



LOTE 4 HERITAGE FRENTE A LA PRESA EN VENTA **\$3,500,000** MXN

MLS ID	SMA11684
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, 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 have the right to use a 220-meter private birdwatching trail and an exclusive waterfront trail extending approximately 800 meters. Located within the federal zone and dedicated to the conservation of migratory birds, this unique natural amenity distinguishes the project from any 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...

