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## 3.5 ha Multifamily Macrolot in Gated Community, for sale, El Marqués

<i>ID: DLQR214-4</i>	<i>Location: Queretaro</i>
<i>Zone: El Marqués</i>	<i>Type: Land</i>
<i>Land: 35,160 m2 / 378,462.24 ft</i>	<i>Land ha: 3.52 ha / 8.69 ac</i>



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Superficie  
35,159.633 m2





ACCESO PRINCIPAL

ACCESO SECCIONARIO

LC1 LC2 LC3 LC4 LC5 LC6 LC7 LC8



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**Carril de acceso**

**Caseta ventas Serrana**

**Hito acceso**



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# HITO DE ACCESO



# PARQUE CENTRAL

## AMENIDADES

- Cancha usos múltiples
- Volleyball
- Pádel
- Basketball
- Juegos infantiles
- Circuito 900 m
- Parkour
- Plaza pública
- Zona picnic
- Coworking
- Senderos
- Cafetería
- Baños
- Áreas de conservación



# PARQUES SECUNDARIOS



- Pista de triciclos
- Juegos naturales
- Juegos para edades de 3 a 7 años
- Plaza con pérgola



- Pista BMX
- Teatro al aire libre
- Parque para perros
- Juegos infantiles
- Senderos



- Zócalo
- Área de picnic
- Estacionamiento

**Centro de Querétaro**

**Golf**

**Fraccionamiento de lujo**

**Fraccionamiento de lujo**

**Golf**

**Libramiento Noroeste Querétaro**

**Libramiento Noroeste Querétaro**

**Libramiento Noroeste Querétaro**



**TERRENO  
LOT**

**Santa Cruz**

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## Description

DLQR214-4

3.5 ha Multifamily Macrolot in Gated Community, for sale, El Marqués

Multifamily macrolot located within a new residential development in El Marqués, Querétaro. The community features amenities, a large central park, green areas, and a commercial zone.

### LAND FEATURES

Land use: Multifamily

Density: 75 units/ha

Utilities at lot line

Potable water

Underground internet and telephone infrastructure

Sanitary drainage

Storm drainage

Public lighting with 11-meter-high posts

Underground electrification

## CENTRAL PARK AMENITIES

Multipurpose court

Padel, basketball, and volleyball courts

Children's playground

Public plaza

Picnic area

Coworking space

Walking trails

Cafeteria

Restrooms

Conservation areas

## DEVELOPMENT FEATURES

Main access via Paseo Centenario del Ejército Mexicano

Connectivity between Highway 500 and Paseo Centenario del Ejército Mexicano

Main avenue with a 30-meter section and secondary roads with a 22-meter section

Over 15.09 hectares of green areas equipped with sports courts and recreation spaces

5.6 km of bike lanes and wide sidewalks

## LOCATION

Commercial macrolot for sale in El Marqués, Querétaro, Mexico.

5 minutes from shopping centers, schools, and hospitals

5 minutes from El Marqués City Hall

15 minutes from Querétaro's Historic Downtown

10 minutes from Querétaro International Airport

## PROPERTY STATUS

Title deed, legal certainty

## OFFICIAL PRICE

The official price of this property is 61,529,358 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

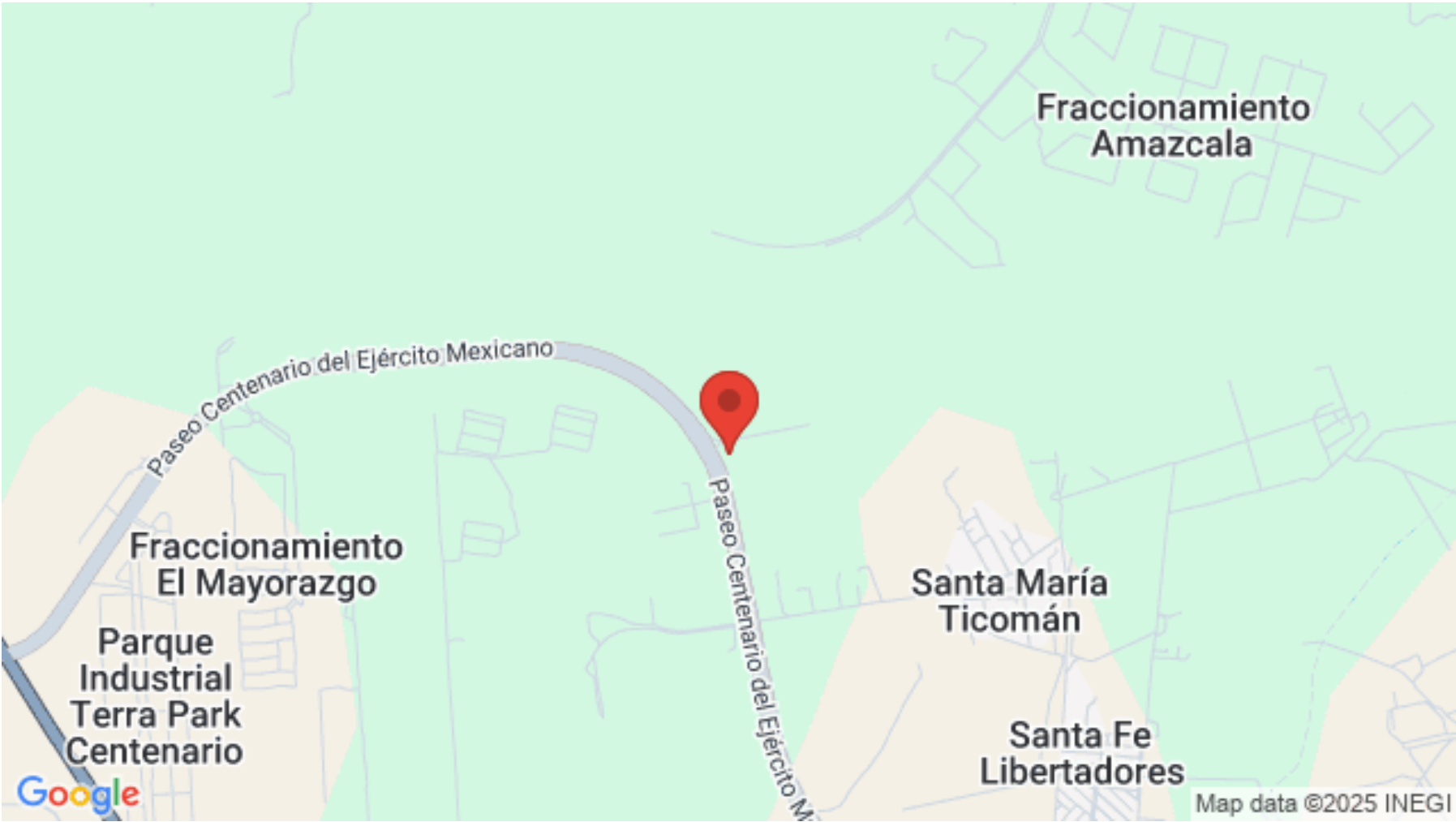
The images used for this advertisement are from the general project and do not correspond to any particular plot of land.

The images presented are for illustrative purposes and may differ from the final product in features and 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





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