



CONNIE DE GROOT

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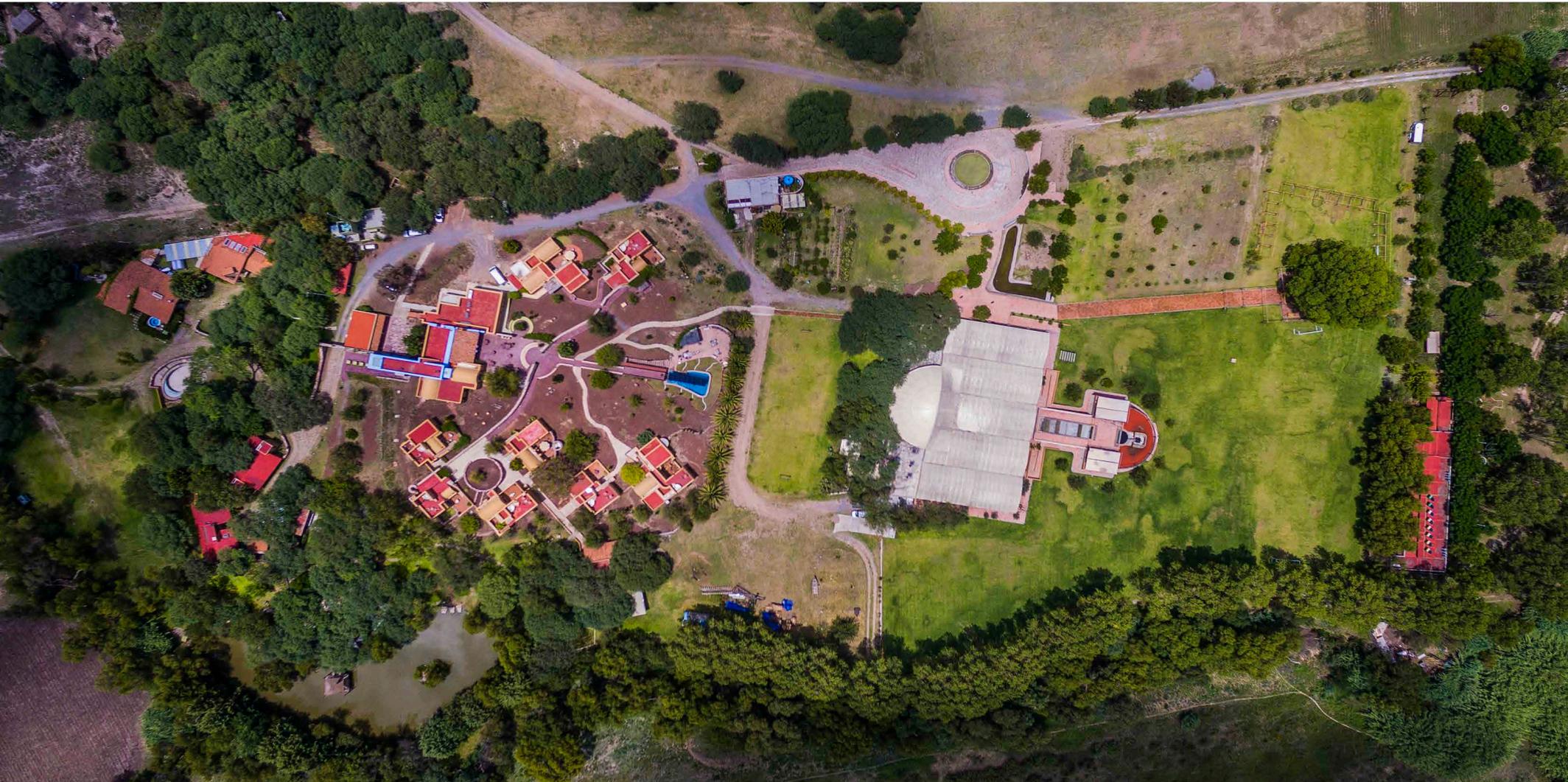
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CASA DE AVES
SAN MIGUEL DE ALLENDE, MÉXICO



THE MAJESTIC ESTATE OF CASA DE AVES IS NESTLED HALF WAY BETWEEN THE HISTORIC AND ECLECTIC CITY OF SAN MIGUEL DE ALLENDE AND THE SANCTUARY OF ATOTONILCO (AN UNESCO WORLD HERITAGE SITE). UPON ENTERING YOU ARE HIDDEN AWAY FROM THE WORLD AS YOU BECOME SURROUNDED BY SUBLIME GARDENS DESIGNED TO GRACE ANY EVENT WITH PASTORAL ELEGANCE AND EXCLUSIVE, IMPECCABLE AMENITIES.

