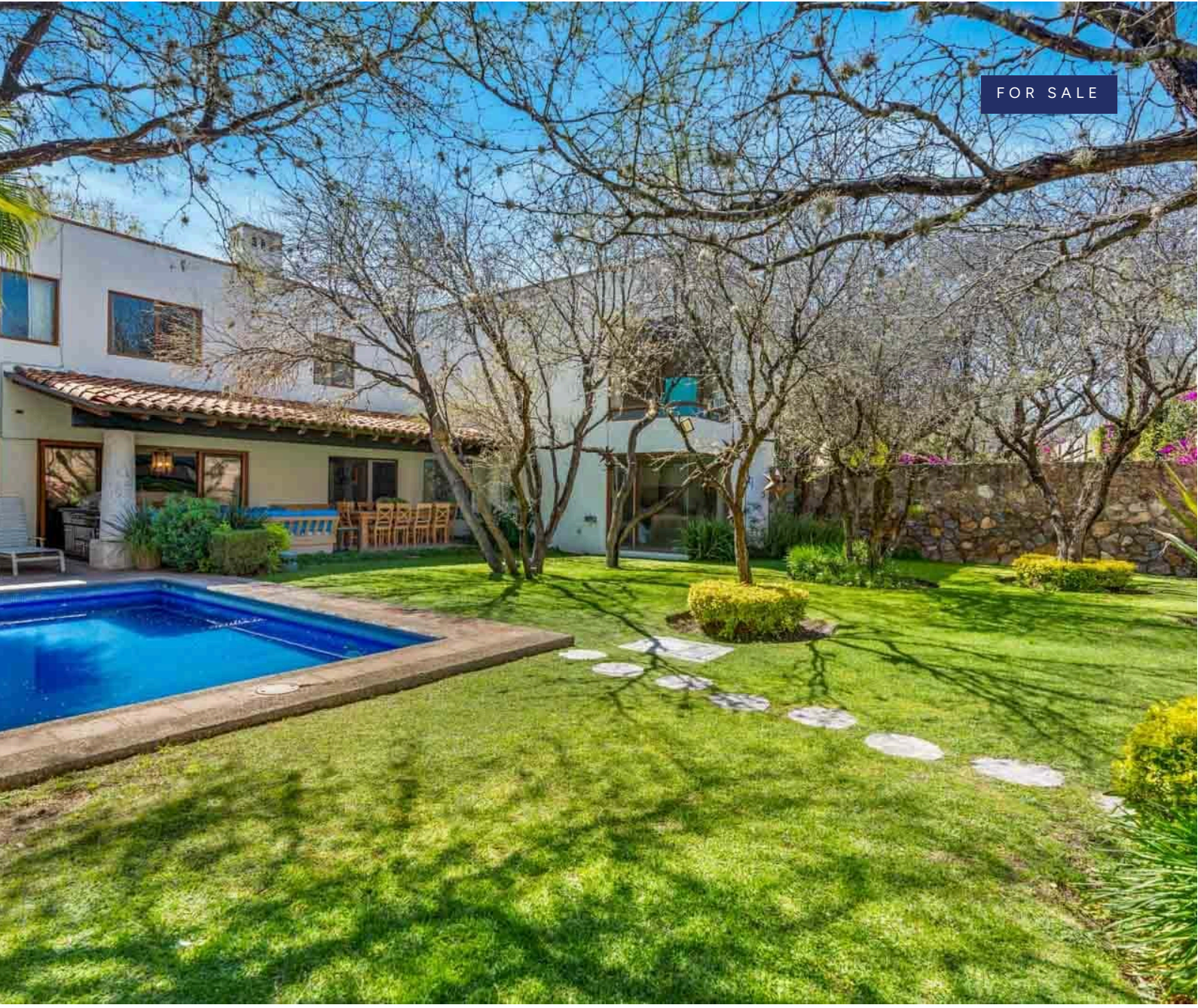


BUILT · LARGE GARDEN

Casa Puerta Azul

Los Huizaches · San Miguel de Allende

DESIGNED AND BUILT BY espacios y formas

RBC
ROBERTO BALDERAS CARRILLO
ARQUITECTO

MX $10,995,000 ≈ US $647K

379	952	4	5	2	Pool	A/C
M² BUILT · 4,080 SQ FT	M² LOT · 10,247 SQ FT	BEDROOMS	BATHS	CARS	& GARDEN	EVERY BEDROOM

FOR SALE · LOS HUIZACHES · SAN MIGUEL DE ALLENDE

Casa Puerta Azul

THE HOUSE

Casa Puerta Azul sits in Los Huizaches, a residential community in the lower part of Los Frailes built around a landscape of native huizache trees, where the houses were designed in harmony with the terrain. The house was designed and built by espacios y formas. Its great asset is the garden: a large, private 952 m² lot where huizaches frame the grounds and the pool anchors the outdoor life — for entertaining, family gatherings or simply privacy. Inside, warm stone and wood details carry the authentic Mexican character; four bedrooms, one of them on the ground floor, each with its own mini-split; a fireplace for the cooler months. A quiet setting minutes from the San Miguel de Allende reservoir, ideal for walks in nature.

