



Z A A N S E

RESERVA
RESIDENCIAL

ZAANZE.MX

The best residential, commercial, and service
development in the heart of Tequisquiapan.



WELCOME
TO YOUR NEW HOME

PRIME LOCATION

- 300m from Miguel Hidalgo Square and the Historic Center
- 200m from the City Hall
- 2 hours from Mexico City
- 1 hour from Querétaro



CLOSER THAN SAN MIGUEL DE ALLENDE



CDMX - TEQUISQUIAPAN



186 KM



2.5 HOURS

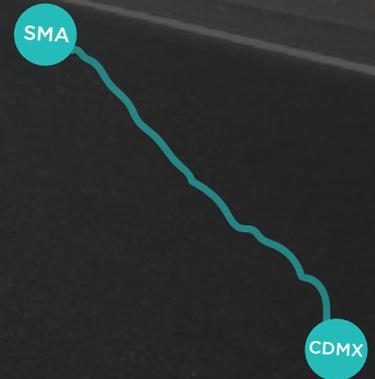
CDMX - SAN MIGUEL DE ALLENDE



271 KM



4 HOURS



CLOSER THAN EVER WITH NEW QRO MACRO-BYPASS

The macro-bypass project has been awarded and *construction began in early 2025.*



CLOSER THAN EVER WITH THE MEXICO-QUERETARO TRAIN

The Mexico-Querétaro train will have a station just *15 minutes from Tequisquiapan.*



LIVING IN ZAAANSE IS NOT JUST LIVING DOWNTOWN



It's becoming part of the *soul of Tequisquiapan*.

It's walking along wide, tree-lined streets—just three blocks from the main square, yet worlds away from urban stress.

Zaanse is a lifestyle statement within a safe, sustainable development.

It's building with regional materials and living in a home that breathes history and projects the future.

ZANSE

RESERVA
RESIDENCIAL

LIFESTYLE



WINE CELLAR
CLUB



EXERCISE AREAS



VINEYARD
REGION



WELLNESS CENTER



PET PARK



SOCIAL GATHERING
SPACE



SUSTAINABILITY

 EDGE
CERTIFICATION

 WATER MANAGEMENT
SYSTEMS

 USO DE
MATERIALES
REGIONALES

 PHOTOVOLTAIC
ENERGY SYSTEMS



SECURITY

SECURITY



CONTROLLED
ACCESS WITH ID
VERIFICATION



GATED COMMUNITY
WITH 24/7
SECURITY



PERMANENT CONNECTION TO QUERÉTARO'S
C4 SECURITY SYSTEM



ACCESO PRINCIPAL

A wide-angle photograph of a modern architectural courtyard. In the foreground, a curved driveway paved with dark cobblestones leads towards a building. The driveway is bordered by several black bollards with white caps. To the right, a low stone wall runs along the edge of the courtyard, with a dense green hedge on top. In the middle ground, a row of vibrant purple flowers, possibly lavender, is planted in a raised bed. Behind the flowers, a modern building with a prominent horizontal wooden slat facade and a flat roof is visible. The building's walls are made of light-colored stone or concrete. A white car is parked in the distance near the building. The sky is filled with soft, white clouds, suggesting a late afternoon or early morning setting. The overall atmosphere is serene and contemporary.

GLORIETA

An architectural rendering of a commercial plaza at dusk. The scene features a long, low-profile building with a textured brick facade and a series of large, dark, rectangular openings. In the foreground, a wide, paved walkway is flanked by a dense field of purple lavender plants. The walkway is illuminated by a series of small, black, cylindrical bollard lights. A white car is parked on the left side of the walkway. The sky is a mix of light blue and white clouds, suggesting a sunset or twilight setting. The overall atmosphere is serene and modern.

PLAZA COMERCIAL



Bistrot Française

Café de la Paroisse

Le Petit Café

LOCALES

GENERAL LOT LAYOUT OF THE PROJECT

Zaanse is made up of 11 lots.

LOT	LAND USE	LOT SIZE M ²
1	COMMERCIAL AND SERVICES	15,973.66
2	MIXED RESIDENTIAL	20,453.82
3	MIXED RESIDENTIAL	20,578.90
4	MIXED RESIDENTIAL	26,580.32
5	MIXED RESIDENTIAL	19,358.56
6	MIXED RESIDENTIAL	19,455.39
7	MIXED RESIDENTIAL	10,667.78
8	MIXED RESIDENTIAL	18,273.57
9	MIXED RESIDENTIAL	18,132.54
10	COMMERCIAL AND SERVICES	6,499.40
11	COMMERCIAL AND SERVICES	5,353.14



