

STARTING AT UNDER
300,000 USD



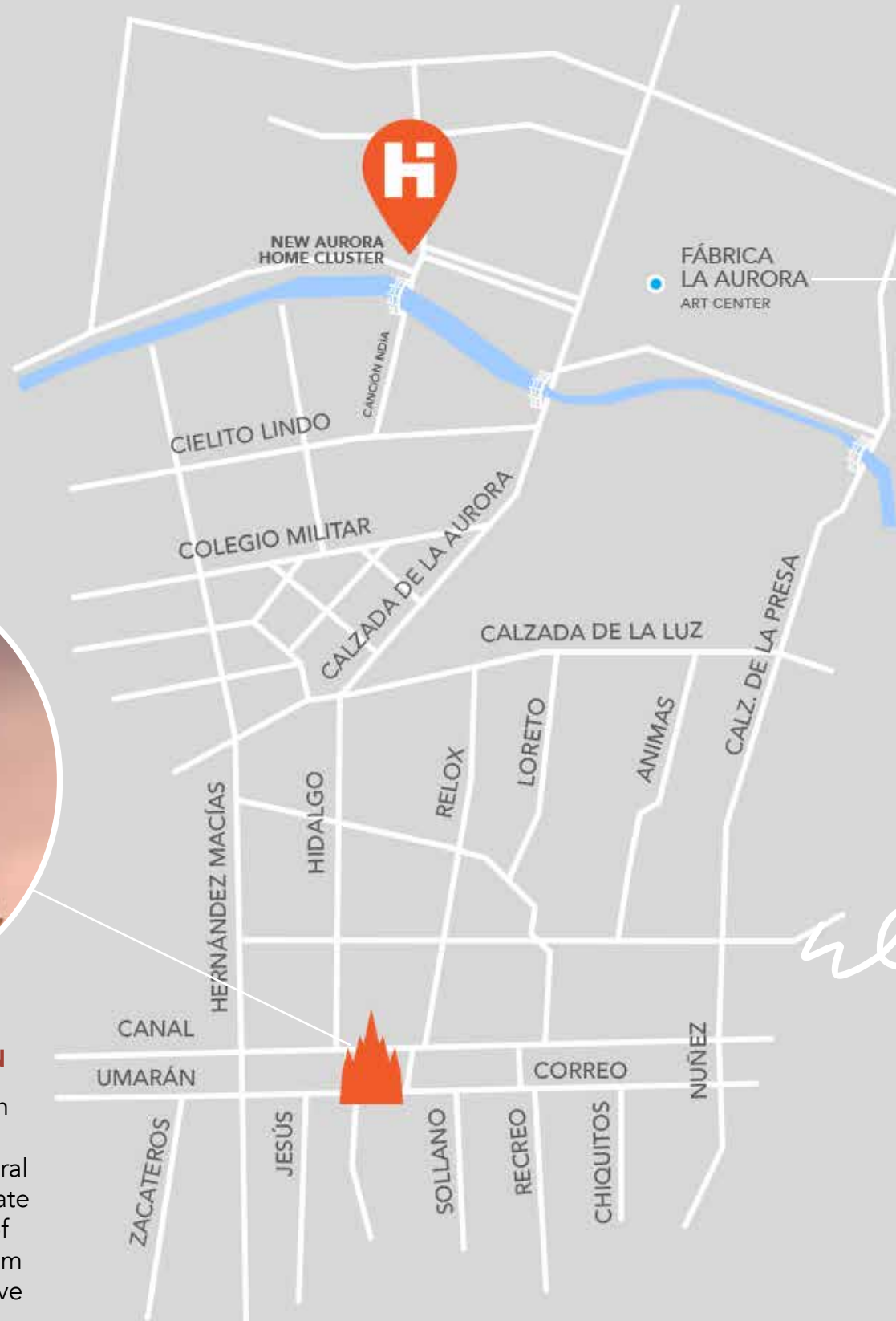
AURORA

BY HOME SAN MIGUEL



SITUATED

The allure starts with this unique location...a two-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 and comfort.



**2 MIN WALK FROM
FABRICA LA AURORA**

A world-class art space, Fabrika La Aurora is home to artists from around the world. It is the perfect place to spend an afternoon exploring a variety of artistic mediums and resting at one of the many cafés.



