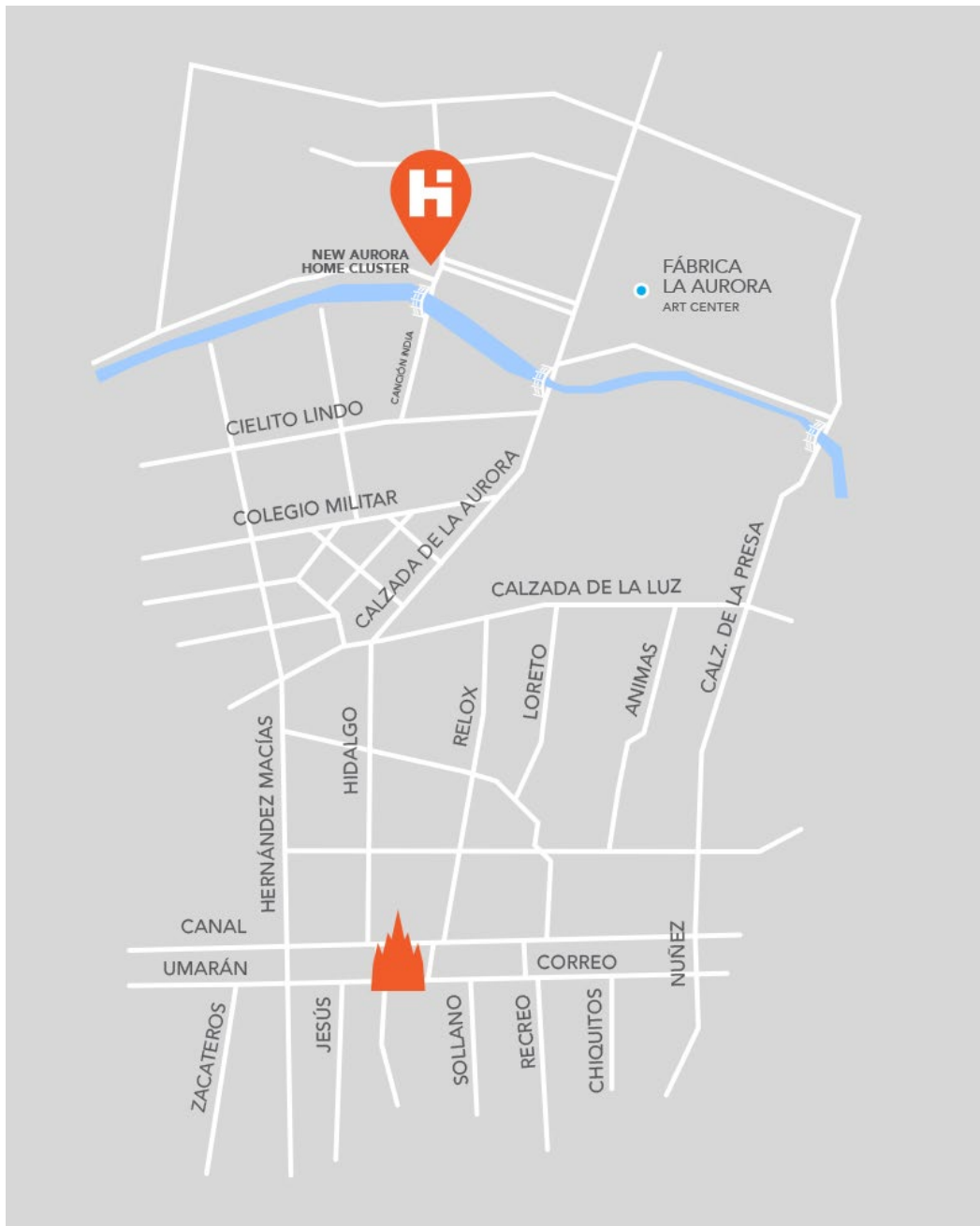


AURORA HOMES / STARTING AT UNDER \$300,000 USD

The excitement starts with this unique location...a one-minute stroll to La Fabrica, a short walk across the bridge to Guadalupe, and a level walk into Centro. La Aurora faces south with unbroken views across the arroyo, creating a sense of place, space, and comfort.



SITE VISION

This gentle stretch of land along the arroyo accommodates twelve separate homes and makes its own intimate neighborhood. While many of our lots are similar in size and shape, some offer slightly different shapes and sizes, and all face south. Each home is nestled into its own lot, allowing an enclosed entry courtyard for plantings, room to park a car, and space to relax and enjoy the sunshine. Every home has an intimate rear courtyard that takes the internal flowing spaces outdoors, with a view seen as one enters one's home. The rear courtyard is a place to sit in shade on a warm day or mingle with friends during an evening BBQ.



