

Villa 1 of the Merlot Mansion

Villa 1 of the Merlot Mansion, San Miguel de Allende, Guanajuato, 37886

Price: \$ 840,500
MLS #: HCV-067-22751


NUMBER OF
BEDS
3


NUMBER OF
BATHROOMS
3


IN SQ FT
AREA
3,294

Viñedo San Miguel is nestled on the hills of 450 year old San Miguel de Allende, in Mexico, a World Heritage Site and a consecutive recipient of the Best City in the World designation by both Conde Nast and Travel & Leisure...Here you will enjoy the incredible experience of living in the enchanting surroundings of a beautiful working winery, intertwined with the town's history, culture, nature and the art of living well. ..Villas Gran Reserva at Viñedo San Miguel is comprised of 35 designer-furnished villas inside of 7 exclusive Residential Mansion-Styled Buildings, all with incredible views of the Viñedo San Miguel Wine Country. Viñedo San Miguel, the subdivision where Villas Gran Reserva is being developed is a sold-out residential project. Villas Gran Reserva and its adjacent luxury boutique hotel are being built on the very best lot with the dominant position overlooking acres of vineyards and lavender fields, both with views to the sunrise and sunsets and open vistas of the whole valley. .Each mansion building has 3 levels and an elevator that allows convenient access to any of its 5 fully-furnished residential units. 4 Villas, 2 of each on the first 2 levels and an exclusive Penthouse, located on the third level...The proximity between the villas and the Hotel Viñedo San Miguel, a property that will be flagged by world renowned The Leading Hotels of the World brand, creates a magnificent complex, sharing both services and facilities like a full restaurant, a bar and a boutique spa. ..All villa units feature an innovative "lock off mode" for 2 of their guest rooms. This feature allows for the Master Bedroom, Kitchen and Entertaining Areas to become independent from the guest bedrooms or fully connected. Allowing home owners to join the hotel-managed rental program and generate an income during periods of time when their villas aren't occupied...Also, Grupo Espiritu (the developer) has partnered with wellness real-estate leader Delos to infuse wellness features into each villa. From advanced air and water purification systems to a 4-year membership with a world class medical evacuation program for the homeowner, their spouse and up to 5 dependents, peace of mind and the creation healthy environments to support recovery and relaxation, are two of the most important value propositions for this this magnificent project. ..The designer-furnished Villa 1 of the Merlot Mansion offers 3,303.22 sq. ft. of luxury residential living. Complete with 3 bedrooms, multisensory design with natural materials such as leather, wool and jute; and different textures...Other Unit features include: .Air Conditioning.Outdoor Jacuzzi.Outdoor Fireplace and Living Area (dining and sitting areas).Designer-curated full furniture package.FAS (First and Seconds) solid woods of ash, oak, teak, poplar and pine..100% high performance outdoor textiles, resistant to wear and the damaging effects of sun rays..Upholstery with water repellent textiles and fire retardants..Handcrafted luminaries made by Mexican hands..Smart TV LED screens..Sheets finished satin 100% cotton with 500 threads..Carpets made of natural fiber and hand-woven 100% jute...Delos Wellness Features:..Advanced Air Filtration in each bedroom..Healthy Stay Well by Essentia Mattresses (Low VOC, ergonomic, health dispersant)..Circadian Lighting in bedrooms (curated lighting that creates the optimal sleep environment in each room)..Blackout Shades..Water Filtration System in Kitchen..Global Medical Evacuation Program Membership for 4 years (for Homeowner, spouse and up to 5 dependents). ..The owners will have exclusive access benefits within the range of VSM Destination services and spaces, such as:..Private amenity area (pool, indoor kitchen, salon, firepits, outdoor sitting areas).The Winery at VSM.Private Dining Area in Winery.Tasting rooms.Gourmet shop.Hotel VSM.Restaurant at the hotel.Bar in the hotel.Boutique Spa.Event Center.Social Area (Vino town). New development..Available services (complementary and fee services).Complementary Transportation between VSM and downtown San Miguel de Allende.Housekeeping.Etc....The characteristics and details of the benefits will depend on your selected unit.

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