

ART, REFINEMENT, AND SOPHISTICATION

PENTVIEW VILLAS C3/C4/D3/D4

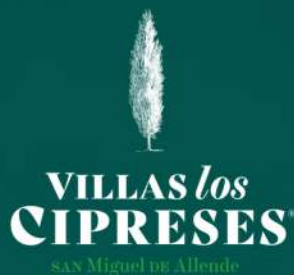
LOCATED WITHIN THE EXCLUSIVE VILLAS LOS CIPRESES DEVELOPMENT, ON THE PENTVIEW LEVEL, THIS RESIDENCE OFFERS GENEROUS INTERIOR SPACES AND DIRECT ACCESS TO THE WATER PAVILION; AN EXCEPTIONAL SANCTUARY FOR RELAXATION AND ENJOYMENT.

VILLAS *los*
CIPRESES

SAN Miguel DE Allende

VILLAS *los*
CIPRESES®

SAN Miguel DE Allende



VILLAS los CIPRESES

SAN MIGUEL DE ALLENDE

With a privileged location in the HOT SPOT of San Miguel de Allende, close to all services, Villas los Cipreses is an exclusive residential enclave distinguished by its elegance and serenity.

Villas Los Cipreses offers its residents a refined environment of comfort and tranquility, framed by a vibrant atmosphere of art, sophistication, and cultural richness.

Enjoy our luxurious villas, curated culinary experiences, natural gardens, wellness and dream-like amenities.

Amenities



Swimming pool with 2 lap lanes, ISO 9000.



Jacuzzi with firepit, ISO 9000.



Lounge areas and sun deck



Fitness Studio



Spa and steam area



Garden of Contemplation



Balance Garden - Karesansui



Meditation Labyrinth



Hall of Culture, Cinema, and Art



Tasting room and wine cellars

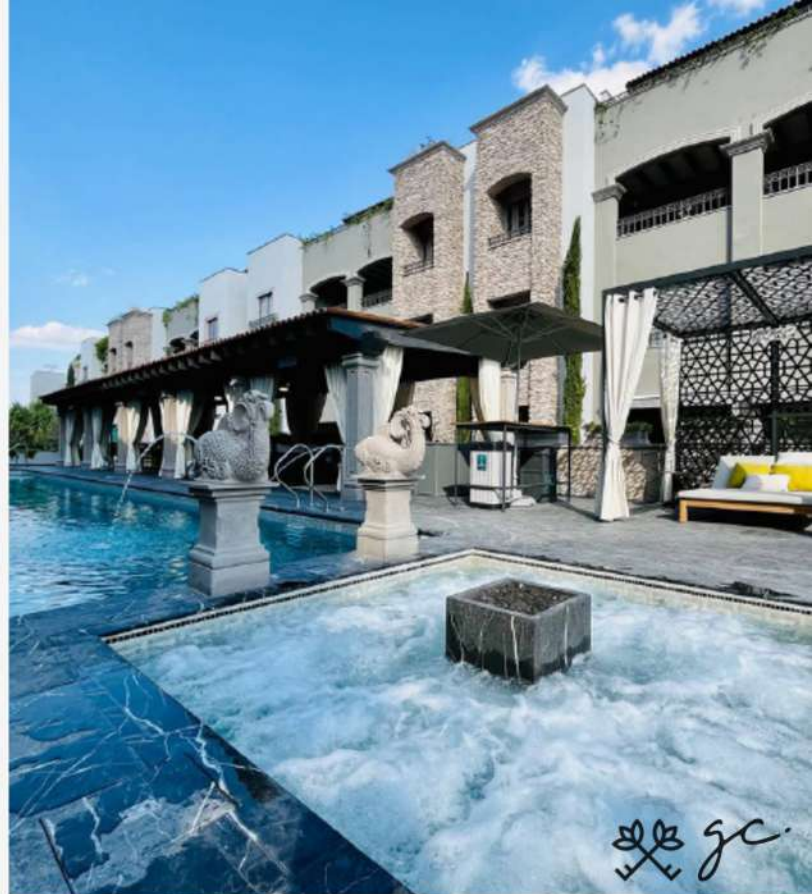


Il posto delle Bocce and Yoga



Guest and/or service bedrooms

SUPERIOR RATIO OF AMENITIES IN RELATION TO THE NUMBER OF VILLAS.