ARCHITECTURE

Traditional Mexican architecture — stone and wood — organised around the garden and pool; one bedroom on the ground floor, three above.

SITE

Los Huizaches, lower Los Frailes, San Miguel de Allende: a community developed around native huizache trees, minutes from the reservoir.

MATERIALS

Stone and wood throughout; fireplace; mini-split air conditioning in every bedroom.

CONDITION

Built; ready to move in.

AT A GLANCE

- 379 m² (4,080 sq ft) built on a 952 m² (10,247 sq ft) lot
- Large private garden framed by native huizache trees
- Pool for entertaining and family gatherings
- 4 bedrooms — master on the ground floor — and 5 baths
- Staff room · 2-car garage
- Mini-split A/C in every bedroom · fireplace
- Authentic Mexican architecture in stone and wood
- Minutes from the San Miguel de Allende reservoir
- Designed and built by espacios y formas

PROGRAM

Ground floor

Entry and vestibule · living room with fireplace and bar · dining · kitchen · guest toilet · covered terrace · pool and garden · master bedroom with bath · staff room with bath and service patio · 2-car garage

Upper floor

Three bedrooms with baths · family room · closet · roof terrace

LOCATION

Los Huizaches, lower part of Los Frailes, San Miguel de Allende — a quiet residential community minutes from the reservoir.

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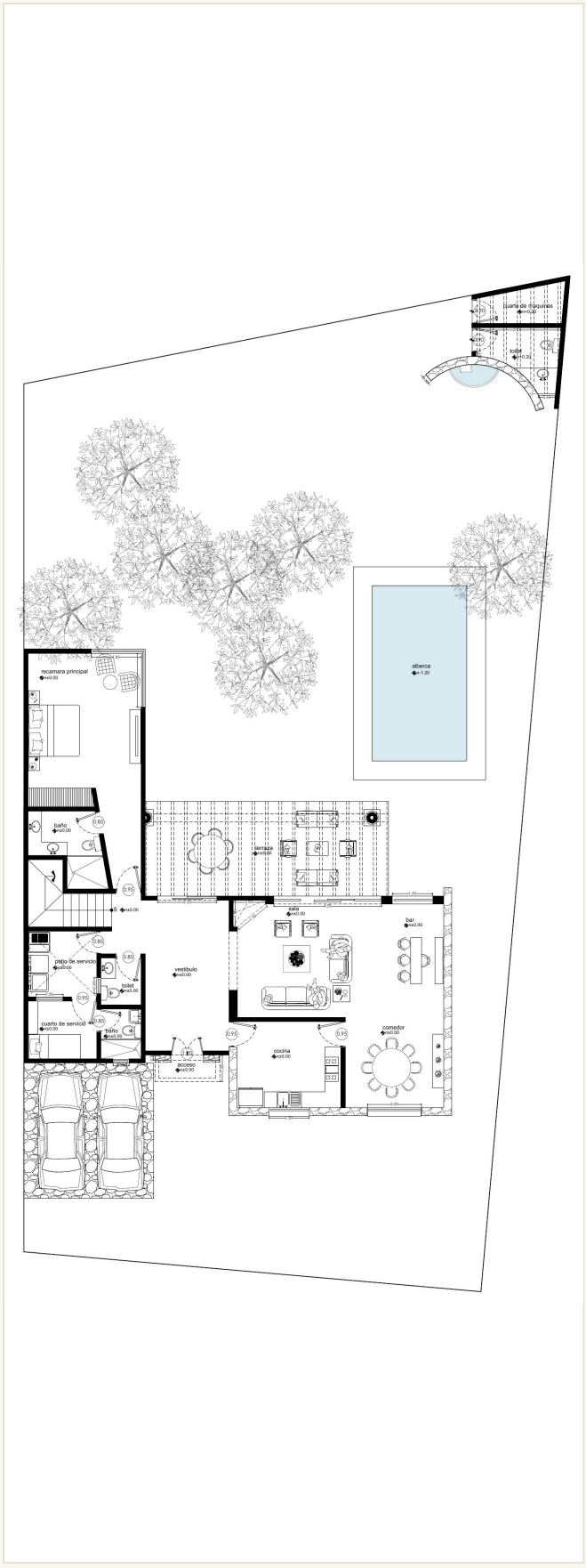
Casa Puerta Azul
Designed and built by espacios y formas
https://rbc-realestate.vercel.app
English & Spanish

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.

