



**SELVA & Co.**  
COMERCIAL

[www.selvacomercial.com](http://www.selvacomercial.com)



**4,069.277 m<sup>2</sup>**

# Commercial lot for sale in an exclusive area of El Marqués, Querétaro.

<i>ID: DLQR210-4</i>	<i>Location: Queretaro</i>
<i>Zone: El Marqués</i>	<i>Type: Land</i>
<i>Land: 4,069 m2 / 43,798.72 ft</i>	<i>Land ha: 0.41 ha / 1.01 ac</i>



**4,069.277 m2**

An aerial photograph showing a residential development. A large area of land is outlined with a white dashed border. Within this area, a specific plot is highlighted with a solid dark red fill. A text box is overlaid on the image, providing details about the highlighted plot. The surrounding area includes a road with a roundabout, a residential neighborhood with many houses, and some open fields.

**4,069.277 m<sup>2</sup>**  
**33 viviendas**



SELVA & Co.  
COMERCIAL

# Comunidad cerrada - *Gated community*



# Golf



## Alrededores - Surroundings



## Alrededores - Surroundings



## Alrededores - Surroundings



**Alrededores - Surroundings**



**Centro Querétaro**  
*Downtown*

**Golf**



**Comunidad cerrada**  
*Gated community*

**Hospital**

**TERRENO - LOT**

**Comunidad cerrada**  
*Gated community*

**H.E.B**

**Golf**

**Plaza Comercial**  
*Shoppingmall*

**Walmart**

**Universida**  
*d Anáhuac*



## Alrededores - Surroundings



## Alrededores - Surroundings



# Golf



# Querétaro





 SELVA & Co.  
COMERCIAL

## Description

DLQR210-4

Commercial lot for sale in an exclusive area of El Marqués, Querétaro.

Commercial land, located within a luxury community with a golf course, in El Marqués, Querétaro.

Surrounded by high-end developments and just minutes from downtown and Querétaro International Airport.

### LUXURY COMMUNITY

The first strategic and sustainable community, planned in the area with the highest economic growth and development in Querétaro, featuring the best infrastructure and quality of life.

## SUSTAINABLE COMMUNITY

With over 90,000 relocated species of flora and fauna, 2 sensory parks designed to provide a nature-immersive experience, walkways, green areas, and other elements ensuring environmental care.

## TOWN CENTER

To create an ideal space for social interaction, the Town Center will offer various services, shops, restaurants, and an impressive 9-hectare lake, the largest in this community.

## AMENITIES AND SERVICES

Clubhouses

Golf Course

Sports Park

Sensory Park

Cutting-edge urbanization

Sprinkler irrigation system

School traffic light system

Rainwater collection

Energy saving (LED lighting throughout the development)

Commercial plazas

Supermarkets: H.E.B and Walmart

Restaurants

Anáhuac University

Gated community

24-hour security

## LOCATION

Lot for sale in El Marqués, Querétaro.

29 minutes from Querétaro City Center

30 minutes from Querétaro International Airport

## PROPERTY STATUS

Property title, legal certainty.

## OFFICIAL PRICE

The official price of this property is 27,467,282 Pesos price in US dollars is provided as a reference. For purchase, the exchange rate of the day will be applied.

The image of the lot is for illustrative purposes only; the actual land may vary in characteristics and exact location.

Prices are subject to change without notice. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.



## Location





**SELVA & Co.**  
**COMERCIAL**

MX 984 803 2058 / US 805 308 2900  
[www.selvacomercial.com](http://www.selvacomercial.com)