



INVIERTE EN PROYECTOS **SAHAI** EN SAN MIGUEL DE ALLENDE

INVESTS IN **SAHAI** REAL ESTATE IN SAN MIGUEL DE ALLENDE

RESIDENCES
SAN MIGUEL DE ALLENDE

F R A C T I O N A L

CASA IZMIR | CASA AMBÁS

Terraces



Like you,
WE ARE IN LOVE WITH SAN MIGUEL DE ALLENDE!

Recognized as a World Heritage Site by UNESCO, ranked the Best City in the World and recently the Best Small City in the World to Live in, SMA stands out for its tourist attractions and its cultural richness.

These attributes make it an excellent option to invest in a property where you will enjoy not only luxury and comfort, with the confidence where your wealth and value grows.



Este extraordinario desarrollo residencial compuesto por 98 terrenos está diseñado para hacerte vivir el lujo y el confort que te mereces, en un entorno que celebra la naturaleza y lo mejor de San Miguel de Allende.



WINNER
2021

This extraordinary residential development composed by 98 lots is designed to make you live the luxury and comfort you deserve, in an environment that celebrates nature and the best of San Miguel de Allende.



AVANCE DE OBRA | WORK IN PROGRESS



Disfruta 16 amenidades premium

Enjoy 16 premium amenities

- Alberca
- Alberca para niños
- Jacuzzi
- Gimnasio
- Cuarto zen
- Sala de lectura
- Roof garden
- Shuttle
- Asadores
- Ludoteca
- Club del vino
- Club del café
- Ciclovía
- Juegos infantiles
- Fire pit
- Cuarto de vapor
- *Swimming pool*
- *Children's pool*
- *Jacuzzi*
- *Gym*
- *Zen room*
- *Reading room*
- *Roof garden*
- *Shuttle*
- *Grills*
- *Playroom*
- *Wine club*
- *Coffee club*
- *Cycle path*
- *Children's Playground*
- *Fire pit*
- *Steam room*