VILLAS C3/C4/D3/D4 AGUADULCE

PENTVIEW

Luxury Villas

ONLY 10 MINUTES
FROM THE HISTORIC
CENTER

- **Customizable villa: option of 3 bedrooms or 2 bedrooms with a study.**
- **Possibility to choose from a wide selection of extras.**



Some photos may be of the model home, used as reference



What These Villas Offer

M2 construction: C3 194.06 M2
C4 193.77 M2
D3 193.77 M2
D4 194.06 M2

-  **8** Occupants Capacity
-  **3/2** Customizable bedrooms
 - Master Suite with dressing room
 - Junior Suite with walk-in closet
 - Bedroom 3 with closet or Study
-  **4** Full bathrooms / option with 3 bathrooms + extra pantry
-  **1** Kitchen Studio with breakfast bar
-  **1** Spacious living room with fireplace
-  **1** Dining room for 8 seatings
-  **1** Foyer
-  **1** Covered outdoor terrace
-  **1** Laundry room and pantry
-  **1** Private covered parking
-  **1** Direct access from the ELEVATOR



VILLAS C3/C4/D3/D4

Features

Spacious Interiors, light-filled rooms designed for comfort. The ceiling height exceeds conventional standards, enhancing the sense of space.

Large-format, high-quality porcelain floors contribute to visual elegance and continuity.

Open-plan living room with hand-carved stone fireplace ideal for gatherings or quietly enjoying the warmth of the fire.



The dining room's main wall is enhanced with decorative coverings and wooden shelves, ideal for displaying artwork.

Spacious covered terrace with wooden beams, framing panoramic views of the Grand Water Pavilion and the Contemplation Garden, a private green area and preparations for electric retractable awnings.

Premium aluminum window frames with wood finish. **Includes electric blinds and curtains.**

Architectural lighting design to create a warm atmosphere, with accent and dimmable lights. **The installation already includes a home automation system.**





The kitchen, conceived as a Kitchen Studio with breakfast bar, stands out for its beautiful black granite surfaces, spacious cabinetry, and premium equipment including:

Tempered glass cooktop and ceiling mounted cylindrical hood, dishwasher, pull-out accessories for spices, oils, cleaning items, and a large pull-out next to the refrigerator space, along with soft close hardware and courtesy lighting under the cabinets.

Additionally, it features a 5-stage water purification system with independent faucet and connection to the refrigerator's water dispenser and ice maker, retractable multi-outlet charging tower in the breakfast bar, plate holder, cutlery trays, integrated trash bin under the sink, soap dispenser, and connections for a food waste disposer.

Strategically adjoining the kitchen is a practical pantry with space for a laundry center and an additional granite countertop.



g.c.



Two cozy bedrooms, each with a spacious and functional full bathrooms. One offers an inspiring view of the Contemplation Garden, both provide privacy and a serene atmosphere, ideal for resting or reading. They are equipped with generous storage space in the dressing area and closet.

Beautiful bathrooms with integrated niches, clad in marble across countertops, floors, and shower walls. Equipped with tempered glass shower doors and wall-mounted under counter cabinets for storage space.

 gc.





Majestic Master Suite. A refined sanctuary that showcases artisanal touches: exposed wooden beams across the ceiling, hand-decorated terracotta tiles accompanied with niches behind the headboard. A cozy fireplace and a private balcony provided with aluminium shutters for privacy and intimacy.

The spacious walk-in closet is impeccably organized, offering generous hanging space, elegant drawers, and dedicated compartments for accessories, shoes, luggage, linens, even a discreet hamper for laundry.

The master bath stands out with its distinctive finishes and materials, setting it apart from the rest of the villa.

A large marble vanity features twin sinks and wall-mounted premium fixtures, set above a floating cabinet. A composition that is both functional and serene, designed for daily comfort with enduring elegance.

Enjoy a fully equipped steam cabin: glass enclosures and installed equipment, featuring an elegant marble bench for rest and an extraordinary relaxation experience.

JB GC.



EXTRAS ALREADY INCLUDED



“Agua Viva Ikozenhua” system

Hydrodynamic system that revitalizes water by reorganizing its molecules through natural vortices, imitating the flow of springs. Without filters or chemicals, it improves taste and hydration, and reduces scaling—all without electricity or maintenance.



Climate control

Air conditioning systems installed in the living room, dining room, master bedroom, junior suite, and bedroom #3, featuring state of the art equipment, remote control, and compatibility with smart apps for maximum comfort.



Retractable awnings

Easily extends when shade is needed and retracts effortlessly—ideal for regulating light and temperature without compromising aesthetics.



Refrigerator

Elegant black glass French Door refrigerator, featuring IonClean odor-control technology for superior food preservation, premium organization, and ultra-quiet operation—perfect for contemporary kitchens.



Laundry center

Sleek-design laundry center with large-capacity for big loads, efficient and quiet washing, smart features, and premium finish to simplify laundering in demanding homes.



Built-in convection oven and microwave

Combines modern design, energy efficiency, and multiple cooking functions. Features automatic cleaning systems. Ideal for those seeking practicality, safety, and performance.



