



Kite

# Condesa

## 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

## Condesa

The “barrio”  
built around a  
park

The neighborhood that wrote  
CDMX's expat playbook Where  
expats find community without  
compromise.

### Kite® Tip:

“Redondel”, music, dance lessons.  
Activities with your dog, running  
club meets. The heart of Parque  
México

# ESSENTIALS

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1 Bedroom  
\$1,200 - \$1,800 USD/mo  
Good building, furnished options

2 Bedroom  
\$1,800 - \$2,800 USD/mo  
Amenities, Gym/Rooftop

1 Bedroom  
\$2,500 - \$4,000 USD/mo  
Premium units, terrace, city views.

Walkability: 95/100

No car required  
Ecobici is the way to go  
Parque México and Parque España  
are its soul, gatherings and reading  
spots like no other neighborhood

Accesability: 8/10

Chapultepec subway station is one  
of the best connected in the city  
Cut north to south with Metrobus  
thru Insurgentes Av.

Expat community

Dog friendly neighborhood Cafes and  
restaurants, bohemian scene, night  
life and cultural scene



## Why Condesa

Fun fact: Parque México used to be the center of a racecourse for horses, and *Ámsterdam* street where the horses would run, hence its circular design and the “Hipódromo Condesa’s” neighborhood name.

Walking distance from Roma Norte, Reforma and Juarez *barrios*. Restaurants, galleries, and plenty of outdoor activities.

It attracts young executives, Fintech, entrepreneurs and digital creatives that mostly work from home and for amenities, all they have to do is walk outside.

# PLACES TO LIVE

## Loft Studios

Ideal for digital nomads and solo executives who value location over square footage.  
\$1,400 – \$2,100 USD/mo

## Art Deco Gems

The soul of the neighborhood. Original 1940s buildings with curved balconies, parquet floors, and ornate crown moldings.  
\$2,200 – \$3,400 USD/mo.

## Modern low rises.

New boutique developments that blend perfectly with the neighborhood's scale.  
\$2,800 – \$4,200 USD/mo.

## Executive Garden and Pent-Houses

The pinnacle of Condesa real estate. These units offer private outdoor sanctuaries in the middle of the city.  
\$4,500 – \$7,500 USD/mo

Book a private showing through Kite.  
[land@kite.homes](mailto:land@kite.homes)

## Featured Property: Amsterdam 68 - Ambra Real Estate

The views everyone talks about

- Modern interiors designed by renowned architects
- From a 1 BR loft to a 2+ BR Penthouse with amazing Roof Garden
- Suggested lease rates from \$1,800 to \$3,500 USD/mo.
- Ideal for high end digital nomads and couples.

### 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

### LIVE FREELY clients:

Monthly subscriptions packages designed to take your worries off the hassle 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 \$1,250 USD/mo



**KITE® TIP: AMBRA'S AMSTERDAM CIRCUIT.**  
Ambra — As part of our Condesa portfolio, we have participated in the development of six projects in Amsterdam alone. Featured in photos, Amsterdam 235, 289 and 315.



