

SHELL BUILT · FINISHES OPEN

Casa Cima · M6-L1

Peñas Arriba · San Miguel de Allende

DEVELOPED BY PEÑAS ARRIBA

RBC
ROBERTO BALDERAS CARRILLO
ARQUITECTO

Price on request

592	764	4+s	6+2	2
M² BUILT · 6,373 SQ FT	M² LOT · 8,219 SQ FT	BEDROOMS	BATHS	CARS

FOR SALE · PEÑAS ARRIBA · SAN MIGUEL DE ALLENDE

Casa Cima · M6-L1

THE HOUSE

Casa Cima is the first house of block 6, so its side façade rises from the street as a single wall of natural stone. The social level opens in double height — living, dining and bar in one room that flows to the terrace and to a large garden looking over the community gardens toward the historic center. The master suite is placed on the social level, with its own sitting room, two baths and a double view. Built to shell; a pool facing the town can be added in the garden.

ARCHITECTURE

Double-height social level; master suite deliberately on the same level as the garden, with its own sitting room. Three double bedrooms and a TV lounge upstairs.

SITE

Lot M6-L1, 763.55 m², with one of the largest gardens in the community, looking over the community gardens to the historic center.

MATERIALS

Natural stone; concrete structure. Built to shell — all finishes open.

CONDITION

Shell built; ready for flooring, stone, carpentry and paint. Pool with a view of the town can be added.

POTENTIAL

The freedom to define every finish on a house whose structure, plan and garden are already resolved.

ROBERTO'S NOTES

The master suite is downstairs on purpose: whoever lives here should have the garden and the view without a staircase in between.

— R. Balderas Carrillo, Arquitecto

AT A GLANCE

- Option to add a pool with a view of the historic center inside the garden
- 763.55 m² lot (8,219 sq ft) · 592.06 m² built (6,373 sq ft)
- Double-height living, dining and bar opening to terrace and garden
- Master suite on the social level: walk-in closet, two baths, private sitting room, double view
- Upper level: three double bedrooms, each with full bath, and a TV lounge
- Kitchen with pantry room, staff quarters, garage and storage
- Option to add a pool facing the historic center
- Shell built — finishes chosen with the architect

PROGRAM

Ground level

Garage and storage · master suite with walk-in, two baths and sitting room · double-height living, dining and bar · kitchen with pantry · staff room · terrace with dining and lounge · garden

Upper level

TV lounge · three double bedrooms with full baths

Baths

6 full + 2 guest half-baths

LOCATION

Lot M6-L1, the first house of block 6 in Peñas Arriba, San Miguel de Allende — about 7 minutes from the historic center.

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Casa Cima · M6-L1
Developed by Peñas Arriba
https://rbc-realestate.vercel.app
English & Spanish

Prices in MXN; USD figures approximate at prevailing exchange rates. Specifications, availability and delivery subject to change without notice. This sheet is not a binding offer.

PLANS

Casa Cima · M6-L1 · floor plans

GROUND FLOOR



UPPER FLOOR



GALLERY 1





