



About San Gabriel

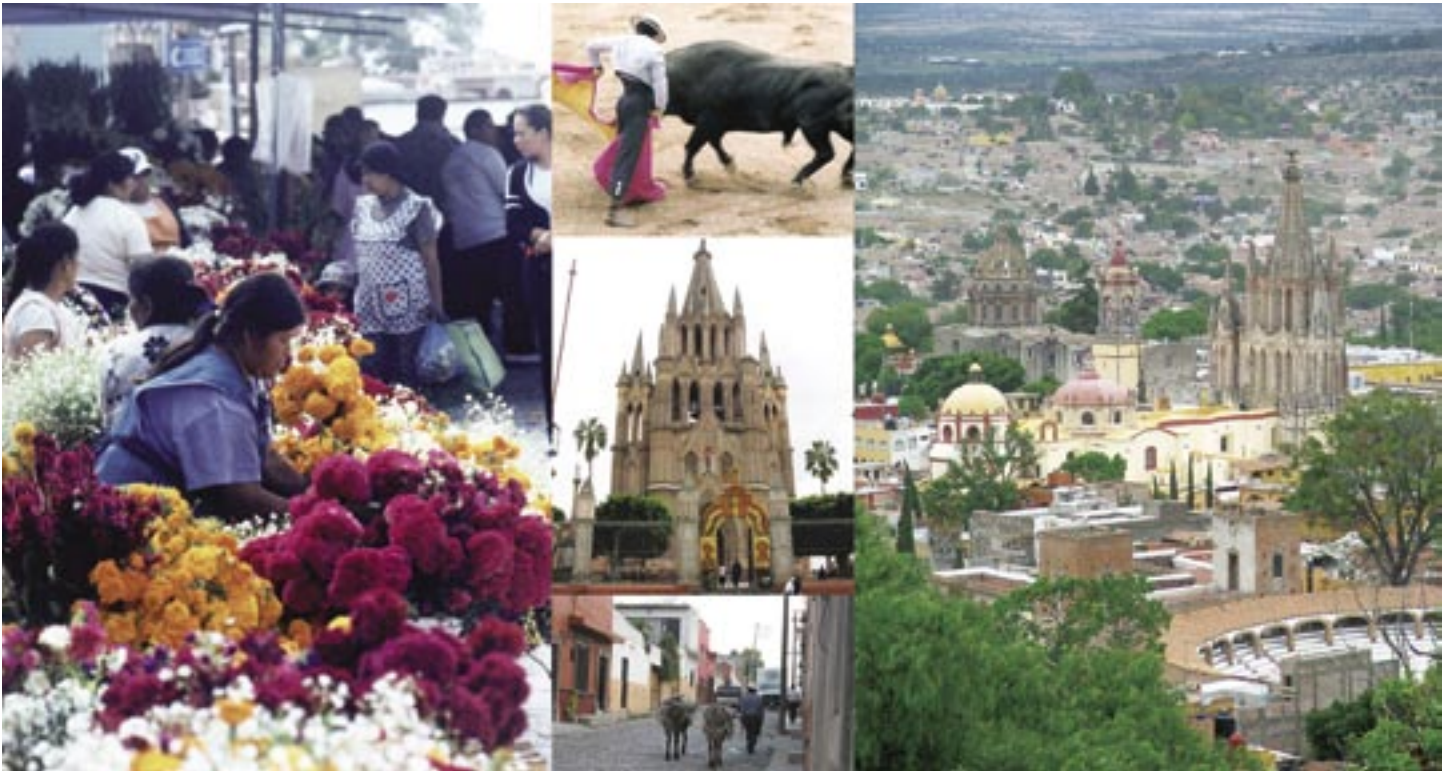
San Gabriel Villas is an active adult community created by Aavan Pro Retirement Villas Mexico to provide a healthy balance of tranquility, cordiality and stimulating recreational activity for its residents. This holistically designed community encourages mental, physical, emotional and spiritual well being. Planned activities will be offered within the community, blending day trips to neighboring towns with far away excursions offering a colorful life full of opportunities for personal growth and cultural integration.

San Gabriel was originally built as a *balneario* or spa, a place where families from all over Mexico could come to spend their vacations relaxing, swimming and enjoying quality time with each other. In keeping with this theme, San Gabriel has 5 guest bungalows and 7 guest suites available for visiting family and friends, competitive rates do apply.

The property itself is bordered by 300 meters of the Laja River and has a securely gated main entrance with a protective wall around its perimeter, spanning an area of approximately 20 acres. The immediate countryside is a place of extraordinary beauty with fauna and flora to captivate the fantasies of both nature lovers and bird watchers alike. Rolling hills of cattle ranches and farms fill the vista in all directions. Quaint shops selling Mexican tiles, authentic antiques and cultural treasures guide you to and from this enchanting community.

We have designed San Gabriel using the model created by the Center for Universal Design at North Carolina State University, a leader in architectural design for retirement communities and handicapped accessible homes and businesses in the United States. By using this model, we have assured that San Gabriel is built according to the standards of AARP. San Gabriel features wheel chair accessibility within external areas with ramps and walkways with a maximum slope of 5%. Golf carts for resident use will be available for transportation within the development.

The state of Guanajuato is rapidly growing and the municipal police of both Dolores Hidalgo and San Miguel de Allende work together to protect the residents of 'The Golden Corridor'. An agreement has been made between the Municipal President of Dolores and Aavan Pro Retirement Villas Mexico to provide 24-hour security to San Gabriel Villas.



