



**Kite** ●

# Polanco

## Kite<sup>®</sup> Neighborhood Guide

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

**Relocation done beautifully**

# THE VIBE

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## 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

## 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

Walkability: 9/10

European style streets, safe,  
pedestrian-friendly neighborhoods

Accesability: 8/10

Auditorio & Polanco subway stations  
Chapultepec park 5 minute walk

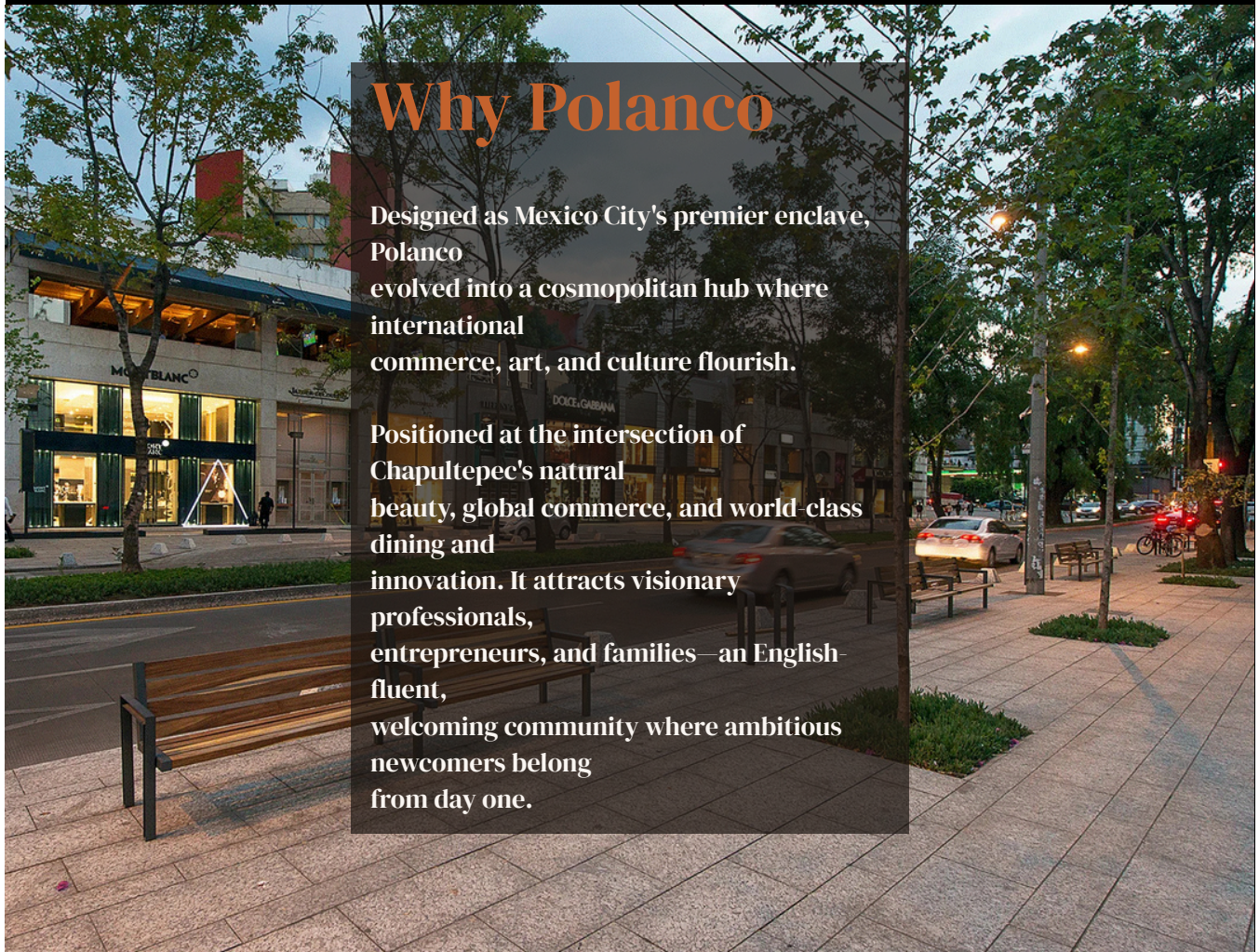
Expat community

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](mailto:land@kite.homes)