SITE PLAN



AVERAGE LOT SIZES

LOT 1	159.27 m2	522.53 ft2
LOT 2	129.56 m2	425.06 ft2
LOT 3	131.69 m2	432.05 ft2
LOT 4	136.99 m2	449.44 ft2
LOT 5	151.75 m2	497.86 ft2
LOT 6	167.00 m2	547.90 ft2
LOT 7	166.86 m2	547.44 ft2
LOT 8	166.73 m2	547.01 ft2
LOT 9	254.32 m2	834.38 ft2
LOT 10	209.11 m2	686.05 ft2
LOT 11	175.70 m2	576.44 ft2
LOT 12	142.28 m2	466.79 ft2

*Information is deemed to be correct but not guaranteed.

ARCHITECTURAL VISION

We're offering **two different architecture styles** to match your San Miguel preference. Both styles have been carefully designed to work seamlessly in a neighborhood setting while creating unique differences from home to home.

Soft Mexican Colonial Style:

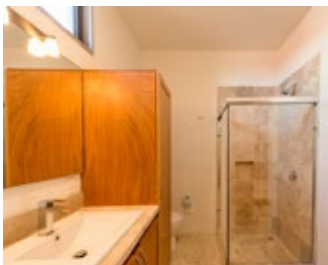
Imagine...Mexican floor choices, raised panel pine interior doors and cabinets. Mexican tile for showers and cabinet tops, optional beamed ceilings, hand made Mexican doors and iron forged hardware. Raised panel pine cabinets and handmade knobs. Custom iron windows and doors with divided panes. Classic traditional plumbing fixtures and stone sinks. Fun interior color packages. Home exteriors will feature raised window and door frames, colonial coping on top of exterior walls, handmade iron work, optional stone wainscoting, and other vibrant features.



Soft Mexican Modern Style:

Imagine...cantera or ceramic tile floors, smooth face interior doors and cabinets with European hinges and pulls. Marble or modern ceramic tile counters and showers. Smooth gesso walls and ceilings with optional wood beams. Custom iron windows and doors with modern panes. Modern plumbing fixtures and sinks designed and made in Mexico. Uniquely designed fireplace.

The exteriors will offer soft modern details and hand rails that are custom made iron with unique lighting to create the soft Mexican modern styling.



STREETSCAPES

The exteriors will offer soft modern details and hand rails that are custom made iron with unique lighting to create the soft Mexican modern styling.



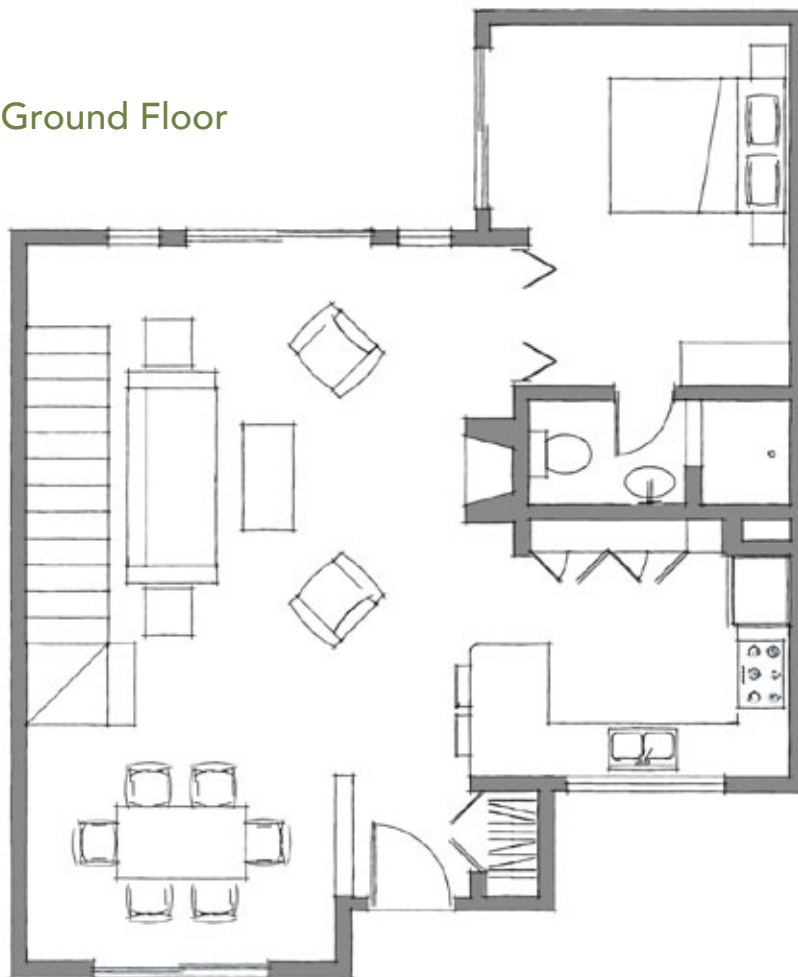
HOME LIVING

The ground floor of each home features an open plan yet with very definitive spaces for the kitchen, dining room, living room, stairway and a 5' opening into the den/extra bed + bath. Living space is spacious and beautiful, with windows and doors both facing south and north for sunshine and shade at the same time.