10 MIN WALK FROM JARDIN

The Jardin is the heart of San Miguel. Encircled by lively restaurants, the plaza is a central space where families congregate both day and night. Bands of mariachis and church bells from the Parroquia add to the festive atmosphere.

walk

EVERYWHERE

AURORA HOMES



A man and a woman are smiling and embracing each other. The man is on the left, wearing a grey V-neck sweater, and the woman is on the right, wearing a grey long-sleeved top. They are both looking towards the camera. The background is a blurred interior space with a colorful abstract painting on the wall.

Tailored

TO FIT YOUR LIFESTYLE

Designed by Home San Miguel, Aurora Homes offers an attractive and varied mix of architectural styles, with homes to appeal your specific lifestyle.

This cluster of two and three bedroom homes is designed with your needs and comforts in mind. Spacious interiors with abundant natural light and beautiful terraces come together to create delightful homes in a central location.



SOFT
COLONIAL

COLONIAL

SOFT
MODERN

+4 LAYOUT OPTIONS TO MEET YOUR LIFESTYLE NEEDS

AURORA HOMES



ground

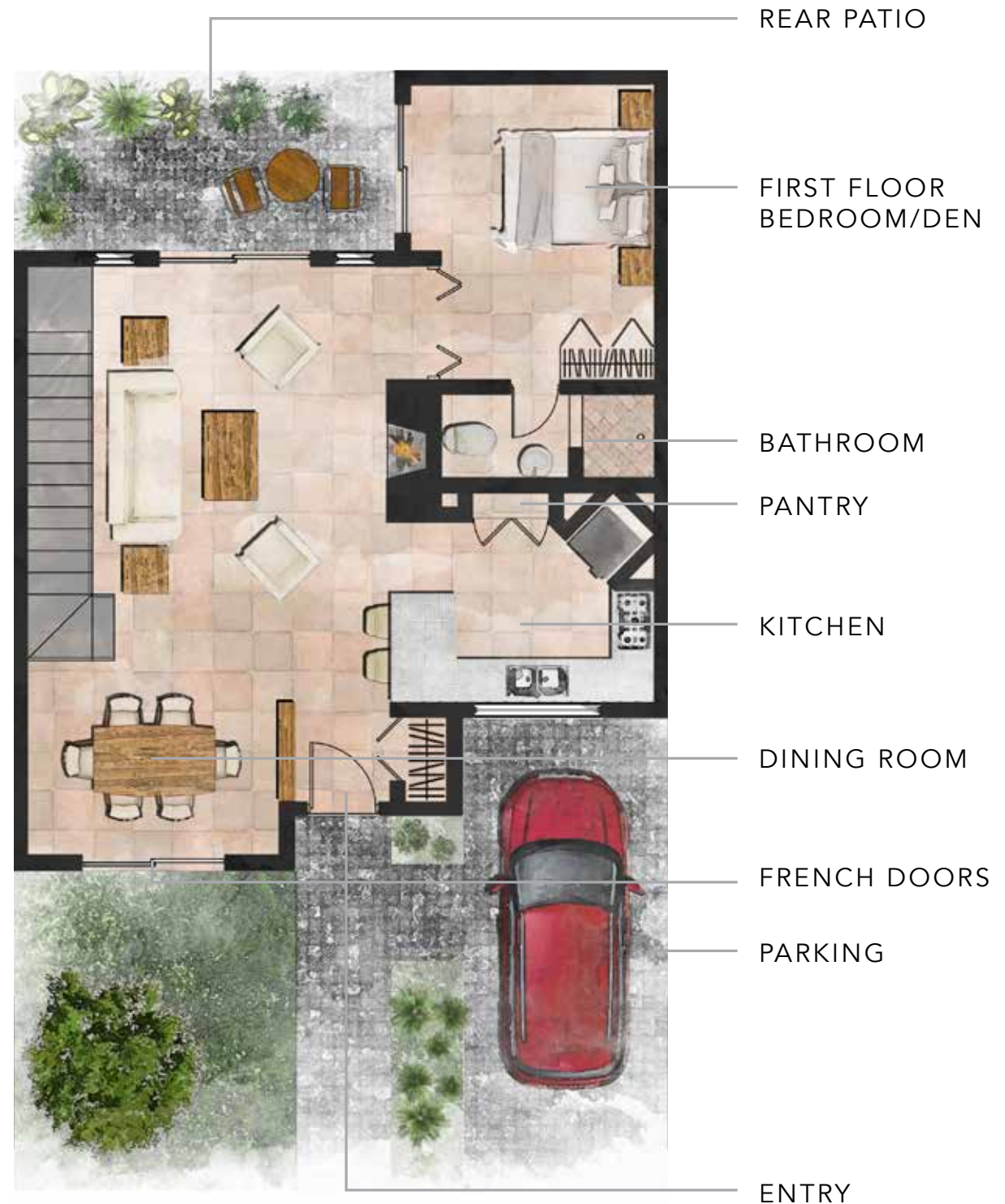
FLOOR

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 double 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 plan. Additionally, we have three more 2nd floor plan options to meet your personal needs.

- Two bedrooms and a shared bathroom.
- Two bedrooms and two separate bathrooms.
- Two bedrooms and a shared bathroom with a separate office.

At the second floor landing a separate stairway extends to a partially covered roof top patio, laundry and half bath.