SAHAI
RESIDENCES - SAN MIGUEL DE ALLENDE



SAHAI
FRACTIONAL

Planes Comerciales

LOTE	PRECIO DE LISTA
A+	\$ 8,900
A	\$ 7,200
P+	\$ 7,800
O	\$ 7,600

P+: TERRENOS DE PARTICULARES
O: TERRENOS EN OPORTUNIDAD

Commercial Plans

LOT	PRICE LIST FT
A+	\$ 41.34 USD
A	\$ 41.34 USD
P+	\$ 36.23 USD
O	\$ 35.40 USD

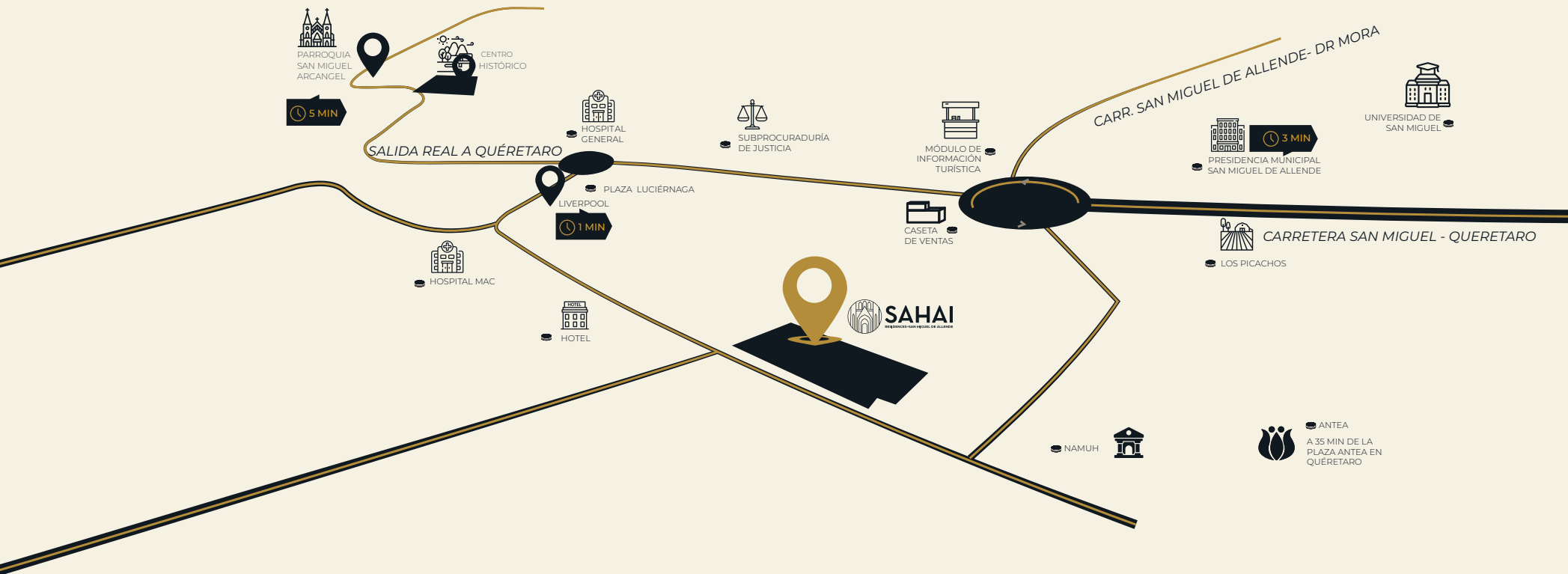
P+: PRIVATE LAND
O: OPPORTUNITY LAND

The price in dollars will be calculated according to the exchange rate in effect on the day of contracting.



UBICACIÓN

LOCATION





SAHAI
FRACTIONAL

SAHAI FRACTIONAL es un modelo innovador para la adquisición de segundas casas de descanso. Pagando solo una fracción recibes una residencia de lujo completamente amueblada y equipada, para descansar como te mereces. Tu inversión incluye servicio de Concierge y las 16 amenidades premium de SAHAI Residences.

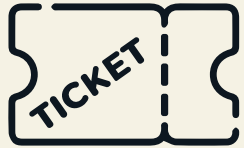


WINNER
2022

SAHAI FRACTIONAL is an innovative model for the acquisition of second homes. Paying only a fraction you receive a fully furnished and equipped luxury residence, to rest as you deserve. Your investment includes Concierge and the 16 premium amenities of SAHAI Residences.

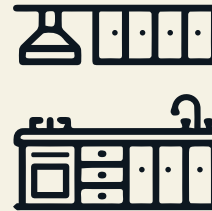
¿CÓMO FUNCIONA SAHAI FRACTIONAL?

HOW DOES SAHAI FRACTIONAL WORK?



Dividimos una propiedad de lujo en tickets de inversión.

We split a luxury property into investment tickets.



La residencia se entrega completamente amueblada y equipada.

The residence is fully furnished and equipped.



El propietario de cada ticket tiene derecho a usar la residencia por un número determinado de semanas al año que podrás elegir en calendario.

The owner of each ticket is entitled to use the residence for a certain number of weeks per year, which you can choose in the calendar.



Cada que uses tu residencia, nuestro exclusivo Concierge se encargará de tenerla lista y como a ti te gusta.

Every time you use your residence, our exclusive Concierge will make sure it is ready and just the way you like it.



Para tu tranquilidad, contamos con un reglamento riguroso de accionistas.

Be confident, we have a rigorous shareholder policy.



Además, como propietario puedes usar, rentar, heredar e incluso vender tu fracción y disfrutar de rendimientos por plusvalía gracias a nuestro modelo de accionistas.

In addition, as an owner you can use, rent, inherit or even sell your fraction and enjoy capital gains returns thanks to our shareholder model.

Disfruta tu residencia de lujo compartida en uno de nuestros dos exclusivos modelos

Enjoy your shared luxury residence in one of our two exclusive models



CASA IZMIR

Nos inspiramos en el diseño mexicano contemporáneo para crear una espectacular residencia especialmente para ti.

We were inspired by contemporary Mexican design to create a spectacular residence especially for you.