#### 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 \$1,200 USD/mo

# SPACES TO WORK

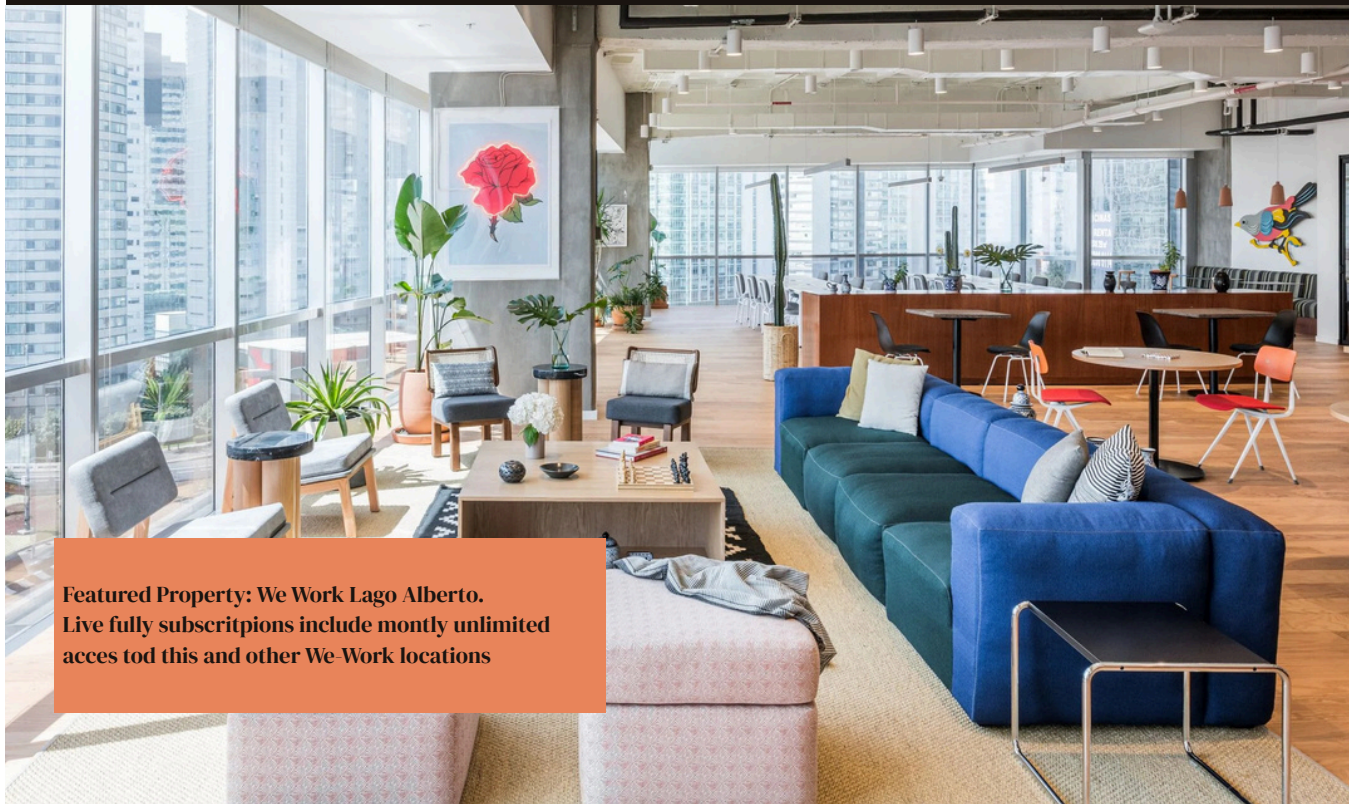
## Seamless Business Infrastructure for the Global Professional

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 monthly unlimited access to 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 Chapultepec
- **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

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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.

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.

