



VILLAS DE  
**LAS VEREDAS**  
SAN MIGUEL

SAN MIGUEL DE ALLENDE,  
THE HEART OF MEXICO

One of the most exciting and spectacular destinations in Mexico. Internationally recognized and often awarded, this city manages to be picturesque, absolutely charming, and cosmopolitan at the same time, which makes it an ideal destination for foreigners looking to live in Mexico and nationals looking for a place to enjoy a weekend or access to their residence for a day off. San Miguel has been voted the best city in the world by Travel + Leisure magazine, a World Heritage Site, and declared the American Capital of Culture.



ONE OF  
THE BEST-RATED  
CITIES TO LIVE  
IN THE WORLD



Not long ago, San Miguel de Allende used to be a well-kept secret, but it has finally emerged that the city is a phenomenal place to live or retire full or part time.

## AN ART-LOVING COMMUNITY

San Miguel de Allende, for several decades, has been the ideal place for artists and artisans to expand their work, creating a vibrant artistic community.





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The shops in San Miguel de Allende are a mix of art galleries, souvenir shops, modern boutiques, and much more.

The city is home to more than 350 markets and restaurants. Culinary travelers love San Miguel de Allende for its creative flavors.

# CAPTIVATING

Those who visit San Miguel de Allende say they leave a part of their heart behind and seek to return to be whole again.

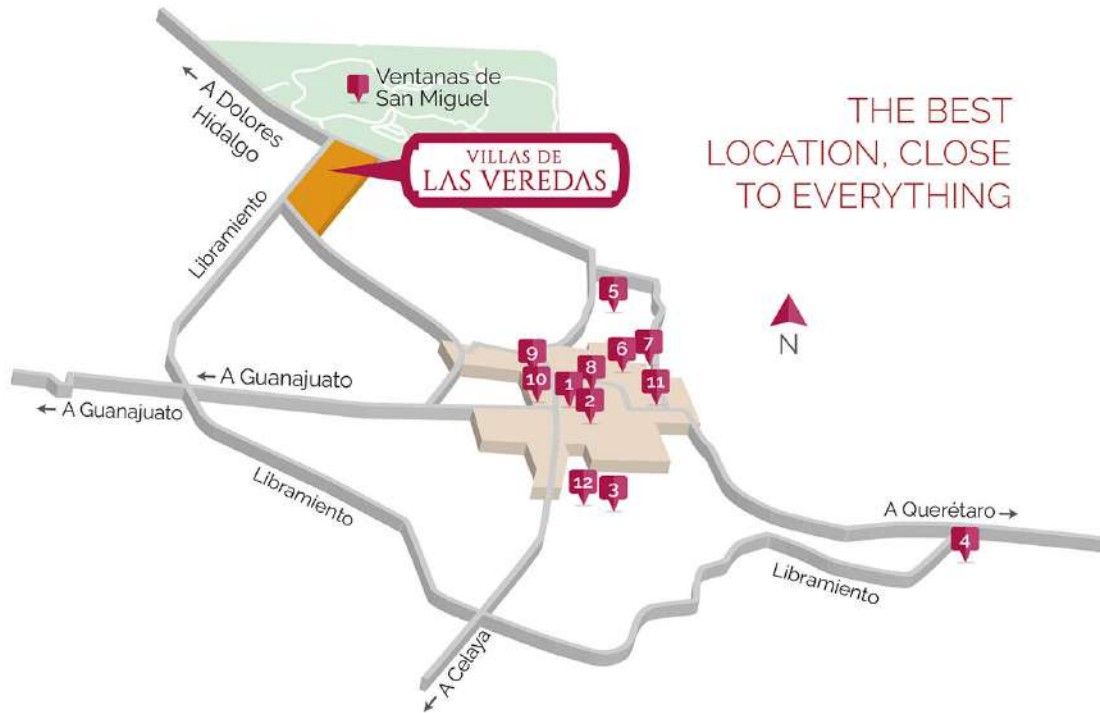




## COLONIAL TREASURE

- Colonial and Gothic architecture
- Pre-Hispanic ruins
- Cultural and traditional events
- Variety of outdoor activities: horseback riding, motorcycling, hot air, ballooning, excursions
- Hot springs
- Museums of art and history
- Galleries and famous artists
- Markets, shops, hotels and a wide variety of restaurants

- 1 Museo Histórico Casa de Allende
- 2 Parroquia de San Miguel Arcángel
- 3 Parque Benito Juárez
- 4 Plaza La Luciérnaga
- 5 Fábrica La Aurora
- 6 Plaza Cívica
- 7 Templo del Oratorio de San Felipe Neri
- 8 Iglesia de San Francisco
- 9 Centro Cultural Ignacio Ramírez Nigromante
- 10 Casa del Mayorazgo
- 11 Museo La Esquina
- 12 Rosewood



THE BEST  
LOCATION, CLOSE  
TO EVERYTHING



Villas de Las Veredas is at the door of the historic center of San Miguel.

