



SONTERRA is an ecologically sound, residential sanctuary twelve minutes from charming, colonial San Miguel de Allende, Mexico. Situated on 13 acres of pristine highlands, its 85 villas will allow residents to live life fully, yet tread lightly on the earth.

In a community of like-minded residents, you will be able to celebrate the good life in an environment of natural beauty, while residing close to a small town brimming with personality, wonderful restaurants and non-stop cultural events. San Miguel's authentic Mexican culture and old world charm make it an ideal vacation or retirement locale.



San Miguel de Allende

SONTERRA is a project of the Sanrod Group, a U.S. custom building and development corporation. Sixteen years ago, these visionaries dreamed of an ecologically green retirement community in Mexico, catering to the needs and lifestyles of active North Americans of the "baby boomer" generation.

It took awhile to find the perfect property (once owned by Anthony Quinn) and to create the team to bring to fruition the vision of Jorge Sanchez, principal developer of SONTERRA. Born and raised in Mexico, Jorge has lived in Austin, Texas for over 20 years and is a U.S. citizen.

With SONTERRA, he merged the best of his two homelands – traditional Mexican culture and design with high-tech U.S. building practices – to create a peaceful oasis that appeals to a maturing and energetic demographic who seek beautiful surroundings balanced with physical, emotional and spiritual wellbeing.

SONTERRA places an emphasis on affordability, keeping the project at a price point that makes it a bargain in any market – and an exceptional bargain in burgeoning, upscale San Miguel Allende where real estate is higher than in other areas of Mexico.

The June 2005 issue of *Mexico Insider* said about San Miguel: "The climate here is wonderful, especially if you like wearing a sweater or light jacket in winter. The town, declared a national historic landmark, is a gem of colonial architecture – truly, spectacularly beautiful."

"San Miguel is a magical place," it continued, "known for its 'creative community' where artists, writers and other creative people avail themselves of the many art galleries, excellent musical events, gourmet restaurants and cantinas that are open into the wee hours."

Founded over 450 years ago, San Miguel has a population of 130,000 residents, of which about 8,500 are foreigners. Its 6,250 foot altitude creates a climate of eternal spring. San Miguel is one of the best preserved colonial towns in the Americas and ranks among the world's most desirable vacation and retirement destinations.

Luxury Lifestyle Blends Elegance with Environment

The SONTERRA community is designed for the "baby boomer" generation – specifically for cosmopolitan people looking for the good life at an affordable price.

If you have ever wanted to live in luxury, amidst inspiring architecture and design – with porters, bellhops, janitors, gardeners, guards, even a bilingual concierge/ secretary at your beck and call, and with the ability to contract for daily/weekly maid service, a cook, private chauffeur or a personal trainer for a fraction of the price you would pay in the U.S. – SONTERRA offers that dream!

This is where creative and cultural pursuits are a seamless part of life and where fitness, health and vitality play a part in everyday living. SONTERRA will nourish your body, mind and spirit.

This unique project is based on *New Urbanism*,* an urban design movement that incorporates walkable neighborhoods, site appropriate architecture, environmental planning, balanced development and green building design. It provides you with a comfortable and secure lifestyle that fosters a sense of community.

(*Find out more about "New Urbanism" at www.cnu.org)



Casa Bonita
constructed in 2005

SONTERRA villas are attractively built in elegant Colonial Mexican styles with top-quality natural materials. Innovative new construction technologies and eco-products such as solar & radiant heaters and water-conservation equipment help protect natural resources without sacrificing the conveniences of a modern lifestyle.

Each villa is sensitively built around its existing environment, with unique nuances to its individual surroundings.

The gated community is located in scenic open countryside between San Miguel de Allende and Dolores Hidalgo. Locally known as the "Golden Corridor," several new residential developments are scheduled or under construction along the highway, including a Jack Nicklaus project with plans for two 18-hole signature golf courses.

Meet the SONTERRA Design Team

SONTERRA is a development of *Sanrod Corporacion Inmobiliaria S.A de C.V.*, a Mexican corporate subsidiary of Sanrod Trade Corporation, based in Austin, Texas. Founded in 1979 as an international sales and marketing company, it is headed by Jorge Sanchez and since 1983 it has functioned as a custom building and developing corporation.

Architects and Designers:

J. J. Camelo Schwarz, Monterrey, Mexico (Designer of four home plans)
With more than 25 years of experience, he is the Senior Architect in charge of the SONTERRA project. His firm specializes in high-end residence design and has completed projects in Mexico, San Antonio and New York. www.jjcamelo.com

SAGO International Architects, Austin, Texas (Master Plan Pre-designers)
This group of bicultural designers fine-tuned the SONTERRA vision and took the premise of an ecological community to the next level, incorporating the concepts of non-vehicular traffic and an array of walking paths.

Boudreaux Firm, Austin, Texas (Master Planners and Landscapers)
The firm provided the inspiration for the final SONTERRA master plan. It includes a man-made lake, as well as a clubhouse and spa complex positioned around seven fountains and pools filled with natural thermal waters. A pond and 3 waterfalls will augment the oxygenation of recovered water.

The design provides for the environmental usage of recycled water to irrigate the native plants that will adorn the grounds. Bernie Boudreaux will design an organic nursery for the cultivation of native trees, herbs, flowers and fruits to be planted on the property.

MARU & Associates. Austin, Texas (Interior Decorator for Model Homes)
Eugenia R. Sanchez, a talented painter and interior decorator, is available to confer with residence owners in Austin or San Miguel. She is very knowledgeable about local resources in either city.

