



LOTE 2 SIGNATURE FRENTE A LA PRESA EN VENTA **\$3,700,000** MXN

MLS ID	SMA11683
Location	Don Juan
Lot Size	21,520 ft ² · 2,000 m ²



YOUR AGENT
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Bordering the Ignacio Allende Reservoir, this property offers an open, secure setting surrounded by spectacular scenery, featuring privileged views and a permanent connection with nature. The property includes an individual water connection and clearly defined boundaries. As an added benefit, it borders a 220-meter private birdwatching trail and provides access rights to an exclusive waterfront trail of approximately 800 meters. Located within the federal zone and dedicated to the conservation of migratory birds, this unique natural amenity sets the project apart 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 the Historic Center...