CASA DE AVES IS A ONE-OF-A-KIND DESTINATION FOR FAMILY AND FRIENDS WHERE FUN FILLED MEMORIES CAN BLOSSOM AT EVERY CORNER. THE EVENT CENTER HAS HOSTED SOME OF THE LARGEST EVENTS IN SAN MIGUEL DE ALLENDE SUCH AS GLAMOUROUS WEDDINGS, FIRST COMMUNIONS, BIRTHDAYS AND INTIMATE FAMILY GATHERINGS.





THE PROPERTY ALSO BOASTS A WORLD-CLASS RESTAURANT ALONG THE BANK OF A SWAN LAKE. PEACEFUL, QUIET, RELAXING, AND IDEAL FOR A WEEKEND LUNCH WITH FRIENDS OR COLLEAGUES. THE CULINARY SELECTIONS ARE AS EXCEPTIONAL AS THE HOTEL ITSELF, AND THE MENU FEATURES A FUSION OF INTERNATIONAL CUISINE PREPARED WITH LOCALLY SOURCED INGREDIENTS TO PLEASE ALL PALATES.

THE EIGHT PRIVATE VILLAS STYLED TO THE COLONIAL AND SPANISH ARCHITECTURE OF SAN MIGUEL DE ALLENDE OFFER COMFORT AND LUXURY AS EACH SPACE HAVE BEEN THOUGHTFULLY DESIGNED WITH A FOCUS ON RELAXATION AND VISUAL PERFECTION WITH ALL THE MODERN AMENITIES. AND FOR LARGER GATHERINGS, CASA DE AVES ALSO FEATURES 10 SUITES IN THE AREA KNOWN AS THE "NIDO" WITH EACH SUITE HAVING ACCESS TO COMMON ROOMS WITH SKY VIEWS TO TAKE IN THE BEAUTIFUL SUNRISES AND SUNSETS.



THERE IS NEVER A DULL MOMENT AT CASA DE AVES AS THE GROUNDS ALSO OFFER A VAST RANGE OF OUTDOOR ACTIVITIES FOR BOTH ADULTS AND CHILDREN: TEAM SPORTS, BICYCLING, HORSEBACK RIDING, HIKING, VENTURING OFF ON A KAYAK OR ACROSS THE LAKE ON A ZIP LINE, AND PLENTY MORE.

THIS IS THE FIRST TIME THIS FAMILY-OWNED ESTATE HAS EVER BEEN AVAILABLE, AND CASA DE AVES IS A PERFECT INVESTMENT OPPORTUNITY TO EXPAND THE HOTEL AND SERVICES, OR DEVELOP THE PROPERTY INTO A GRAND FAMILY ESTATE. IT'S A BUYER'S DREAM.

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EVENT CENTER



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RECEPTION AREA FOR HOTEL

LIVING AREA

BILLIARDS/ GAME ROOM,

READING / QUIET ROOM

BREAKFAST AREA

A WORLD CLASS RESTAURANT NESTLED ON A SERIES OF TERRACES OVERLOOKING THE LAKE.

8 SEPARATE VILLAS

KITCHEN,

PRIVATE PATIO

JACUZZI

SLEEP UP TO 20 GUESTS.

EL NIDO - DESIGNED AS 10 SEPARATE "BUNK ROOMS" THAT SLEEP UP TO 5 IN EACH.

COMMON LIVING AREA, KITCHEN, AND OUTDOOR AREA.

50 PERSON CAPACITY.

EVENT CENTER - CAN HANDLE EVENTS UP TO 1200PEOPLE

A RECEPTION AREA WITH LOUNGE SEATING, FIRE-PITS FOR COOL EVENINGS AND TRICKLING FOUNTAINS FOR AMBIANCE.

HAS AN AREA FOR BRIDES AND GROOMS TO PREPARE FOR THEIR WEDDING

AN ADDITIONAL GRILLING COVERED EATING AREA

OUTDOOR ACTIVITIES

KAYAKS

ZIPLINE

2 SOCCER FIELDS

TRAMPOLINE

2 COMMERCIAL KITCHENS

LAND 6 HECTARES/14 ACRES

CONSTRUCTION 4,519.41M² / 48,646SQ.FT.