It offers its residents the opportunity to walk or bike into the city center and makes it easy to get in and out on a busy weekend.

Parroquia de San Miguel Arcángel is just 2.5 km away.





VILLAS DE  
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YOUR GATEWAY TO COMFORT



PRICES FROM \$250,000 USD

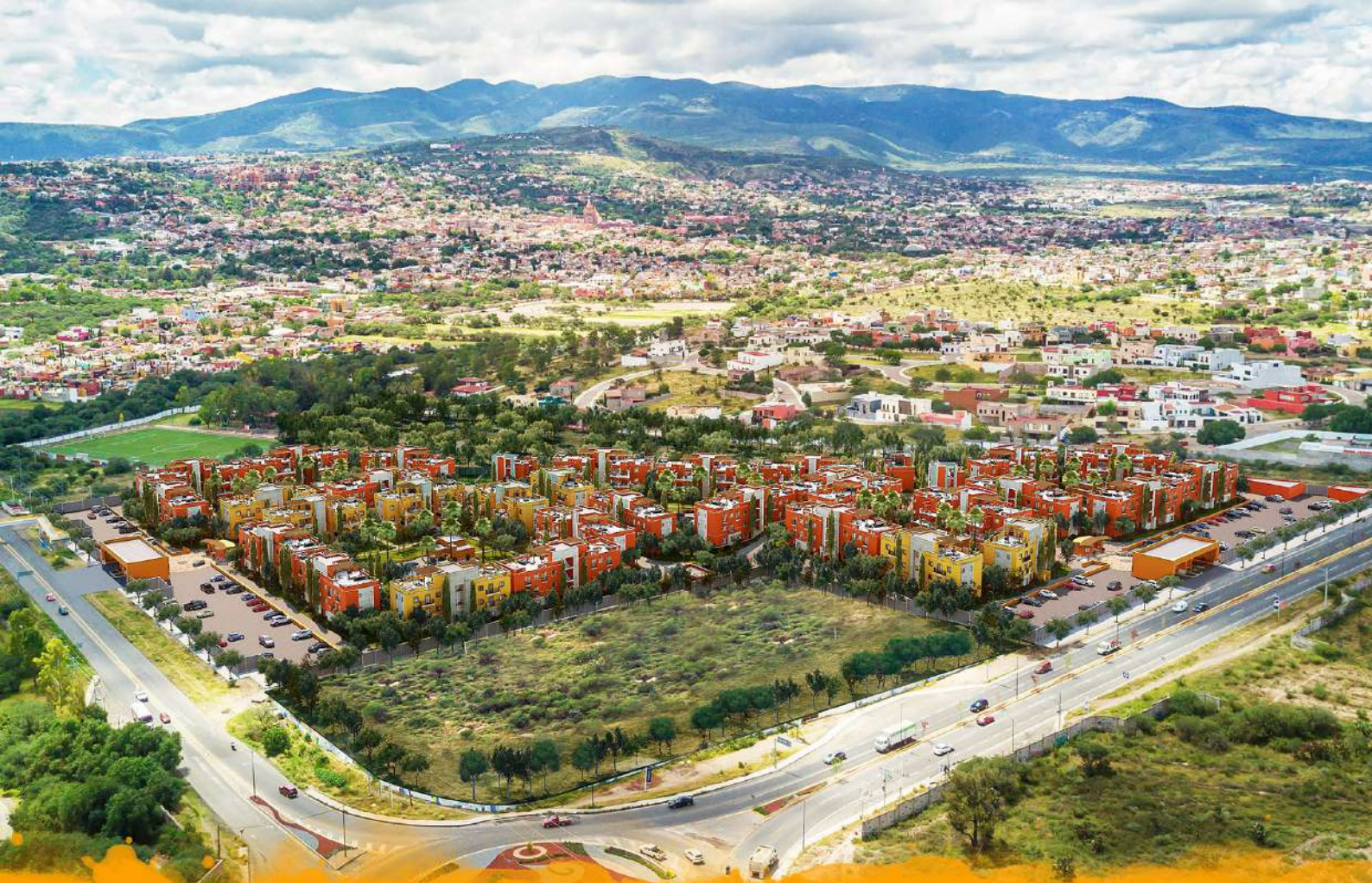


SPACES THAT ARE  
EVOCATIVE OF  
DISCOVERY



Each cluster has its terrace and private pool, gym, barbecue area, and jacuzzi.

