

TECHNICAL DATA SHEET FOR RENTAL

VILLA 21 HACIENDA LA PRESITA

CONDOMINIUM LAS VILLAS IN HACIENDA LA PRESITA
KM 5.5 BLVD DE LA INDEPENDENCIA, SAN MIGUEL TO DOLORES HIDALGO

LIVING AREA OF VILLA 21 ("CASA ARMENDÁRIZ")

- Lot Size: 347 m²
- Construction Size: 310 m²
- Private Parking for 2 Large Vehicles
- Visitor Parking
- 24-Hour Security
- Gated Community

GROUND FLOOR LAYOUT

- 1 Terrace with outdoor dining table for 4 people
- 2 Distribution lobby
- 3 Bedroom with 2 twin beds, closet, fireplace, full bathroom, air conditioning
- 4 Living room with fireplace
- 5 Dining room
- 6 Fully equipped kitchen with breakfast island, dishwasher, microwave, gas oven, range hood, glass-ceramic cooktop
- 7 Suite 1 with fireplace, walk-in closet, full bathroom, king-size bed

UPPER FLOOR LAYOUT

- 1 Upper floor distribution lobby
- 2 Bedroom or TV room, shares ground floor bathroom, double bed and sofa
- 3 Laundry room
- 4 Service patio
- 5 Terrace
- 6 Double-height ceiling hallway

EQUIPMENT

- Furnished and fully equipped villa with luxury Tuscan-style finishes
- Furniture, décor, rugs, lighting, kitchen equipment
- Private garden areas
- Landscaped common areas
- Clubhouse

CLUBHOUSE DESCRIPTION

- Swimming pool
- Game room
- Gym
- Tennis court
- Bar
- Gardens
- TV lounge

COMMUNITY DESCRIPTION

- Tuscan-style architecture
- 24-hour security
- Gated and controlled access
- Landscaped areas
- Lakes
- Chapel
- Clubhouse
- Walking paths

NEARBY ATTRACTIONS (WITHIN 5 KM)

- Artificial beach
- Vineyards
- Hot springs
- Mayan Bath
- Spas
- Restaurants
- Shopping area
- Atotonilco Parish
- Hospital
- La Aurora Art & Design Center
- Equestrian center
- Bike path
- City Market

RENTAL CONDITIONS

Months	Period	Cost (USD)	Utilities Included	Cleaning Once per Week
1	30 days	\$8,000	Yes	Yes
2	60 days	\$14,000	Yes	Yes
3	90 days	\$18,000	With capped utility limit	Yes
4	120 days	\$20,000	With capped utility limit	Yes
5	150 days	\$25,000	With capped utility limit	Yes
6	180 days	\$30,000	With capped utility limit	Yes
1 Year	360 days	\$60,000	With capped utility limit	Yes