



LOTE 1 PRIME FRENTE A LA PRESA EN VENTA \$5,500,000 MXN

MLS ID	SMA11590
Location	Don Juan
Lot Size	22,596 ft ² · 2,100 m ²



YOUR AGENT
Realty San Miguel
415.185.8311
info@realtysanmiguel.com

Bordering the Ignacio Allende Reservoir, the property offers an open, secure setting surrounded by spectacular scenery, with privileged views and a lasting connection to nature. The property features an individual water connection and clearly defined boundaries. As an added benefit, owners enjoy the right to use a 220-meter private birdwatching trail and an exclusive waterfront trail extending approximately 800 meters, located within the private-use federal zone and dedicated to the conservation of migratory birds. This unique natural amenity distinguishes the project from every other development surrounding the Ignacio Allende Reservoir. Unlike large-scale developments, here you will enjoy minimal maintenance fees, controlled access, and genuinely low-density residential living, allowing you to experience a protected natural environment without sacrificing convenience. Ideally located just 25 minutes from the historic train station, heading toward La Vivienda de Abajo, and approximately 30 minutes from...