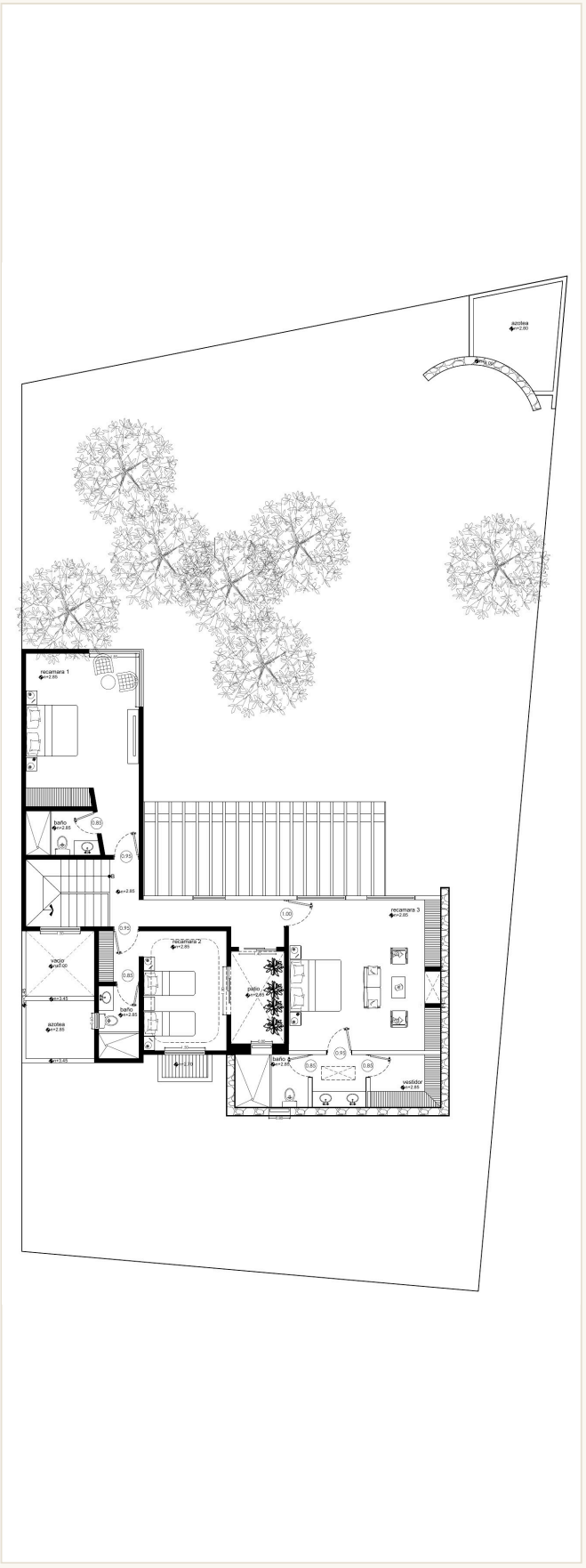
PLANS

Casa Puerta Azul · floor plans

GROUND FLOOR

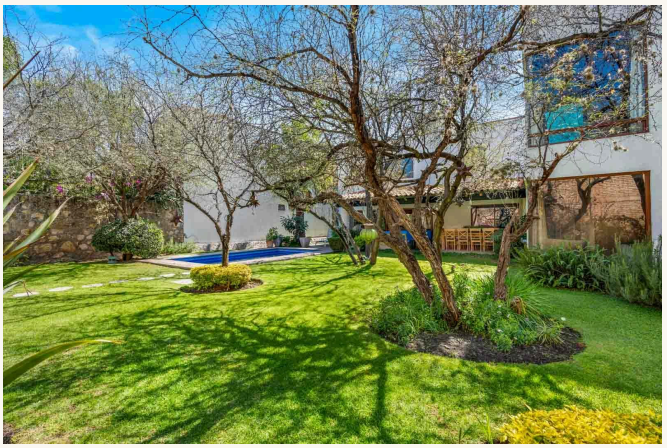


UPPER FLOOR



GALLERY 1

















GALLERY 2

















GALLERY 3









