

UNDER CONSTRUCTION · FINISHES OPEN

Casa Horizonte · M4-L7

Peñas Arriba · San Miguel de Allende

DEVELOPED BY PEÑAS ARRIBA

RBC
ROBERTO BALDERAS CARRILLO
ARQUITECTO

MX $32,500,000 ≈ US $1.91M

622	827	5	5½	2
M² BUILT · 6,693 SQ FT	M² LOT · 8,905 SQ FT	BEDROOMS	BATHS	CARS

FOR SALE · PEÑAS ARRIBA · SAN MIGUEL DE ALLENDE

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THE HOUSE

Casa Horizonte is shaped by its topography. Rather than levelling the land, the house follows the slope of the hill: you arrive at the upper level — living, dining, kitchen, terrace and pool — and the house steps down so that every principal room faces the historic center of San Miguel. Rock revealed by the excavation was left exposed inside as the wall of the wine cellar.

ARCHITECTURE

Section-driven plan on two levels. The social level and pool sit at the top with the entry; the bedrooms step down toward the garden. The principal rooms are oriented to the view of the historic center.

SITE

Lot M4-L7, upper tier of Peñas Arriba, a gated community on the hillside above San Miguel with a protected line of sight to the Parroquia. Excavated rock kept inside the house as the cellar wall.

MATERIALS

Stone on façades and retaining walls; concrete structure; large glazing toward the view. Flooring, kitchen, baths, stone and lighting still to be selected.

CONDITION

Under construction at an advanced stage; elevator-ready. Delivered with finishes selected by the buyer.

POTENTIAL

A view house of this size whose finishes are still open — the buyer defines the final level of the house without waiting for a full build.

> ROBERTO'S NOTES
>
> *The house was drawn from the section. The site decided where to enter, where to sleep and where to look; the plan simply followed. Whoever buys it now still gets to decide the materials of every surface they will touch.*
>
> — R. Balderas Carrillo, Arquitecto

AT A GLANCE

- 622 m² (6,693 sq ft) built on an 827 m² (8,905 sq ft) lot
- 5 bedrooms: three on the entry level (one convertible to staff), two below · 5½ baths
- Pool and pergola terrace facing the Parroquia
- Wine cellar in the excavated rock · elevator-ready
- Under construction — finishes chosen by the buyer

PROGRAM

Upper level — entry

Entry court and two-car garage · living-dining with open kitchen · primary suite with two walk-ins and two baths · study with bath · two bedrooms · linen room · covered terrace · sun deck with pool

Lower level

Two large en-suite bedrooms · family room · wine cellar in the excavated rock · elevator shaft · private garden facing the center

LOCATION

Lot M4-L7, upper tier of Peñas Arriba, San Miguel de Allende — about 7 minutes (1.8 mi) from the Jardín Principal. BJX airport ~1 h 15, QRO ~1 h.

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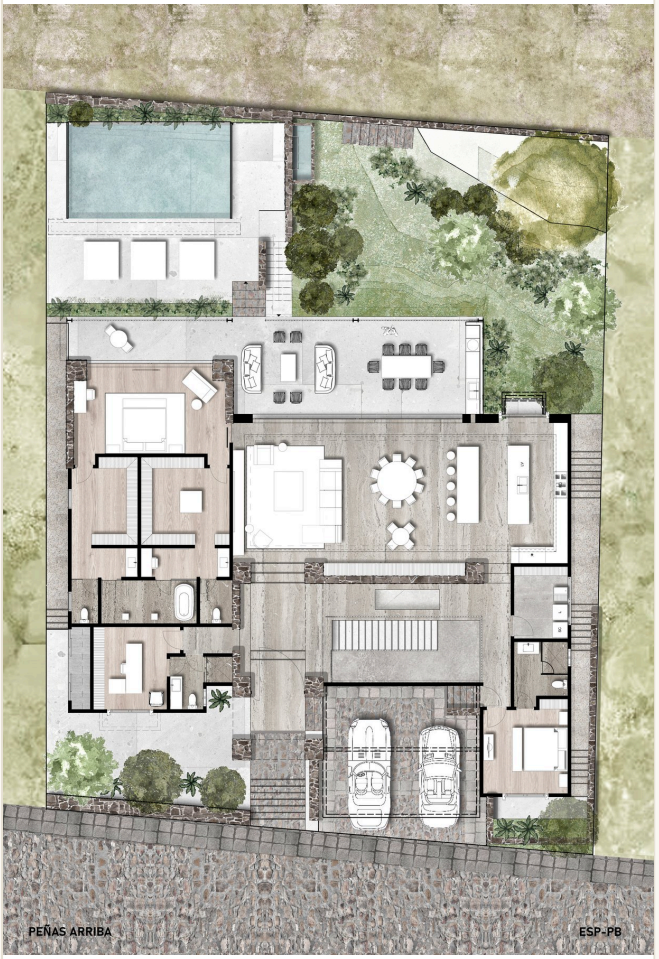
Casa Horizonte · M4-L7
Developed by Peñas Arriba
https://rbc-realestate.vercel.app
English & Spanish

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 Horizonte · M4-L7 · floor plans

GROUND FLOOR



UPPER FLOOR



GALLERY 1

















GALLERY 2











