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2.5 ha Multifamily Macrolot for Developers, for sale, El Marqués

<i>ID: DLQR214-6</i>	<i>Location: Queretaro</i>
<i>Zone: El Marqués</i>	<i>Type: Land</i>
<i>Land: 25,409 m2 / 273,502.48 ft</i>	<i>Land ha: 2.54 ha / 6.28 ac</i>



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Superficie
25,409.226 m²





ACCESO PRINCIPAL

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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



Description

DLQR214-6

2.5 ha Multifamily Macrolot for Developers, 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 76,390,144 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

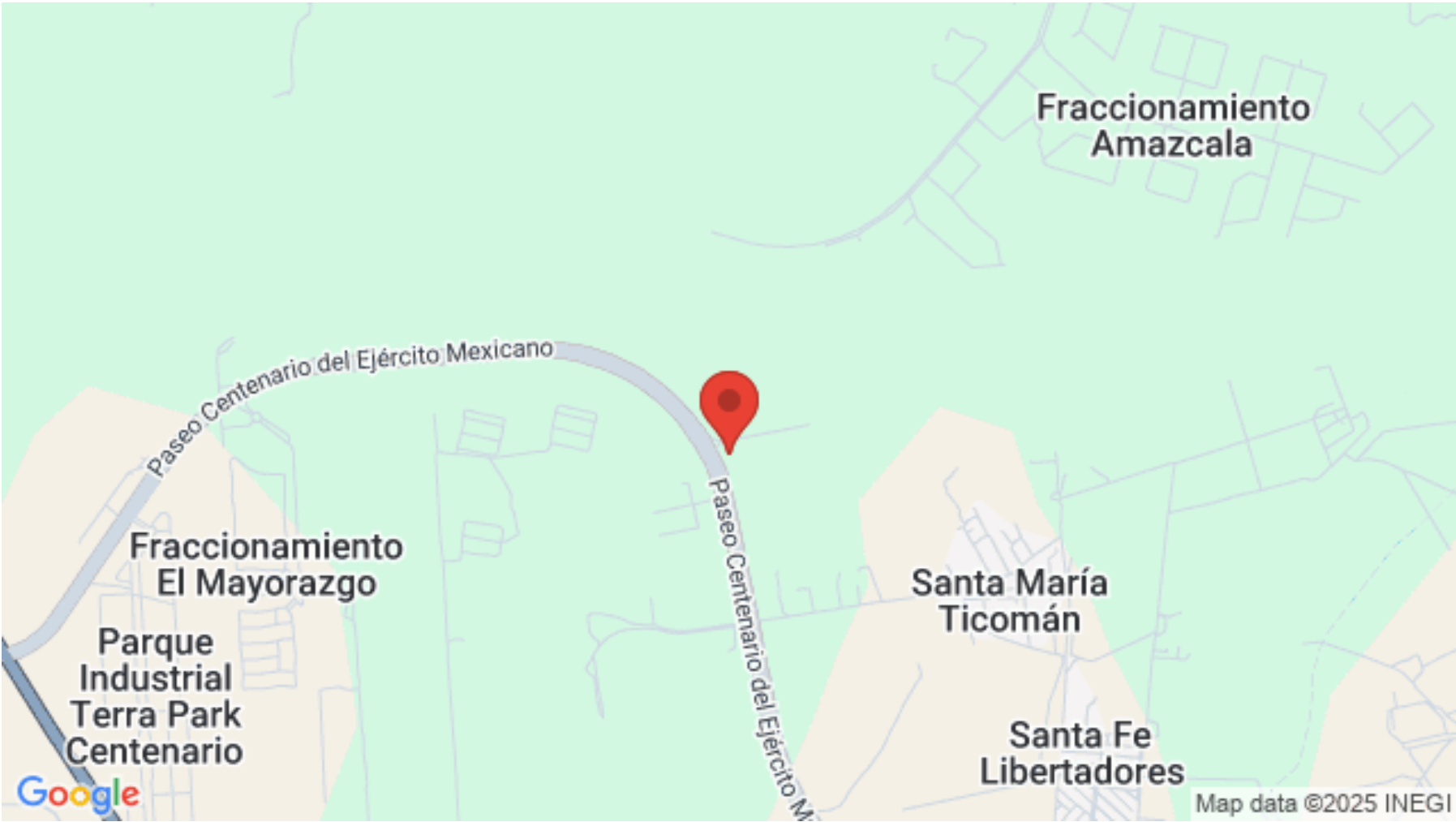
The images used for this advertisement are from the general project and do not correspond to any particular plot of land.

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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