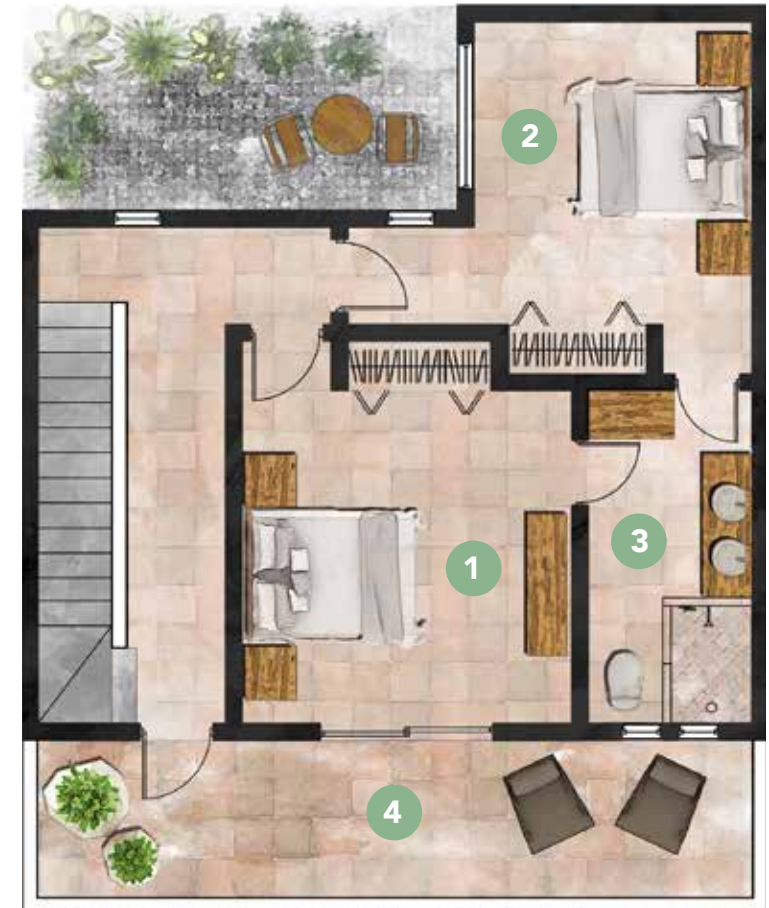


second FLOOR OPTIONS



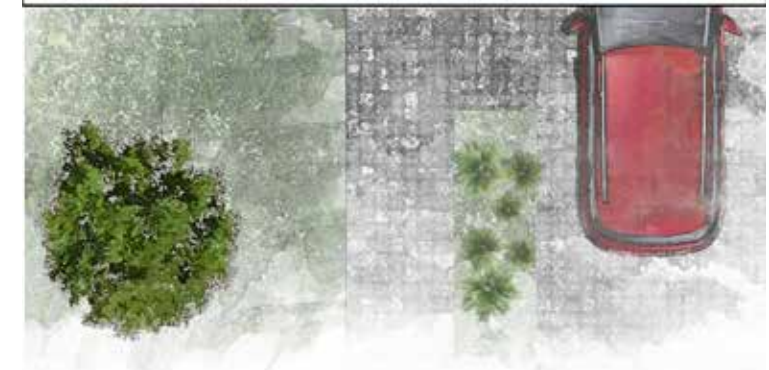
◀ CASA I

- 1 LARGE MASTER
- 2 WALK IN CLOSET
- 3 TV/DEN
- 4 PATIO



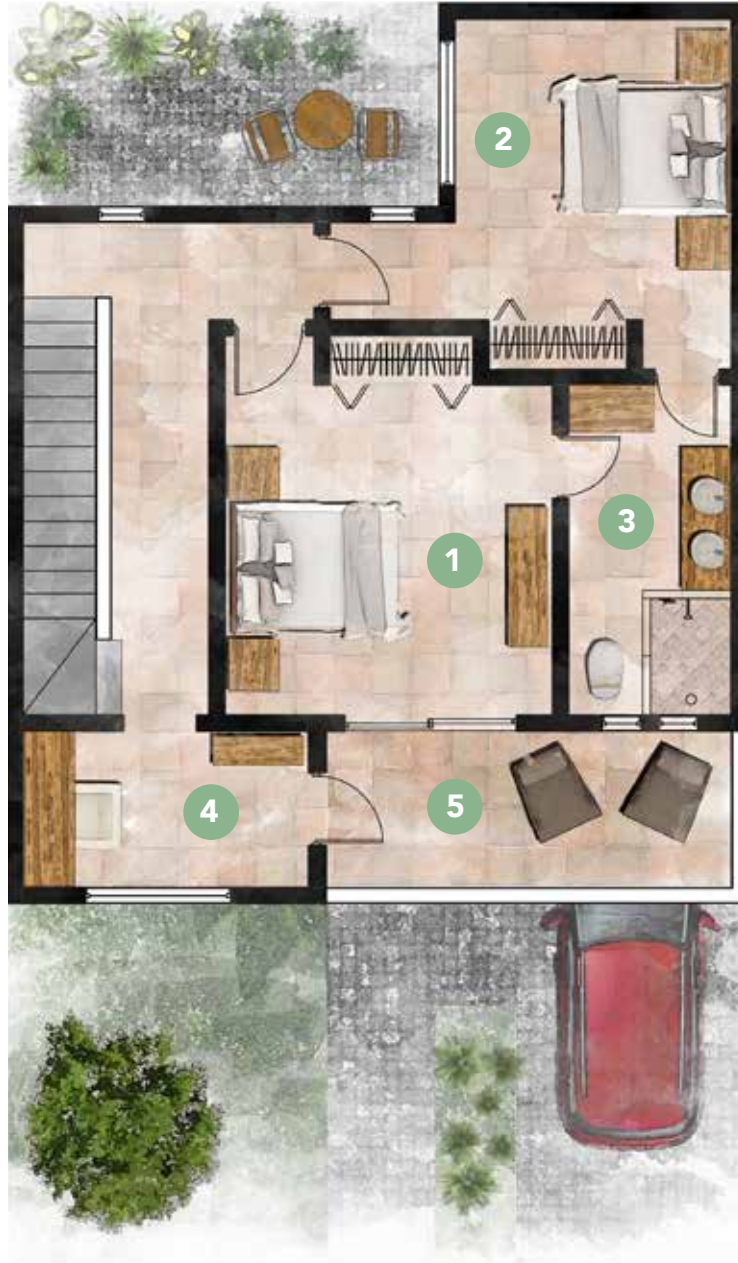
CASA II ▶

- MASTER 1
- GUEST SUITE 2
- SHARED BATH 3
- PATIO 4



1 BEDROOM • 1 LARGE MASTER • 2.5 BATHS
CARPORT • ROOF PATIO

3 BEDROOMS • 2.5 BATHS • CARPORT
ROOF PATIO



◀ CASA III

- 1 MASTER
- 2 GUEST SUITE
- 3 SHARED BATHROOM
- 4 OFFICE
- 5 PATIO

3 BEDROOMS · 2.5 BATHS · STUDIO
CARPORT · ROOF PATIO



CASA IV ▶

- MASTER 1
- GUEST SUITE 2
- BATHROOM MASTER 3
- BATHROOM GUEST SUITE 4
- PATIO 5

3 BEDROOMS · 3.5 BATHS · CARPORT
ROOF PATIO

roof

PATIO

AURORA HOMES





wellax

UNWIND

This special stretch of land along the arroyo accommodates twelve homes in a private neighborhood. The lots are generally similar in size and shape, and all homes face south. Each home is nestled in its own lot, featuring an enclosed courtyard parking space, and a patio to relax and enjoy the sunshine. Every home has an intimate rear courtyard that allows the internal spaces to flow outdoors, a perfect place to mingle with friends during an evening BBQ.