Dolores Hidalgo and San Miguel de Allende

Dolores Hidalgo was founded in 1610 and was largely a poor Indian village until 1810. It is called the “Cradle of National Independence” because on September 16th, 1810, the priest Miguel Hidalgo encouraged the townspeople to rebel against the Spaniards. This event alone was the beginning of the war for Mexican Independence. For this reason, each year on the night of September 15th, people from all over Mexico gather in the central plaza of Dolores to reenact that historical event and shout “¡Viva Mexico!”

Dolores is famous for its exquisite and colorful talavera, however you will also find beautiful furniture, handmade rugs and exotic ice creams. No trip to Dolores is complete without first eating a cone of freshly-made and delicious *helado* (ice cream). Aside from the usual flavors of vanilla, chocolate, strawberry and pecan, you will also find less common ice creams such as avocado, corn, fried pork skin, tequila or even shrimp ice.

San Miguel was designated a cultural landmark in 1930 and has retained its colonial charm. With its beautiful Mexican Baroque architecture, cobblestone streets, near perfect climate and enchanting *El Jardín* (or central garden plaza), you will find yourself falling in love with this old world city just as hundreds of artists from all over the world have.

Voted as one of the top places to retire outside the US by *CNN* and *Money Magazine*, San Miguel is home to one of the largest American populations outside the United States. The peaceful blending of cultures makes this city extremely unique and a desirable place to live. In San Miguel you will have easy access to the US Consulate; excellent, modern and affordable medical care (with both Mexican and US trained doctors); and the cultural blending of local and foreign artisans.

San Miguel offers a wide variety of activities for both day and night. As the saying goes, “people retire to Florida to die, but retirees move to San Miguel to live.” Concerts, plays, lectures, workshops and art openings abound in the weekly schedule, though larger events such as the Jazz Festival and Chamber Music Festival bring world famous entertainment to this humble city. Known throughout Mexico as a city that loves to have *fiestas* (parties), you can rest assured that there is always something to do. As another saying goes, “they only shoot fireworks in San Miguel on days that end in Y.”

Choice of Villas or Condos

At San Gabriel, we offer both Villas and Condos for you to choose from. Our Villas range in price from \$156,000 to \$168,000 (USD) for 1,458 square feet and lots ranging in size from 2,600 square feet to 4,700 square feet. We have 3 styles of villas for you to choose from. Our single-story home comes with 2 bedrooms and 2 baths, while our two-story homes include on the second floor either an extra bedroom, 2 baths, TV room and studio; or TV room, office, bath and terrace. Additional fees do apply for our two-story villas.

We have 11 apartment buildings with six condominiums in each, two per floor for privacy. Elevators specifically designed for the handicapped are available in each building. There are 3 categories of condominiums. The *Senorial* and *Real* have an area of 1047 square feet and include 2 bedrooms, 2 baths, a garage and a storage room. The *Real* apartment is located on the third floor and has traditional Mexican ceilings with *cupulas*. The *Imperial* apartment has the same square footage plus a private terrace and garden.



Option 1 - This single-story home includes 2 bedrooms and 2 baths



Option 2A - This two-story home includes 2 bedrooms and 2 baths on the ground floor while the upper floor includes 1 bedroom, 2 baths, TV room and studio.

Option 2B - This two-story home includes 2 bedrooms and 2 baths on the ground floor and the upper floor of this home has a TV room, office, bath and terrace.

Additional charges for the two-story home options:

Option	Construction (sq ft.)	Price (USD)	Option	Construction (sq ft.)	Price (USD)
Second Level 2A	+ 730.76	+ \$ 72,710.19	Second Level 2B	+ 909.01	+ \$ 90,445.95

Just a few of the amenities included in your new home purchase are:

- Administrative building with a restaurant and convenience store.
- Two swimming pools surrounded by Mexican gardens and terraces.
- Club House with game room, hair salon, spa, squash and gym
- Tennis courts and track for walking or running.
- Driving range and putting green.
- Five guest bungalows and seven suites for visiting friends or relatives
- Cultural Center
- Infirmary
- Water treatment plant



Buying in Mexico

First American Title Insurance:

Aavanpro Retirement Villas Mexico is currently working with First American Title through Grupo Nacional Provincial (GNP). This title insurance begins to protect you the moment you sign the contract making sure the land complies with all guarantees allowing you to legally own your property under Mexican law and then sell it in the future should you choose to do so.

Rates for this insurance are as follows:

Title Insurance.....	\$800 USD*	Escrow Agreement	\$500 USD*
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*Price per Villa/Condo

We would like to mention that San Gabriel Villas is developed on private property, is privatized and can be legally sold to both Mexicans and foreigners alike. This eliminates the risk of buying *Ejido* land (Mexico's land cooperative) which is prohibited for foreigners to own under Mexican Law. While *Ejido* land is inexpensive to buy, you cannot legally hold title, sell or promote the land, and it can be taken from you at anytime without remuneration.

Financing Options:

Aavan Pro Retirement Villas Mexico has designed financing programs for the purchase of villas and condos at San Gabriel Villas. These plans can be offered directly by Aavan Pro RVM or through Mexican mortgage companies or banks. We can help you with all the red tape throughout the process in order to obtain your credit.

We offer mortgage plans for U.S. residents through Collateral International, a U.S.-based mortgage company that offers dollar-denominated loans for the purchase of properties in major Mexican resorts; and Advanced Mortgage, a company with more than 10 years of experience in loans for the purchase of real estate in Mexico.

Do not hesitate in contacting us, just pick out your villa or condo. We will find the best financing plan to meet your needs.

Note: External financing is subject to the terms and conditions established by the lender. Aavan Pro Retirement Villas Mexico has no liability regarding the agreement established and signed by the lender and the purchaser.

FOR MORE INFORMATION

[Click Here and use this form](#) for more information in Villas San Gabriel.