Built-in coffee maker

Elegantly integrated into the kitchen cabinetry, offering automated preparation of espresso, cappuccino, and other varieties at the touch of a button. Design, convenience, and high-quality coffee right at home.



Built-in warming drawer

Discreet and functional design. Keeps dishes at the ideal serving temperature, with adjustable controls and capacity for plates, cups, or food. A refined touch that enhances the experience in high-end kitchens.



Food waste disposer

Ideal for keeping the kitchen free of organic waste, quietly and efficiently. Compact design that optimizes space and cleanliness.



Smart home system

The Bticino Living Now system integrates lighting and scene control via premium switches and an app, allowing the home to be automated, monitored, and personalized with elegant design and smart compatibility.

ADDITIONAL EXTRAS



Steam cabin

Shower module with marble bench for resting, electric steam generator with digital controls, and specialized fixtures for interior emission. Includes adaptation of enclosures, bathroom furnishings, and necessary installations.



Curtains and blinds

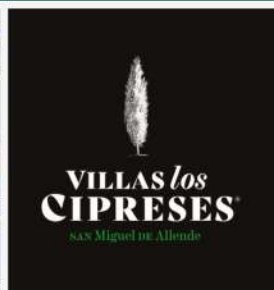
Curtains included on living-dining. Motorized Hunter Douglas curtains in living-dining and bedroom areas, seamlessly integrated with smart home systems to elevate ambiance, privacy, and design.



Installations for electric vehicle charger

Ductwork, wiring, and accessories to enable an electric vehicle charging point.

(Charging equipment not included.)