8 TICKETS

Valor total

\$17,200,000 MXN

*Total value
\$860,000 USD*



**INVIERTE DESDE
\$2,150,000 MDP**

DISFRUTA HASTA 7 SEMANAS AL AÑO

**INVEST FROM
\$107,500 USD**

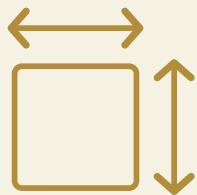
ENJOY UP TO 7 WEEKS A YEAR

CASA IZMIR 67



406m²

**DE CONSTRUCCIÓN
4,370.15 ft² Construction**



410.4 m²

**DE SUPERFICIE
4,417.50 ft² Land**



4 SUITES



JACUZZI



ROOF GARDEN

Cuotas de mantenimiento

Maintenance fees

CASA IZMIR

PAGOS ANUALES DE \$20,000 PESOS TODOS LOS ENEROS*

ANNUAL PAYMENTS OF \$2,000 USD EVERY JANUARY*.

- **Prediales**
Property tax
- **Mantenimiento anual al Condominio SAHAI**
Annual maintenance of the SAHAI Condominium
- **Mantenimeinto anual a la casa (2 semanas se destina a esto)**
Annual maintenance to the house (2 weeks are destined to this)
- **Contabilidad.**
Accounting
- **Seguro.**
Insurance
- **Bolsa de ahorro.**
Savings account

PAGOS MENSUALES DE \$4,000 PESOS LOS 01 AL 05 DE CADA MES

MONTHLY PAYMENTS OF \$200 USD FROM THE 01ST TO THE 05TH OF EACH MONTH

Servicios, (luz, agua, gas, internet, jardinería, mozo, ventanas, limpieza y aseo check out)

Services, (electricity, water, gas, internet, gardening, porter, windows, cleaning and cleaning check out)

Mantenimientos menores.

Minor maintenance.

Administración / concierge.

Administration / concierge.

***Comenzando en 2023**

****Pago extraordinario por predial y Cuota Mantenimiento SAHAI 2022**

**Beginning in 2023*

***Extraordinary payment for property tax and SAHAI Maintenance Fee 2022*

The price in dollars will be calculated according to the exchange rate in effect on the day of contracting.

Disfruta tu residencia de lujo compartida en uno de nuestros dos exclusivos modelos

Enjoy your shared luxury residence in one of our two exclusive models



CASA AMBÁS

Una extraordinaria residencia que conjuga
el diseño arquitectónico, una inigualable
iluminación y la cercanía con la naturaleza

*An extraordinary residence that combines architectural
design, unparalleled illumination and closeness to nature.*

10 TICKETS

Valor total
\$18,000,000

Total value
\$900,000 USD



**INVIDERTE DESDE
\$1,800,000 MDP**

DISFRUTA HASTA 5 SEMANAS AL AÑO

INVEST FROM

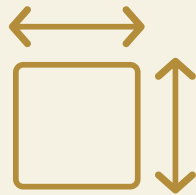
\$90,000 USD

ENJOY UP TO 5 WEEKS A YEAR

CASA AMBÁS 52



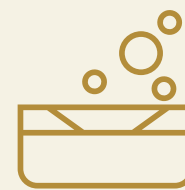
386.42m
DE CONSTRUCCIÓN
4,159.39 ft²Construction



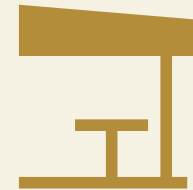
422.86m²
SUPERFICIE
4,583.91 ft²Land



4 SUITES



JACUZZI



ROOF
GARDEN

Cuotas de mantenimiento

Maintenance fees

CASA AMBÁS

PRIMER PAGO EXTRAORDINARIO 2022 \$12,000 pesos**

FIRST EXTRAORDINARY PAYMENT 2022 \$600 USD

- **Mantenimiento SAHAI de Abril a Diciembre 2022**
SAHAI Maintenance from April to December 2022
- **Predial 2022**
Property tax 2022
- **Pago anual Cuota de mantenimiento por 5 meses del 2022 (proporcional).**
Annual payment Maintenance fee for 5 months of 2022 (proportional).