One pool for every 30 apartments.



VILLAS DE  
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# MASTER PLAN

- 1 Road - Pedestrian Walkers
- 2 Villas - Apartments
- 3 Patios and Green Areas
- 4 Parking
- 5 Commercial Plaza
- 6 Ecumenical Chapel
- 7 Paddle Tennis Court



 VILLA SAN MIGUEL

 VILLA SAN GABRIEL

 VILLA SAN RAFAEL

  
VILLAS DE  
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GRAND RESIDENTIAL CATEGORY



# A SPACE FOR EACH STAGE OF LIFE



Terrace



Jacuzzi



Pool



Gym



Grill



Drinker



Roof Garden



Elevator



Motor Lobby



Delivery Area



Reading Area



Fire Fighting System



Nursery



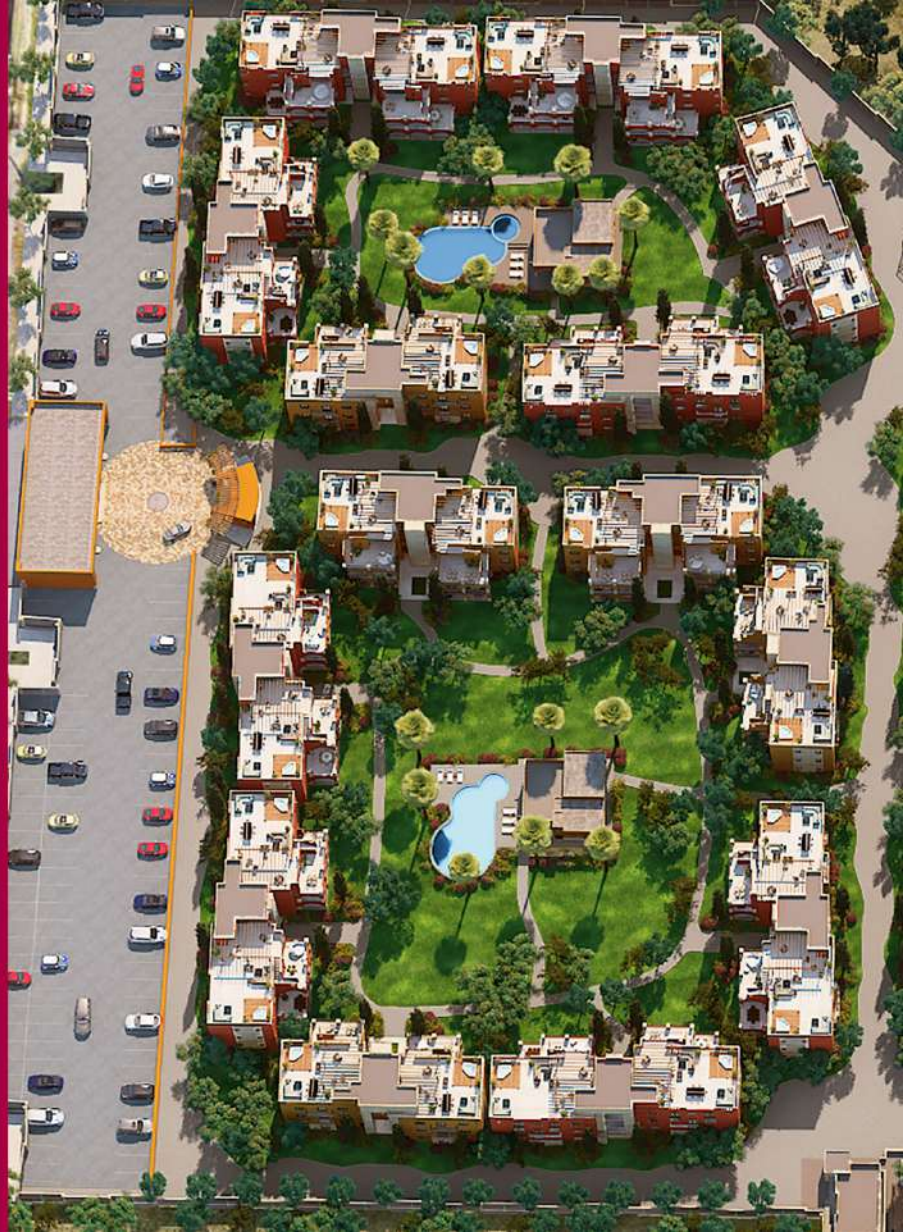
Closed Circuit



Parking



Access Control





  
VILLAS DE  
LAS VEREDAS  
SAN MIGUEL

EACH SPACE MANIFESTS AN  
ATMOSPHERE OF HARMONY





# VILLA SAN GABRIEL

2 Bedrooms





# GROUND FLOOR DEPARTMENT 1 AND 2

130.8 m<sup>2</sup>  
Habitable 101.76 m<sup>2</sup>  
Terrace 29.08 m<sup>2</sup>

- Living / Dining Room
- Equipped Kitchen
- Laundry Area
- 2 Full Bathrooms
- Terrace
- Master bedroom with private bathroom and closet
- Secondary bedroom with closet





VILLA  
SAN GABRIEL





# LEVEL ROOF GARDEN DEPARTMENT 5 AND 6

235.53 m<sup>2</sup>  
 Habitable 102.29 m<sup>2</sup>  
 Terrace 29.16 m<sup>2</sup>  
 Roof Garden 104.08 m<sup>2</sup>



- Living / Dining Room
- Equipped Kitchen
- Laundry Area
- 2 Full Bathrooms
- Balcony - Terrace
- Master bedroom with private bathroom and closet
- Secondary bedroom with closet

## ROOF TOP

- Dressing room
- Complete bathroom
- Jacuzzi
- Terrace with pergola
- Grill



# VILLA SAN MIGUEL

3 Bedrooms



# GROUND FLOOR

## DEPARTMENT 1 AND 2

171.06 m<sup>2</sup>  
Habitable 129.66 m<sup>2</sup>  
Terrace 41.41 m<sup>2</sup>

- Living / Dining Room
- Equipped kitchen
- Laundry Area
- 2 Full Bathrooms
- Terrace
- Master bedroom with private bathroom and closet
- Secondary bedrooms with shared full bathroom and closet





# INTERMEDIATE LEVEL DEPARTMENT 3 AND 4

- Living / Dining Room