# SPACES TO WORK

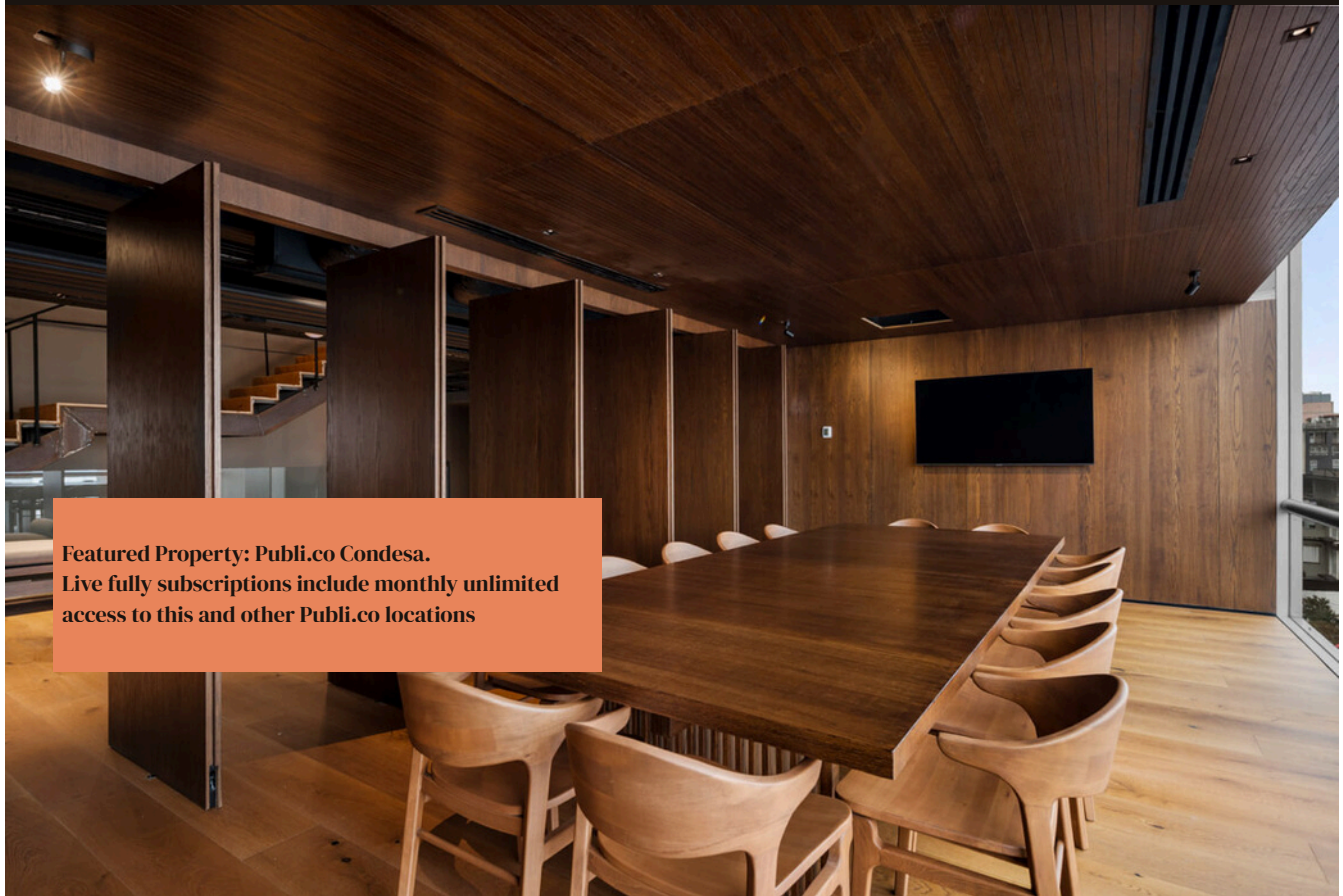
## Productivity with a view

In Condesa, work is not confined to a cubicle. The neighborhood is designed for the modern professional who finds inspiration in green spaces and mid-century aesthetics. Here, the "commute" is a walk through the park.

### KITE® TIP: PUBLI.CO® PARTNER

Standard relocation leaves you working from a hotel lobby for a week. Kite changes the game. Through our partnership with Publi.co Condesa, 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 Condesa, we've mapped out the exact Publi.co locations that are within a 20-minute walk, ensuring you never have to see the inside of a taxi during rush hour.



**Featured Property: Publi.co Condesa.**  
Live fully subscriptions include monthly unlimited access to this and other Publi.co 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 Vasconcelos Condesa, a artery avenue in the neighborhood.
- **Benefit:** Ideal for high-stakes meetings or if you require "Corporate-grade" privacy and executive boardrooms with white glove service.

### The CITY desk

- Condesa has the highest density of parks in the city. If you have a mobile hotspot, Parque México and Parque España offer dedicated benches and shaded areas where you can take calls.
- Condesa invented the "café-office" culture in Mexico City. For deep work sessions with high-quality caffeine:

# THE GASTRONOMIC THRONE

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## 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.

**The heart of Mexico's culinary innovation. Condesa isn't just about dining; it's about the ritual of the neighborhood. From Michelin-recognized patios to "hidden" living-room restaurants, this is where the city's most exciting flavors happen.**

## The Heavyweight and Kite®s featured:

### 1 Lardo

More than a restaurant, Lardo is the pulse of Condesa. Occupying an iconic sun-drenched corner, its open kitchen and expansive marble bar create an atmosphere where European bustle meets Mexican warmth. It is the definitive "third space"—the spot where deals are brokered over morning espresso and where dinners stretch into the late hours over bottles of natural wine.

- **The Morning Ritual:** For Kite residents, the day begins with Lardo's artisanal bakery. Their craft is legendary; from the signature guava rolls to perfectly executed huevos en cazuela, breakfast here isn't just a meal—it's an institution.
- **The Shared Table:** The menu is an exercise in Mediterranean-inspired simplicity. Homemade charcuterie, impeccable sourdough pizzas, and seasonal vegetables are designed to be shared, highlighting the purity of ingredients without unnecessary pretension.
- **The Architecture of Connection:** The grand central bar fosters a unique communal energy. It is the perfect vantage point to observe the neighborhood's dynamic while experiencing world-class culinary technique in a relaxed, "zero-hype" environment.

*"Don't skip the bar." If you are dining solo or as a couple, a seat at the marble bar is the best way to absorb the kitchen's energy. As a local resident, this will quickly become your most trusted venue for hosting guests—it is, quite simply, the neighborhood's most consistent win.*