PAGOS ANUALES DE \$20,000 PESOS TODOS LOS ENEROS

ANNUAL PAYMENTS OF \$1,000 USD EVERY JANUARY*

- **Prediales**
Property tax
- **Mantenimiento anual al Condominio SAHAI**
Annual maintenance of SAHAI Condominium
- **Mantenimiento anual a la casa (2 semanas se destina a esto)**
Annual maintenance to the house (2 weeks is destined to this)
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Accounting.
- **Seguro.**
Insurance.
- **Bolsa de ahorro.**
Savings..

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MONTHLY PAYMENTS OF \$200 USD FROM THE 01ST TO THE 05TH OF EACH MONTH

- **Servicios, (luz, agua, gas, internet, jardinería, mozo ventanas limpieza y aseo check out)**
Services, (electricity, water, gas, internet, gardening, window cleaner and cleaner check out)
- **Mantenimientos menores.**
Minor maintenance..
- **Administración / concierge.**
Administration /concierge.

****Pago extraordinario por predial y Cuota Mantenimiento SAHAI 2022**

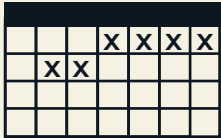
****Extraordinary payment for property tax and SAHAI maintenance fee 2022**

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DISPONIBILIDAD DE TICKETS

Ticket availability

CASA IZMIR

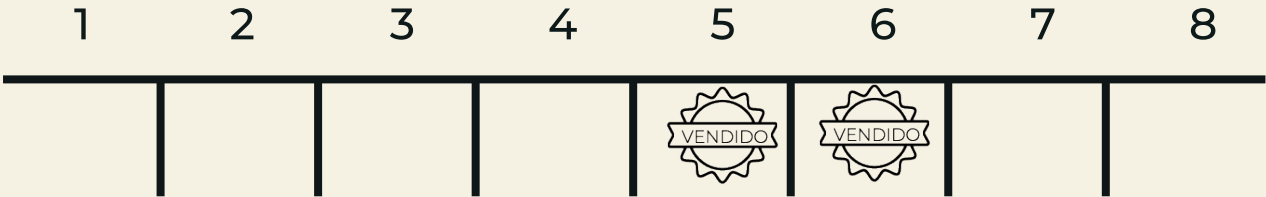


CONSULTA EL CALENDARIO

APARTA DÍAS Y CONGELA PRECIO CON \$10,000

Reserve days and freeze price with \$500 USD

LOT	CONSTRUCTION	TOTAL VALUE	TICKET PRICE
55	4,370.15 ft2	SOLD	\$ 2,000,000
61	4,370.15 ft2	SOLD	\$ 2,100,000
67	4,370.15 ft2	\$860,000 USD	\$107,500 USD
68	PRÓXIMAMENTE	\$880,000 USD	\$110,000 USD



50% + 50%
In advance Once the property is finished

12 MONTHS INTEREST FREE

¡TU OPORTUNIDAD DE INVERTIR ES AHORA!

Consulta disponibilidad con tu Asesor

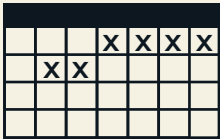
Your investment opportunity is now
Check availability with your Real Estate Agent

The price in dollars will be calculated according to the exchange rate in effect on the day of contracting

DISPONIBILIDAD DE TICKETS

Ticket availability

CASA AMBÁS



CONSULTA EL CALENDARIO

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LOTE	CONSTRUCCIÓN	PRECIO TOTAL	PRECIO TICKET
55	4,370.15 ft2	SOLD	\$ 2,000,000
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52	4,159.39 ft2	\$900,000 USD	\$90,000 USD

1

2

3

4

5

6

7

8

9

10

¡TU OPORTUNIDAD DE INVERTIR ES AHORA!

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Your investment opportunity is now
Check availability with your Real Estate Agent

50% + 50%
In advance Once the property
is finished

4 MONTHS INTEREST FREE

The price in dollars will be calculated according to the exchange rate in effect on the day of contracting



SAHAI
Terraces



Lotes residenciales premium

Premium residential land

De 300 m² a 760 m²

From 3,229.17 ft² to 8,180.57 ft²

PREVENTA

PRESALE



SAHAI Terraces

Es un desarrollo residencial inspirado en lo que más nos gusta de San Miguel de Allende: su espectacular arquitectura, sus colores que evocan a la naturaleza y la magia que se respira en cada rincón.