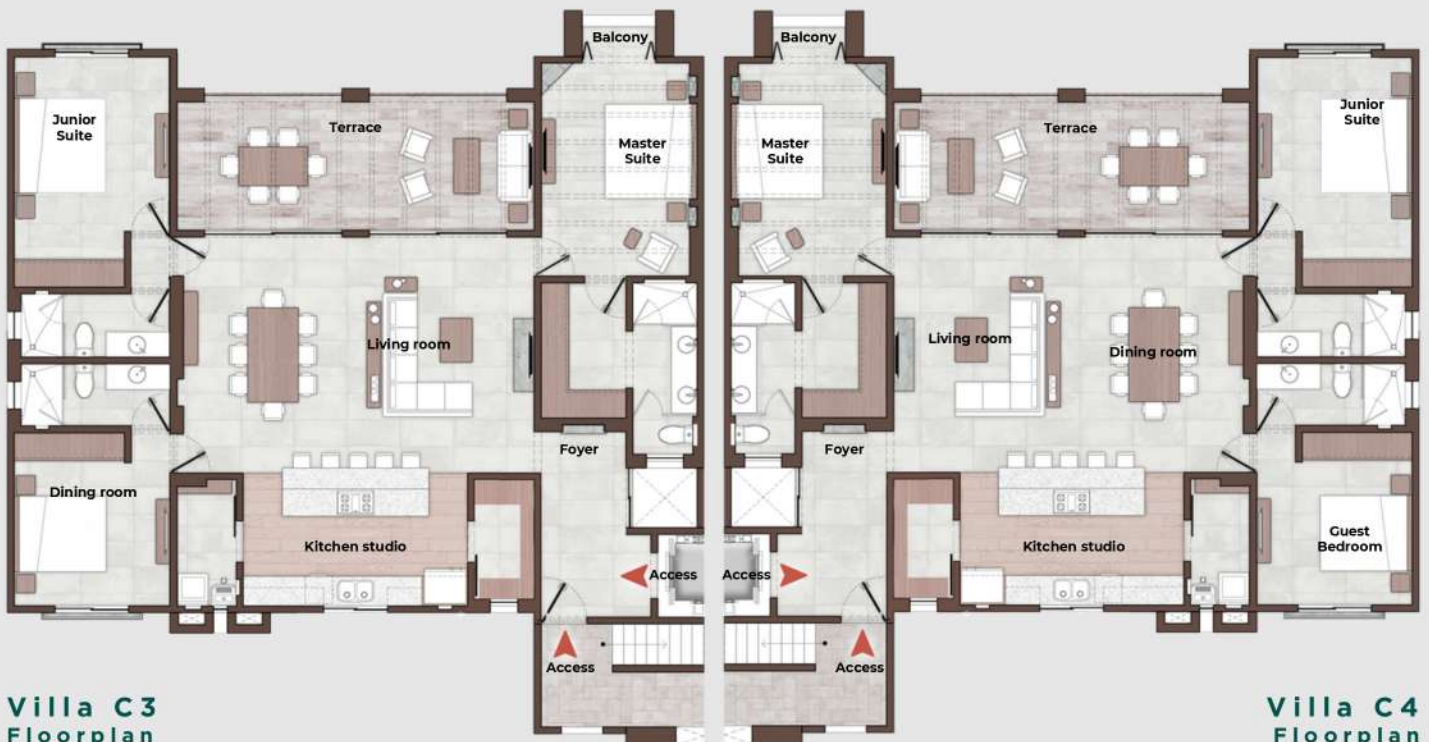


VILLA C3/C4 AGUADULCE

PENTVIEW



Project layout



Villa C3
Floorplan
Representative layout:
2 Bedrooms, Pantry

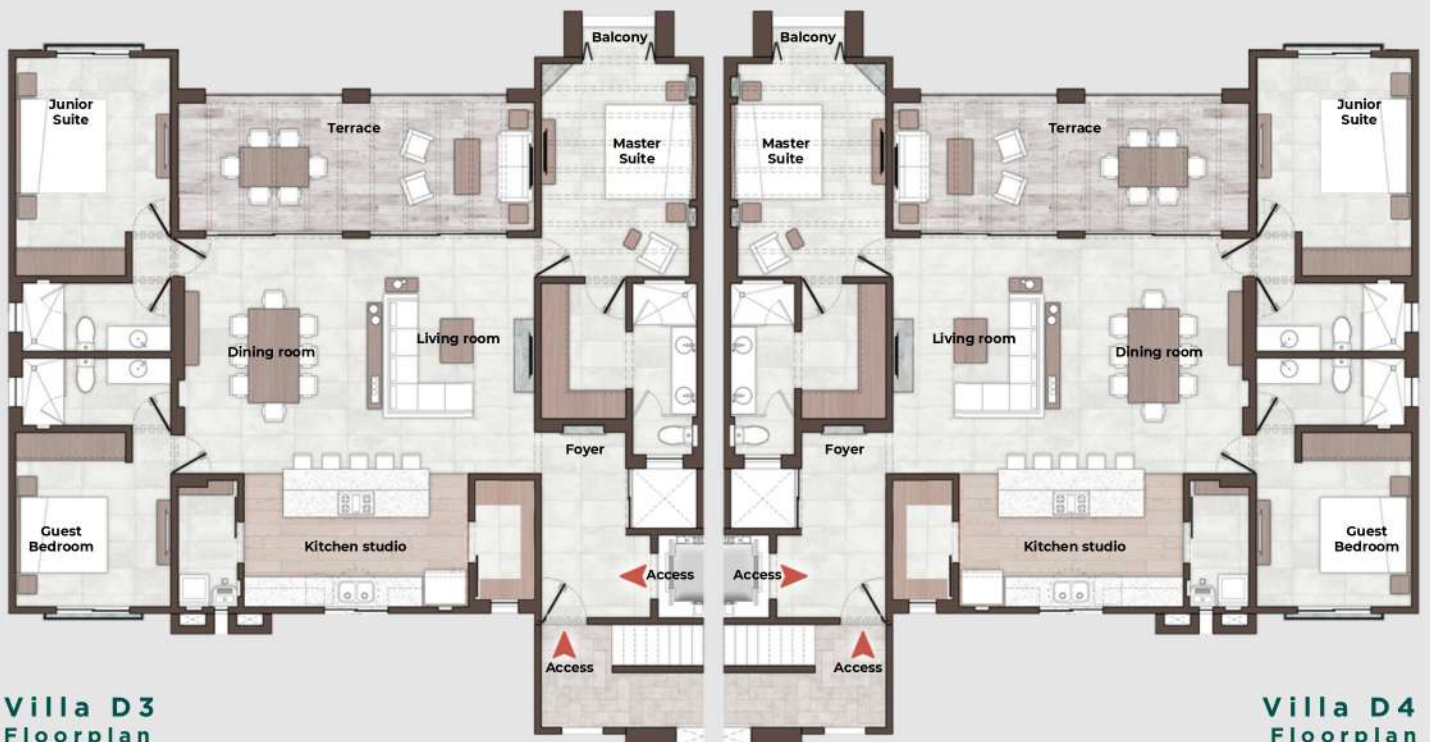
Villa C4
Floorplan
Representative layout:
3 Bedrooms, pantry

VILLA D3/D4 AGUADULCE

PENTVIEW



Project layout



Villa D3
Floorplan
Representative layout:
3 Bedrooms, Pantry

Villa D4
Floorplan
Representative layout:
3 Bedrooms, Pantry

**VILLAS *los*
CIPRESES**
SAN MIGUEL DE ALLENDE

ADDRESS

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THE PLEASURE OF **LIVING**