- Equipped kitchen
- Laundry Area
- 2 Full Bathrooms
- Terrace
- Master bedroom with private bathroom and closet
- Secondary bedrooms with shared full bathroom and closet



172.23 m<sup>2</sup>  
Habitable 130.82 m<sup>2</sup>  
Terrace 41.41 m<sup>2</sup>



# LEVEL ROOF GARDEN DEPARTMENT 5 AND 6

- Living / Dining Room
- Equipped kitchen
- Laundry Area
- 2 Full Bathrooms
- Terrace
- Master bedroom with private bathroom and closet
- Secondary bedroom with closet



287.92 m<sup>2</sup>

Habitable  
128.98 m<sup>2</sup>

Terrace  
28.19 m<sup>2</sup>

Roof Garden  
130.75 m<sup>2</sup>



## ROOF TOP

- Dressing Room
- Complete bathroom
- Jacuzzi
- Terrace with pergola
- Grill

  
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CHARMING ARCHITECTURE





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## MAGIC TRANSFORMS INTO REALITY

When wishes come true, we can enjoy our time and environment more fully.

Las Veredas is an extension of good architectural taste in communion with what has been created over the years in an emblematic and captivating city.



VILLAS DE  
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FALL IN LOVE  
WITH MEXICAN  
ARCHITECTURE



VILLAS DE  
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THE EXCITING SENSATION  
OF LIVING IN SAN MIGUEL DE ALLENDE

## EXCLUSIVE ACCESS FROM THE DEVELOPMENT TO A MALL

That offers you services, recreational, sports, social spaces and top-level restaurant and commercial brands. With private access to the plaza for all our residents and guests of Villas de Las Veredas.





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San Miguel de Allende is without a doubt one of the most visited cities in Mexico and Latin America.

Walking the streets, walkways, churches, shops, bars, and restaurants, allows you to travel into the past and be present in its magic.



WALKING IN  
SAN MIGUEL DE ALLENDE  
IS FALLING IN LOVE



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**ranman**  
crea

