



#### NUEVA AURORA

A Corner of Opportunity in Colonia Aurora, versatile mixed use property is an attractive opportunity for investors seeking residential and commercial potential within walking distance of San Miguel de Allende's Historic Centro. Combines two street level commercial spaces for a continued income generation , while its construction and flexible layout offers possibilities for renovation, repositioning, or the creation of a more refined mixed-use concept. The upper levels include four bedrooms, also being used as rentals with 2 bathrooms, kitchen and common areas, while a spacious terrace with traditional brick arches and exposed wood beams capturing views toward the Parroquia and the city skyline. Whether envisioned as a residential rental property, commercial-residential investment...



RECAMARAS:

4

BANOS:

2

CONSTRUCCION:

240 m2

TERRENO:

82 m2

#### CARACTERISTICAS

- City / Skyline
- Parroquia
- Bodega
- Separate Laundry

**FABIAN**  
THE REALTOR



COLDWELL BANKER  
SMART

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MX\$7,800,000 MXN