Por eso, a lo largo de una montaña de fácil acceso, que nos brinda la privacidad del contacto con la naturaleza, SAHAI Terraces se define como un desarrollo único en su diseño arquitectónico y de paisaje, brindando una extraordinaria vista que celebra las alturas de la mejor ciudad del mundo para vivir.

La experiencia se vuelve inigualable con el lujo y la exclusividad que caracterizan los proyectos inmobiliarios de SAHAI.

We are SAHAI Terraces the residential development inspired by the most we loved about San Miguel de Allende, His spectacular architecture, the color of his nature and the magic that we experience in every corner of this place.

*SAHAI Terraces defines himself as a unique development in design, architecture and scenery, giving us and extraordinary view from the best city for living in the world.
The experience from SAHAI Terraces became incomparable, all because the luxury and the exclusivity that distinguish our real estate projects.*



Dale la bienvenida a una espectacular
forma de vivir en San Miguel de Allende

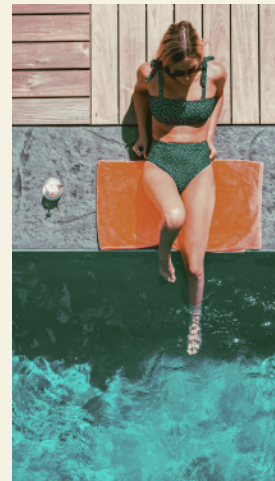
Welcome to the new spectacular way to live in San Miguel de Allende.

SAHAI *Terraces*

Disfruta 15 amenidades premium

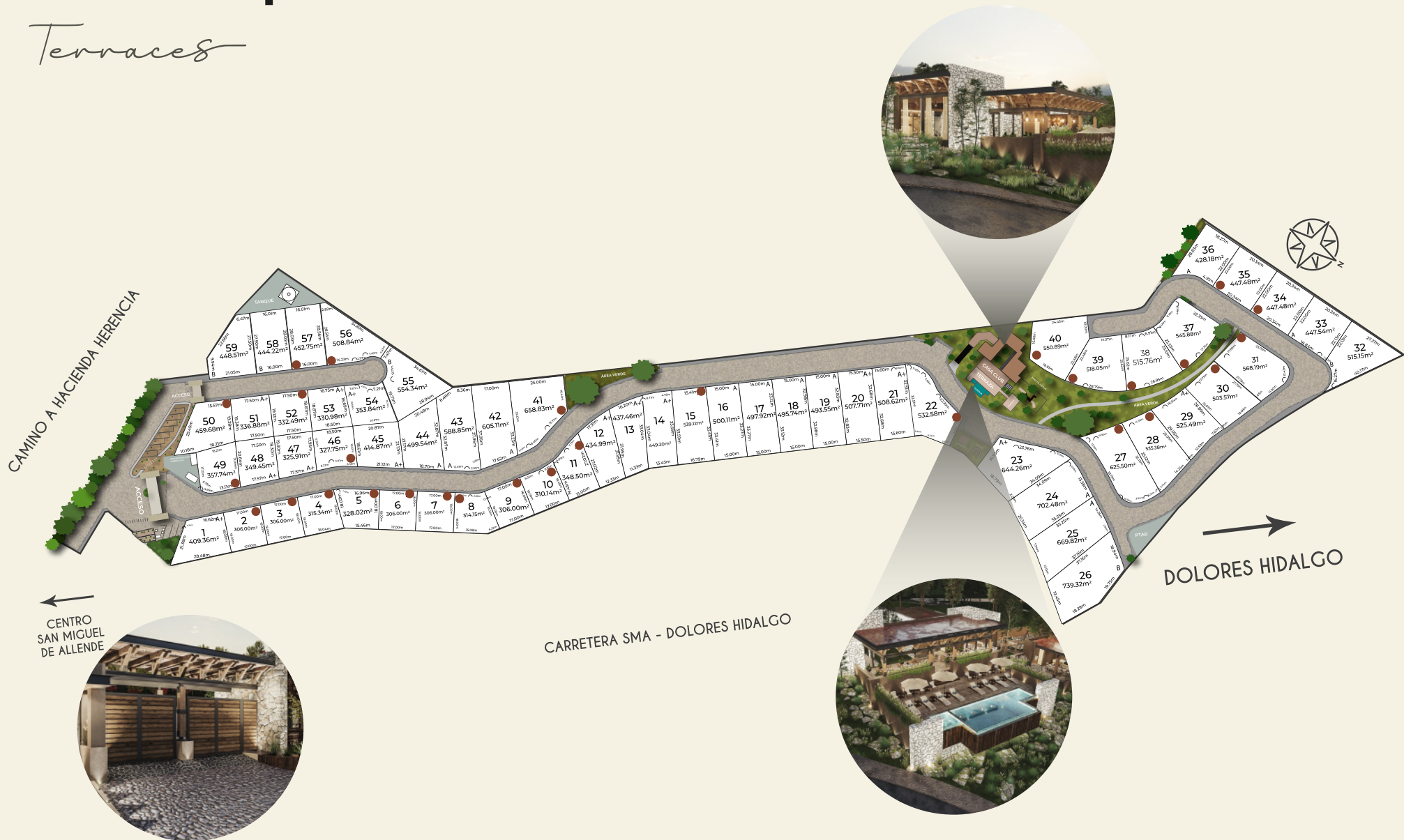
15 premium amenities to giving you luxury experiences

