



# Villa with roof garden, terrace with barbecue, parking for 3 cars, clubhouse, cinema, pool, jacuzzi, pre-construction, for sale La Presa

<i>ID: DSM200-2</i>	<i>Location: San Miguel de Allende</i>
<i>Zone: San Marcos de Begoña</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 3.5</i>
<i>Parking(s): 3</i>	<i>Construction: 318 m2 / 3,422.95 ft</i>
<i>Land: 300 m2 / 3,229.20 ft</i>	









SELVA & Co.  
REALTY









SELVA & Co  
REALTY





SELVA & Co.  
REALTY















SELVA & Co.  
REALTY





**Presa Allende**

**San Miguel de Allende**

**Golf**

**Casa  
House**





SELVA & Co.  
REALTY



































# Presa Allende



## Description

DSM200-2

Villa with roof garden, terrace with barbecue, parking for 3 cars, clubhouse, cinema, pool, jacuzzi, pre-construction, for sale La Presa, San Miguel de Allende

3-bedroom residence with open spaces and a large terrace for you to enjoy an indoor-outdoor lifestyle. With amenities for all members of the family.

### ROOF GARDEN

Social area on the top floor of the house, terrace with half bathroom, the ideal place to spend your free time alone or in company.

### GROUND FLOOR TERRACE

Open space with entertainment bar and barbecue area, it will be the meeting place for you and your guests.



## PARKING FOR VISITORS

Parking for visitors within the residential, you will not have to worry about parking your visitors.

## KEEP IN SHAPE

Stay in shape in its sports courts, and exercise in the gym, or simply relax in its zen garden, you will have a different activity to do every day and all steps from your residence.

## CLUB HOUSE

Designed to give you and your family what they deserve to spend incredible moments without leaving home with the following amenities:

Cinema

Multipurpose court

Panoramic pool



Wading pool

Wellness area

Sauna

Jacuzzi

Zen garden

Gym

Sunbathing area

Fire pit area

BBQ area

Showers

Visitor parking

Villa for visitors

## HIGHLIGHTS OF THE HOUSE

Terrace with barbecue

Front garden



Bright residence with large windows that allow each of the most important spaces to have a natural light entrance, even in the bathrooms.

Living room with full wall window and access to the terrace that opens to create a larger space perfect for entertaining guests or indoor-outdoor living.

Master bedroom with en-suite bathroom, walk-in closet, ample space.

Parking for 3 cars.

1/2 guest bathroom on the ground floor.

Laundry area.

## LOCATION

House for sale in La Presa area near San Marcos de Begoña. 20 minutes from downtown San Miguel de Allende.

20 minutes from downtown San Miguel de Allende

10 minutes from the beach.

1 hour 20 minutes from Guanajuato International Airport.



## INVESTMENT IN PRE-CONSTRUCTION AND IMMEDIATE DELIVERY

In this development there are houses for immediate delivery and in pre-construction with a delivery time of 18 months. Ask prices and availability.

If you want more information about the house or learn more about the real estate market in the La Presa area, contact us, it will be a pleasure to advise you on your new investment in San Miguel de Allende.

The official price of this property is in pesos, the price in dollars is a reference. The exchange rate of the day will be used for the purchase.

Prices may vary according to the advance of time. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.



#SanMigueldeAllendeBySelvacorealty      #SanMigueldeAllendeproperties  
#SanMigueldeAllende      #SanMigueldeAllendelistings      #selvacorealty  
#tulumrealestate      #realestateSanMigueldeAllende  
#presalehousesSanMigueldeAllende      #housesforsaleSanMigueldeAllende  
#luxuryvillasSanMigueldeAllende      #secondhomeSanMigueldeAllende  
#luxuryvillasmexico      #vacationhouseSanMigueldeAllende  
#luxuryrealestatemexico



## Property details

- Exclusive Parking
- Laundry room
- Walking closet
- Garden
- Terrace

## Amenities

- Bbq Grill
- Gym
- Roof garden
- Sundeck area
- Clubhouse
- Jacuzzi
- Soccer fields
- Swimming Pool

## Location







**SELVA & Co.**  
REALTY

MX 984 803 2058 / US 805 308 2900  
[www.selvacorealty.com](http://www.selvacorealty.com)