SPECIFICS

LOT NUMBER OPTIONS	LOT M2	HOME SQ FT	OPEN PATIO SQ FT	MODEL	CASA I	SECOND FLOOR OPTIONS
LOT 1	159.27	2003	417	Soft Modern	\$325,000.00	Casa 1 or 2
LOT 2	129.56	2075	351	Soft Colonial	\$295,000.00	Casa 3
LOT 3	131.69	2093	334	Colonial	\$295,000.00	Casa 4
LOT 4	136.99	2003	417	Soft Modern	\$295,000.00	Casa 1 or 2
LOT 5	151.75	2075	351	Soft Colonial	\$325,000.00	Casa 3
LOT 6	167	2003	417	Soft Modern	\$345,000.00	Casa 1 or 2
LOT 7	166.86	2003	417	Colonial	\$345,000.00	Casa 4
LOT 8	166.73	2075	351	Soft Colonial	\$345,000.00	Casa 3
LOT 9	254.32	2093	351	All Models	\$425,000.00	Casa 1,2,3 or 4
LOT 10	209.11	2093	334	Colonial	\$395,000.00	Casa 4
LOT 11	175.7	2003	417	Soft Modern	\$375,000.00	Casa 1 or 2
LOT 12	142.28	2075	351	Soft Colonial	\$325,000.00	Casa 3

PAYMENT SCHEDULE

\$1,000 USD UPON SIGNING OF THE PROPOSAL OF PURCHASE

50% UPON SIGNING OF THE BUY-SELL AGREEMENT WITH ALL SPECIFICATIONS OF THE HOME

20% WHEN THE 2ND FLOOR IS POURED

20% WHEN INSTALATIONS OF FINISHES BEGIN

10% UPON COMPLETION OF THE HOME AND CLOSING

*Information is deemed to be correct but not guaranteed.

MODEL OPTIONS

COST

Casa 1	NONE
Casa 2 Upgrade - 2 Bedrooms Share Bath	\$3,500.00
Casa 3 Upgrade - 2 Bedrooms 2 Bathrooms	\$9,500.00
Casa 4 Upgrade - 2 Bedrooms Shared Bath + Office	\$13,500.00
100 Sq Ft - Extension of first floor den/bedroom and 2nd floor bedroom available on lots 6-12	\$18,500.00

site plan



A man and a woman are shown from the chest up, looking down at a set of architectural plans they are holding. The man, on the left, is wearing a white fedora-style hat with a dark band and glasses. The woman, on the right, is wearing a wide-brimmed straw hat with a small decorative element on top. She is pointing her right index finger upwards. Both are smiling and appear to be in a sunny, outdoor setting, possibly a construction site or a sunny day in a park. The background is blurred, showing some vertical lines and warm light.

CHOOSE YOUR FAVORITE ARCHITECTURE STYLE

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

AURORA HOMES



colonial

Our Colonial style exterior offers San Miguel architectural treatments and colors. Handmade iron exterior lighting fixtures. Mexican ceramic tile floor choices, raised panel solid wood interior doors and cabinets. Granite counter tops, 1st floor beamed ceilings. Hand made exterior iron and glass doors and windows. Traditional plumbing fixtures and stone sinks. The front exterior features cantera stone window and door frames. Colonial coping on top of exterior walls and handmade iron work.





SOFT *colonial*

A beautiful San Miguel Mexican exterior ready to receive a flourishing garden. Mexican ceramic tile floor choices. Raised panel solid wood interior and cabinet doors. Granite counter tops, 1st floor beamed ceilings. Hand made exterior iron and glass doors and windows. Traditional plumbing fixtures and stone sinks. The front exterior features cantera stone window and door frames.