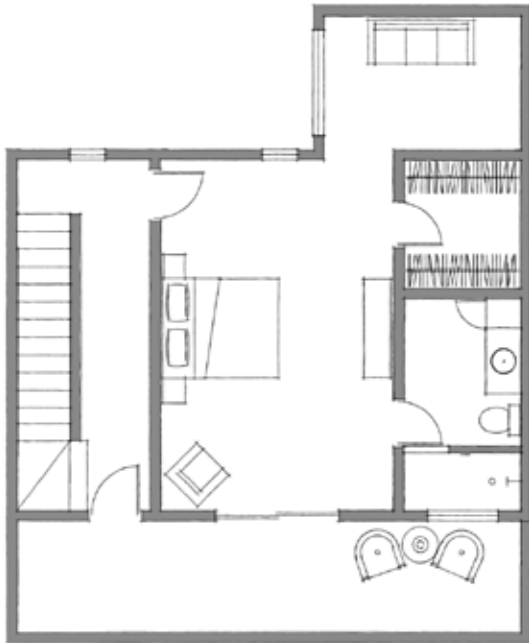
The stairway leading to the second floor gracefully extends from the ground floor living room, landing at an open space that offers access to the bedrooms and second floor south-facing balcony. **We're offering an extra-large master bedroom, bath and private den as our standard second floor layout, with three options for upgrades,** allowing you to choose instead two bedrooms with a shared bath, two bedrooms with a shared bath and office, or two bedrooms with two baths.

At the second floor landing a separate stairway extends to a roof top patio and laundry.

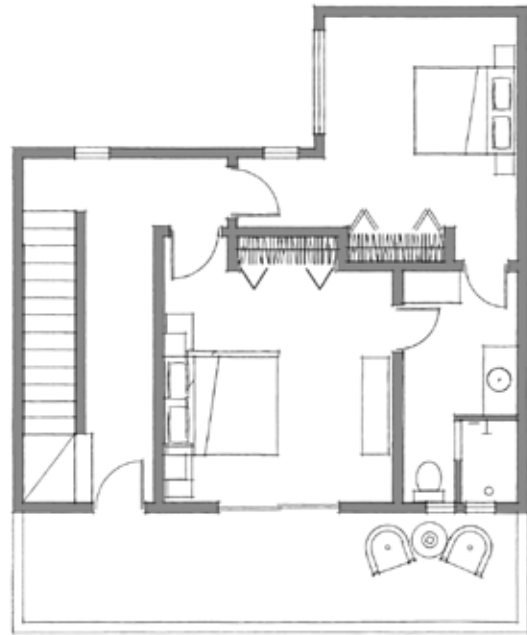
Ground Floor



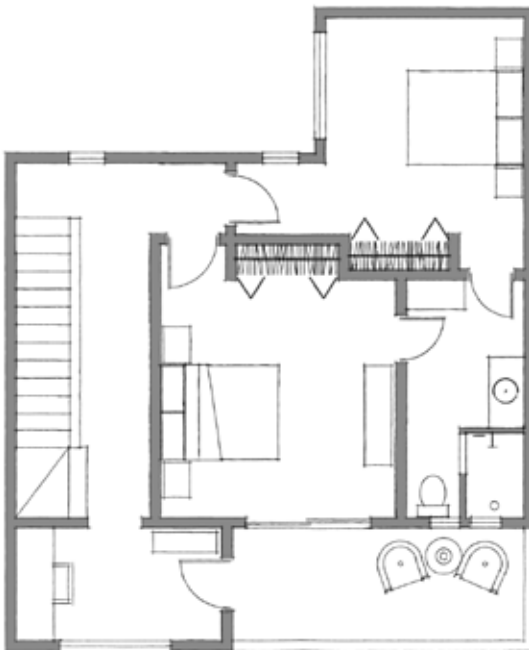
Second Floor Options



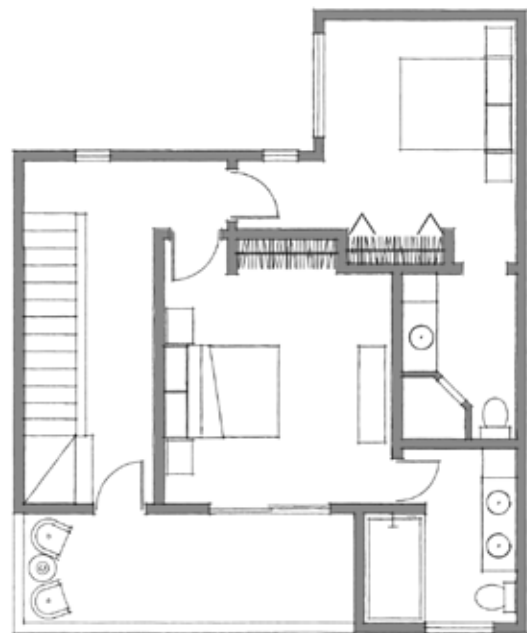
LARGE MASTER / 1 BATH
TERRACE



2 BEDROOMS / 1 BATH
TERRACE



2 BEDROOMS / 1 BATH / STUDIO
TERRACE



2 BEDROOMS / 2 BATH
TERRACE

Roof Patio Options



ROOF PATIO 1



ROOF PATIO 2

More specific specifications will be released soon. For further information about our presale prices please contact:

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