Green Features & Designs

SONTERRA is a gated and secure community of 85 freestanding, individually titled condominium homes sites. Within its walls 5.5 acres are set aside as green space and the 13-acre development has underground utilities, flagstone streets, and paths paved with specially designed crushed granite for easy walking or jogging.

Casa Bonita and **Casa Margarita** are single-story villas that feature two bedrooms and two bathrooms, average 2,050 sq. ft. under roof** and include a deeded share of 1% of the common area, for a total of approx. 5,184 sq. ft.

Casa Nubes and **Casa Paloma** are two-story villas that offer three bedrooms and two and one-half bathrooms, average 2,600 sq. ft. under roof** and also include a deeded shared of 1% of the development's common area.

(* **Rooftop terraces and back patios add additional square footage to each model.)

The projected villas are arranged around the clubhouse, spa and pool in the center of the development. The villas and common areas are meticulously laid out and will be landscaped to maximize privacy and preserve views of the natural beauty of the rugged Sierra Madre Mountains and the high desert plains.

Old World Construction Meets State-of-the-Art Technology

San Miguel has been a designated Mexican national historic treasure since 1926. As a reflection of its local charm, construction of the villas incorporates traditional Spanish Colonial architecture, including earthen abode walls, vaulted *boveda* ceilings (arched brick), natural tile roofing, and locally produced masonry and ironwork.

The year-round temperate climate inspires indoor/outdoor living and the fully finished rooftop terraces of each home are the perfect spot for your evening cocktail as you watch the sunset over the Sierra Madre Mountains. Each home feels a part of its natural surroundings.

Modern construction methods and materials will be used for the core foundations, walls and roofs to ensure U.S. standard quality and durability.

Large kitchens and bathrooms, American cabinetry, modern fixtures and appliances, satellite phone, television and high-speed Internet hookups, three-phase wiring, and under-floor heating systems have all been included to meet U.S. Uniform Building Codes.

SONTERRA villas comply with or exceed ADA Standards for accessible design and U.S. Green Building Program methods.

Ecological Considerations

SONTERRA will incorporate advanced eco-recycling systems that mitigate the development's impact on local water resources and comply with stringent requirements for water purity, usage and discharge demanded by the State of Guanajuato and the Mexican federal government. Water quality exceeds U.S. EPA standards.

All fresh hot water will be heated by solar panels, taking advantage of the area's abundant, year-round sunshine.

Within the development, use of internal combustion engines will be limited to necessary delivery and maintenance vehicles. Transportation of residents within the development will be provided by electric golf carts, bicycles, and other low-impact vehicles utilizing an extensive network of soft paths designed to accommodate the ergonomic needs of walkers and joggers.

Optional walled parking spaces separate from the residential area will be available for residents with private vehicles.

Standard features include:

- Underground utilities: water, sewer, electricity, phone and cable, etc.
- Eco-recycle "third-phased" residual water plant
- Irrigation with sprinkler system utilizing residual reservoirs
- Solar heating systems with hydro-pressure pumps at each villa
- Water reservoir and purification system with anti-bacteria PVC tank systems
- High-strength adobe walls; ecological concrete and plaster; no lead paints

More Amenities & Carefree Ownership

All SONTERRA residents will have access to the resort-like clubhouse facilities and be pampered by a courteous and qualified in-house staff. The clubhouse is the perfect ambiance for relaxation and rejuvenation.

The spa retreat will feature thermal waters drawn from SONTERRA's property and an array of indulgent treatments, as well as a fitness center and a heated outdoor pool and Jacuzzi.

There will be complimentary shuttle transportation to and from nearby San Miguel de Allende, Dolores Hidalgo and Queretaro for shopping and leisure activities.

Optional services will include laundry, private catering, private language and art instructors, specialty tours, airport transfers, and full concierge services.

A Remarkable Investment

SONTERRA is a remarkable investment in the magnificent Central Highlands of Mexico near the picture-perfect town of San Miguel de Allende.

Our mission is to offer an energizing, upscale living environment at a price point that buyers will consider a true bargain alongside comparable options in nearly any North American market.

Turn-key Pricing: Current construction costs are \$118 USD per square foot, plus the lot charge of \$12,000 USD.*** Current pre-construction discounts and free under-floor radiant heating, pre-wiring for air conditioning and a 60-gallon solar water heater make SONTERRA an even more remarkable deal.



Casa Bonita model

Casa Bonita 2-Bedroom/2-Bath Villas

Price per sq. ft. \$118 x approx. 2092 sq. ft. =
\$ 246,856 + \$12,000 lot = Turn Key Price
\$258,856

Casa Margarita 2-Bedroom/2-Bath Villa

Price per sq. ft. \$118 x approx. 1,997 sq. ft. =
\$235,646 construction + \$12,000 lot =
Turn Key Price \$247,646



Casa Margarita model



Casa Nubes model

Casa Nubes 3-Bedroom/2.5 Bath Villa

Price per sq. ft. \$118 x approx. 2,580 sq. ft. =
\$304,440 construction + \$12,000 lot =
Turn Key Price \$316,440

Casa Paloma 3-Bedroom/2.5 Bath Villa

Price per sq. ft. \$118 x approx. 2,619 sq. ft. =
\$309,042 construction + \$12,000 lot =
Turn Key Price \$321,042



Casa Paloma model

*(***Prices are subject to change without notice.*

Each home is custom built and changes will be made to the layout as requested.)

To guarantee your peace of mind, title insurance is offered through First American Title of Fort Lauderdale, Florida. There is a one year total house warranty, including appliances, and additional two years structural warranty.

For more information on Sonterra, [CLICK HERE AND USE THIS FORM.](#)