SOFT *modern*

Imagine...Mexican ceramic tile floors, smooth face interior doors and cabinets with European hinges and pulls. Granite counter tops in the kitchen and travertine bath counters. Smooth gesso walls and ceilings with wood beams. Custom iron windows and doors with modern panes. Modern plumbing fixtures and sinks designed and made in Mexico.

Uniquely designed fireplace. The exterior elevation is designed with details and hand rails that are custom made iron and unique lighting to create the soft Mexican modern styling.



BUYER SPECIFICATIONS

STRUCTURE

- HSM engineers our structures from the soil conditions throughout your home to insure a lifetime of structural integrity.
- Foundations are steel reinforcement concrete including a vapor barrier underneath the 1st floor slab to avoid any moisture intrusion.
- The homes are post and beam concrete and steel reinforced frames with locally made brick walls.

MECHANICAL SYSTEMS

- Electrical system engineered with grounded circuits throughout.
- Plumbing system engineered with 4" drains at all bathrooms.
- Hose bibs located in front and rear courtyards.
- Gas is installed to an outlet in each room for buyer supplied heaters. Dryer, range and water heater gas outlets installed as needed. A 300-liter gas tank onsite with easy access for filing without the gas service ever entering your home.
- Water system to include two sealed 2500 liter tanks with a pressure system submersible pump to provide water as needed.
- Water heaters to be energy efficient tankless Bosch Model Balanz. Separate heaters for each floor to provide instant hot water as needed.

KITCHEN

- Solid 3/4" plywood cabinets custom fabricated with full extension Euro guides at all drawers and Euro hinges on each cabinet door.
- Three choices of granite counter tops.
- Approximately 70 cubic feet of storage.
- 30" Stainless Steel Sink by Teka (Disposal Ready)
- Interceramic Faucet Choices
- 30" Range/Oven
- 30" Refrigerator
- Dishwasher Ready Cabinet Space
- Stainless Steel Exhaust Fan

LIGHTING

- All lighting LED unless not available.
- Recessed LED lighting in Kitchen, bathrooms, hallways etc.
- Dining Room hanging lamp.
- Fireplace ceiling art light.
- Bathroom Mirror light fixtures.
- Exterior locally made artisan light fixtures.



EXTERIOR DOORS + WINDOWS:

- All windows and doors custom fabricated by local craftsmen from tubular and solid steel.
- All windows to include built in screens.
- All front elevation windows and doors to be framed with hand carved cantera stone.
- Street pedestrian door to be solid wood with metal edge to prevent warping.
- Street intercom to kitchen with video upgrade available.
- Street auto entry doors with power provided for optional electric openers.
- Hand made artisan exterior light provided with inside switch.

INTERIOR DOORS:

- Door choices to be all solid core and hung in frameless jambs.
- Door hardware choices in traditional or modern styles.

FLOORS:

- All interior and roof patio floor tile choices fabricated from Mexican quality high fired ceramic tile.

GROUND LEVEL PATIO:

- Patio surface to be Adoquin stone.
- Exterior Lighting.
- Hose bib.
- Exterior Electrical Outlet:
- Gas Outlet @ Rear.
- Stub outs for future irrigation.

ROOF PATIO:

- Dining area patio roof.
- Patio lighting.
- Mexican ceramic tile laid over torch down waterproof membrane.
- Laundry room and ½ bath.

CLOSETS:

- All closet doors solid wood.
- All closets to include continuous shelf and chrome clothes pole.

BATHROOMS:

- Interceramic traditional or modern faucet choices.
- Porcelain or hand made stone sink choices.
- Tile showers with built-in nichos and shower doors.
- Full mirrors with light fixtures above.



WE CREATE BEAUTIFUL HOMES, FOR BEAUTIFUL LIVES.

Over the last two decades Home San Miguel has built quality homes in San Miguel de Allende. Our home clusters, located in the best areas of San Miguel's Centro neighborhoods, embrace their owners with wellbeing, comfort, and the beauty of San Miguel de Allende.

AGENT

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homesanmiguel.com



WHAT PEOPLE ARE SAYING

"We were looking for a soft Mexican modern rather minimalist home with architectural and structural integrity. At the same time, we wanted a home that would respect and reflect the time-tested magic of San Miguel. **HOME SAN MIGUEL** delivered on exactly what our hearts desired."

Mark / Seattle, Washington
Obraje Cluster Home Owner