- Alberca
- Chapoteadero
- Jacuzzi
- Gimnasio
- Mirador
- Sala de lectura
- Terraza social
- Juegos infantiles
- Palapa con asador
- Club del vino
- Club del café
- Jogging track
- Shuttle
- Fire pit
- Vapor
- *Swimming pool*
- *Children's pool*
- *Jacuzzi*
- *Gym*
- *Viewpoint*
- *Reading room*
- *Social terrace*
- *Playground*
- *Palapa with grill*
- *Wine club*
- *Coffee club*
- *Jogging track*
- *Shuttle*
- *Fire pit*
- *Steam room*



Master plan

Terraces



Vendidos ●



Disfruta lo que más te gusta de la vida

Enjoy what you like most in life.



PLANES COMERCIALES

Commercial Plans

Terraces

	DISCOUNT	DOWN PAYMENT
CASH	15%	NA
12 MIF*	10%	0%
24 MIF*	5%	0%
60 MONTHS CREDIT	NA	20%

**Months interest free*

***Choose to pay your down payment in
6 months interest free or in a single payment, with a 10% discount.*

*Ask your Real Estate Agent for availability and promotions.
Prices and commercial plans may change without prior notice.*



Terraces

UBICACIÓN

- En la salida a Dolores Hidalgo.
- A 8 minutos del Centro.
- A 3 minutos de Ventanas Club de Golf.

LOCATION

- At the exit to Dolores Hidalgo.
- 8 minutes from downtown.
- 3 minutes from Ventanas Golf Club





¿POR QUÉ INVERTIR EN SAHAI?

Con cada uno de nuestros proyectos, buscamos darle valor a tu inversión ofreciéndote terrenos residenciales con la mejor plusvalía, urbanización con una visión estratégica, perdurable a través del tiempo y responsable con el medio ambiente. Además de brindarte siempre una experiencia de lujo y confort con nuestras Casas Club y amenidades premium.

Hacemos lo que nos apasiona: darte la confianza de que tu inversión está segura en proyectos SAHAI.

Why invest in San Miguel?

In each one of our projects, we seek to give you investment offering you residential lots with the best capital gain, housing development with a strategic vision, permanent over time and responsible with the environment. Besides to provide the most luxury and comfort experiences in our club house and premium amenities.

We do what we loved: provide you the trust that you invest is secure in our SAHAI projects.



RESIDENCES
SAN MIGUEL DE ALLENDE

F R A C T I O N A L

CASA IZMIR | CASA AMBÁS

Terraces

UN PROYECTO DE

