you to the country's political identity.

Living in Polanco, you're not visiting culture as a tourist. You're embedded in it. Museums become part of your neighborhood ecology—like a good coffee shop, a reliable restaurant, a running route.

For serious collectors and art world professionals, CDMX is a base. For expats, this cultural density is one of Polanco's greatest gifts.

CULTURE AND LEISURE



THE JUMEX COLLECTION MUSEUM

Cutting-edge contemporary work. Young Mexico City artists. International names. Photography, video, sculpture, installations. The building is art. Thursday nights are social —free wine, crowds, conversations about Mexico's artistic moment. Open Tue–Sun 11am–7pm (Thu until 9pm). Free admission Sundays.

RUFINO TAMAYO MUSEUM

Bold, politically conscious Mexican art. The collection is curated to make you think. Painters like Gabriel Orozco, Gabriela Rangel, and sculptors pushing boundaries. The building —minimalist, powerful—is designed by Abraham Zabludovsky. Plaques on walls introduce artists with context. You'll spend 2 hours here minimum. Open Tue–Sun 10am–6pm. Free admission Sundays.



CULTURE AND LEISURE



MODERN ART MUSEUM

Stepping into Frida's paintings. Seeing Diego's scale and vision. Understanding why Siqueiros mattered. The museum is intimate—not overwhelming like major European museums. Works are displayed to breathe. You'll see masterpieces and discover artists you didn't know. The location in Chapultepec (forest views, lake at your back) makes it a sanctuary. Open Tue–Sun 10am–5:45pm.

KITE® TIP: ARCHITECTURE AS AN ART EXPERIENCE

Visiting these museums is, in itself, an architectural tour—beyond the art collections inside. Mexico City's greatest museums are masterworks of architecture. Museo Jumex (David Chipperfield) is a minimalist glass structure that opens like a gift, dissolving boundaries between inside and outside. Museo Tamayo (Teodoro González de León & Abraham Zabludovsky) is geometric and austere, amplifying rather than competing with the art. Museo de Arte Moderno (Ramírez Vázquez) integrates landscape and structure, nestling within Bosque de Chapultepec rather than dominating it. Museo Nacional de Antropología (Ramírez Vázquez) is one of the greatest museums ever built—the central courtyard with its floating roof, the water features echoing pre-Hispanic ceremonial spaces—every sight line is intentional. Spend time noticing the architecture. How light enters. How you move through space. These museums are not just repositories of art. They are architectural statements about how to honor culture, history, and beauty.

Infrastructure & Life Ops

EVERYTHING YOU NEED, BEYOND THE BUILT

Living in Mexico means everything is customized, integrated, and designed for your context. Healthcare, banking, shopping, government services, even – of course – work. We handle most of it.

Healthcare

Top-tier Hospitals • Kite Partners

Kite manages your appointment & insurance health needs

General MD, Pediatric (incl. 24-hour clinic)
Premium primary care, Pediatric facilities, Tumor diagnosis centers

Hospital Support

As a Spanish National (MD) or US/UK MD
Full operations, Emergency (24/7 English speaking staff)

ABC Medical Center

San Luis, San Antonio (24/7 US/UK MD)
High specialty centers, International protocols, 24/7 emergency

Emergency

Teleconsultation (24)

Shopping & Essentials

City Market Center

Extensive supermarket, Import products, online, deli,
Petcare etc. Major Markets

Luxury department store, Fashion, home, beauty
Walmart

Walmart

Walmart

Shopping center, restaurants, retail, cinema

Walmart

International store, Fashion, home, electronics

Banking & Money

Major Banks in Mexico

Scotiabank, BBVA, Santander, Citicorp, Axtora

Kite handles bank account opening & setup. Account activation (Day 1 or Day 2)

Credit cards take 2-4 weeks, low limit for international travelers (cash fees)

Schools – Kite Partnership

Kite handles enrollment coordination for top international schools

Local Private Schools

Bi-lingual French/Spanish/English, International curriculum,
American School Foundation

English instruction, American curriculum

Government & Apps

24/7 Immigration • Spanish National, Policia

Visa interviews, permits, documents, English staff

Essential Apps

Super App (Mexico) • Driver license • Perpetual passport • Foreign Residency • WhatsApp • Uber/Lyft

Utilities

Kite handles initial electricity, gas setup (Day 1)

Telecom/Internet – 24/7 24/24/24, Auto billing, Bank transfer for rent

Kite Taps Life Ops, Handled

You don't stress about utilities, You don't struggle bureaucracy, You don't figure out banking issues like all your infrastructure is set up on Day 1, Your life in Mexico begins on Day 2

Welcome home

Emergency Contacts (Live in Mexico)

Administracion del
Instituto Registral y Catastral
de Mexico (Catastro, Inquilinato)
Tel: +52 55 5000 0000

The Kite Landing Checklist

YOUR FIRST 72 HOURS IN POLANCO

Day 1: Arrival & Essentials

Morning: Airport to Apartment

Kite handles: Airport transfer. Wines there to greet you.

Apartment utilities are on. WiFi. Electricity. Gas.

Afternoon: Get Connected

Kite handles: SIM card activation. You're connected by 3pm.

Download apps: WhatsApp, Google Maps, Uber, Rappi.

Evening: Your First Meal

Kite handles: Concierge arranges dinner at a vetted restaurant. You arrive. You eat. You rest.

Day 2: Establish Infrastructure

Morning: Bank Account

Kite handles: Bank account opening + setup. Account active by 11am.

Mid-Morning: Coworking

Kite handles: Your coworking membership is already paid. WeWork or Pubsco. You arrive. You work.

Afternoon: Health Baseline

Kite handles: TuDoc appointment scheduled. Baseline health check.

Evening: Social

Kite handles: Concierge arranges dinner at a vetted restaurant. You celebrate arriving.

Day 3: Explore & Orient

Morning: Chapultepec & Running

Metro Line 1 to Chapultepec Station.

Walk Bosque de Chapultepec. 686 hectares of forest and lake.

Running: Carso → Ex Vías → Chapultepec Lake. 10-12km, early morning (5:30-7am).

Afternoon: Museum

Museo Tamayo or James. 1-2 hours.

Coffee after.

Evening: Dinner

Kite handles: Concierge arranges dinner at a vetted restaurant. You celebrate.

Your First 72 Hours

By End of Day 1:

- ✓ Arrived safely
- ✓ Utilities on
- ✓ SIM card active
- ✓ Apps downloaded
- ✓ First meal

By End of Day 2:

- ✓ Bank account active
- ✓ Coworking ready
- ✓ TuDoc appointment done
- ✓ Insurance paperwork started
- ✓ Evening dinner

By End of Day 3:

- ✓ Chapultepec explored
- ✓ Museum visited
- ✓ Polanco feels like home

Kite Tip: You've Landed

These 72 hours are not what you expected. You didn't handle logistics. You didn't stress about paperwork. Kite did. Your job was to arrive and begin living.

By Day 4, you've already started landing. By Day 30, you'll wonder how you ever lived anywhere else.