



FREQUENTLY ASKED QUESTIONS

REAL ESTATE

VALLE DE LOS SENDEROS

Where is Valle de Los Senderos?

Los Senderos sits in a 125H (310 acre) valley just 3.5 Kms (2 miles) from downtown San Miguel de Allende in Central Mexico, an UNESCO heritage site and nominated as one of the world's best places to live by Travel and Leisure and Conde Nast.

What is the vision behind Los Senderos?

Originally slated as the site for a destination Film Production Village in 2004, and as a result of the global economic crisis in the ensuing years, Los Senderos morphed into a mixed-use sustainable community – with an award-winning master plan coming to fruition in 2010. Visit [our website](#) for the full story. Our creed is *Mindful Planning. Fresh Concept. Sensual Experience.*

What building lots do you have available for sale?

(as of Nov1st 2020) There is just one lot left available in the Montolea Section on which you can build your custom home. It measures 2500m² with panoramic views of the Presa Allende to the South, nature reserves directly in front to the south and west,, and the green valley of Los Senderos plus views of San Miguel and the Picachos to the East. Please write us at ventas@los-senderos.com or call our Sales Deptmt at to view this last remaining lot.

Next Phase of building sites will be opening up in early 2021, including 12,2000m² lots with spectacular views toward the Allende Presa to the South and San Miguel de Allende to the East.

Do you have built homes for sale?

We have recently opened up a limited number of **Villas Muros** which are now available for pre-sale, designed by acclaimed architect Luis Sanchez Renero. Nestled amongst a green belt of mesquite trees and close to our central parklands, these beautiful homes at accessible prices range between 250 -350 m2 and are clustered in groups of three. Pre-sale (promotional) prices start at \$360,000 USD. But hurry, once construction on model homes is completed, prices will increase by 20%.

Delivery of finished homes will be within 11 months of receiving a 40% deposit. Call for an appointment to view sites and to see options of plans. Tel +52 (415)155 9582 or write us at ventas@los-senderos.com

We expect to begin pre-sales on a further 12 “**Lofts**” in early 2021. Sculptural, light filled and ideal for creatives, empty nesters, or those seeking an escape from the chaos of urban life, these well priced 1 – 2 bedroom Lofts measuring between 120 – 150 m2 (1200 – 1500 sq ft) are to be located adjacent to our eastern eco reserve, an easy walk to the Playa , equestrian center and thermal spa.

Call or write now to join the wait list. ventas@los-senderos.com
Tel. +52 1 (415)155 9582

What is the average price for a villa or loft?

Prices range between \$250,000 to \$550,000 USD depending on the size and location.

Are there residents already living at Los Senderos?

Yes, our community is growing, and we are nearing completion of the first phase.

How much are the Condo fees ?

Currently Residents monthly fees run at approximately 6 MXP per m2 of private land. This may increase by around 5% annually to keep up with inflation. E.g. Owners of Villas Muros with a lot size of 380m2 will pay around 2,400 MXP or \$115 USD / mth in 2021

What other residential options will be developed by you in the future?

Over the next 1 to 3 years we will be developing a variety of residential options including a senior-friendly enclave, accessibly priced single family dwellings, and artists' studios with live/work/exhibit spaces for sale and rent.

Subscribe to our FB to receive newsletters as these options progress
[@vls.sanmiguel](#) [@senderossma](#)

What amenities can I have access to as a resident at Valle de Los Senderos?

Currently operational are two excellent restaurants (Manaia on the Lake and Barrica de Fuego at the Vineyards) open to the public; a privately operated resort like Beach area beside a spectacular lake with water gardens, private cabañas, thermal jacuzzi and natural swimming lagoon are accessible with Day Pass and monthly or yearly membership (discounted to residents); an equestrian center where you can board your horse, and many miles of trails through eco reserves and acres of manicured parklands.

Visitors and residents can enjoy standup paddle boards, Bocce, and other outdoor games at the Playa, and there is a magical, fun-filled area for kids activities nearby.

Sensorial Wine Tastings, horse carriage rides and personalized picnics are other wonderful ways to spend your afternoon.

Check out our Facebook Page for What's Happening at Manaia Restaurant and Playa. [@senderossma](#)

Am I allowed to keep pets at Los Senderos?

Yes, we welcome well behaved dogs and cats. Valle de Los Senderos is an ideal place to enjoy walks with your dog on leash, or for maintaining a horse or pony. We also have many designated areas for exercising your dog off leash, plus a dog park currently in development where you can leave your pet in the care of a trainer or minder for the day if you wish.

Do you have other sites for sale for commercial building?

Yes. Please contact our Sales representative for an appointment to discuss options.

Are there places for rent at Los Senderos?

Currently we offer a charming Casita as a short-term option, and plans are in development for apartments, live/work/exhibit studios lofts, as well as “glamping” (luxury under canvas) for weekend or week-long retreats overlooking the vineyards. Please contact us at info@los-senderos.com for more information.

Are there plans for a hotel at Los Senderos?

Yes, the Developers are currently negotiating with some exceptional hotel operators / developers with the expectation that a 30 -45 suite luxury boutique hotel will be completed by 2021.

Who are the key developers of Valle de Los Senderos and what is their background?

The Directors and international development team of Quetzalotes S.A. de C.V. have over 40 years experience developing real estate both internationally and in Mexico. The Founder and master planner of Valle de Los Senderos is Francesca Fisher, a native-born New Zealander, who immigrated to Mexico in 1984 with a background in the film industry, residential real estate, hospitality and marketing. Her passion and vision is to create a world class and innovative model of sustainable mixed use that adds meaningful value to the community at large.

Please refer to OUR STORY section on our [web site](#) for details of the entire team.