

FREQUENTLY ASKED QUESTIONS **REAL ESTATE**

Where is Valle de Los Senderos?

Valle de 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 May 1st 2021) 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 +52.415.1511240 to view this last remaining lot.

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 to 350 m² and are clustered in groups of three. But hurry, the first models are under construction and soon discounted pre-sale prices will no longer be available. Delivery of finished homes will be within 10 months of receiving a 40% deposit. Call for an appointment to view sites and to see options of plans. Tel +52 .415.1511240 or write us at ventas@los-senderos.com

We expect to begin pre-sales on a further 12 “Lofts” by the last quarter of 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 .415.1511240

What is the average price for a villa or loff?

Prices range between \$250,000 USD to \$575,000 USD on the current and forthcoming offerings 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 2400 MXP or \$125 USD / mth in 2021

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

Currently operational are two excellent restaurants (Sal y Canto and Barrica de Fuego) open to the public; Manaiá – a privately operated resort like Beach area beside a spectacular lake with water gardens accessible with Day Pass and monthly or annual 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 Bocce, and other outdoor games at the Playa, and there is a magical, fun-filled area for kids activities nearby.

A visit to The Tasting Room at the Winery on our vineyards is another wonderful way to spend your afternoon. Check out our Facebook Page for What's Happening at Manaiá Restaurant and Playa. [@senderosma](https://www.facebook.com/senderosma)

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.

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

Over the next 2 years we will be developing a variety of residential options including a senior-friendly enclave, co-housing areas, contemporary lofts, fractional luxury glamping units with participation in the vineyards, apartments and studios with live/work/exhibit spaces for sale and rent. Subscribe to our FB to receive newsletters as these options progress @vls.sanmiguel or @senderosma Third party developers will also be building a number of condos and villas and can be contacted independently.

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 The [Casita](#) as an AirBnB option, and plans are in development for apartments, as well as “glamping” (luxury under canvas) .

Are there plans for a hotel at Los Senderos?

Yes, the Developers are currently negotiating with several exceptional hotel operators / developers with the expectation that a 30 -45 suite luxury boutique hotel will be completed by 2022.

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 [web site](http://vallelossenderos.com) for details of the entire team.
vallelossenderos.com