3 LOTS FOR COMMERCIAL USE

8 LOTS FOR RESIDENTIAL USE

ZAANSE PRIVATE RESIDENTIAL



ZAAANSE AMENITIES





LOUNGE - CLUBHOUSE



PADEL COURT - CLUBHOUSE

FRONT-FACING AMENITIES



WINE CELLAR CLUB



EXERCISE AREAS



VINEYARD REGION



WELLNESS CENTER



PET PARK



SOCIAL GATHERING SPACE

STEP 1 CHOOSE YOUR LOT

LOTS STARTING FROM 300M²



STEP 2 CHOOSE YOUR PROTOTYPE



RESERVA



VID

STEP 3 CHOOSE GROUND FLOOR LAYOUT

VID PROTOTYPE



WITHOUT POOL

- Garage (up to 4 vehicles)
- Entrance hall
- Dining room
- Kitchen
- Half bathroom
- Laundry room
- Garden
- Living area

OPTIONAL

- Guest bedroom with bathroom / Home office with bathroom
- Terrace with or without jacuzzi / Utility room with bathroom



WITH POOL

- Garage (up to 4 vehicles)
- Entrance hall
- Dining room
- Kitchen
- Half bathroom
- Laundry room
- Garden
- Living area

OPTIONAL

- Double-height living area
- Home office with bathroom / Guest bedroom with bathroom
- Utility room with bathroom / Terrace with or without jacuzzi

STEP 3 CHOOSE UPPER FLOOR LAYOUT

VID PROTOTYPE



CON SALA TV

- Master bedroom with bathroom and balcony
- Bedroom 1 with bathroom
- Bedroom 2 with bathroom

OPTIONAL

- TV room / Double-height



CON DOBLE ALTURA

- Master bedroom with bathroom and balcony
- Bedroom 1 with bathroom
- Bedroom 2 with bathroom

OPTIONAL

- Double-height ceiling / TV

STEP 3 CHOOSE ROOFTOP LAYOUT

VID PROTOTYPE



WITH ROOFTOP

- Half bathroom
- OPTIONAL JACUZZI**

STEP 3 CHOOSE GROUND FLOOR LAYOUT

RESERVA PROTOTYPE



WITH JACUZZI

- Garage (up to 4 vehicles)
- Entrance hall
- Dining room
- Kitchen
- Half bathroom
- Laundry room
- Garden
- Living area

OPTIONAL

- Guest bedroom with bathroom / Home office with bathroom
- Terrace with or without jacuzzi / Utility room with bathroom



CON ALBERCA

- Garage (up to 4 vehicles)
- Entrance hall
- Dining room
- Kitchen
- Half bathroom
- Laundry room
- Garden
- Living area

OPTIONAL

- Double-height living area
- Home office with bathroom / Guest bedroom with bathroom
- Utility room with bathroom / Terrace with or without jacuzzi

STEP 3 CHOOSE UPPER FLOOR LAYOUT

RESERVA PROTOTYPE



WITH TV ROOM

- Master bedroom with bathroom and balcony
- Bedroom 1 with bathroom
- Bedroom 2 with bathroom

OPTIONAL

- TV room / Double-height ceiling



WITH DOUBLE-HEIGHT CEILING

- Master bedroom with bathroom and balcony
- Bedroom 1 with bathroom
- Bedroom 2 with bathroom

OPTIONAL

- Double-height ceiling / TV room

STEP 3 CHOOSE ROOFTOP LAYOUT

RESERVA PROTOTYPE



WITH ROOFTOP

- Half bathroom

OPTIONAL JACUZZI

STEP 4 CHOOSE MATERIALS AND FINISHES



QUARRY
DARK GRAY



WINDOW FRAMES,
DOORS, AND PARAPETS



GALARZA STONE
DRY-STACKED
FINISH



OLD GOLD
MOSAIC WITH
GROUT



MILITARY GREEN
DRY-STACKED
FINISH



PISTACHIO GREEN
MOSAIC WITH
GROUT



RESERVA PROTOTYPE – GARDEN VIEW



RESERVA PROTOTYPE – BEDROOM



VID PROTOTYPE – KITCHEN



VID PROTOTYPE – TV ROOM

LOT FOR COMMERCIAL AND SERVICE CENTER



COMERCIAL LOT FOR HOTEL DEVELOPMENT



PROGRESS AND PERMITS OBTAINED



- Land Mergers and Subdivisions
- Urban Planning Files: POEL and POEREQ
- Land Use Changes
- Notarization and Publication
- Road Infrastructure Architectural Project
- Construction Permits
- Civil Protection Approval
- Land Use Compliance Reports
- Environmental Impact Statement
- Traffic Impact Approval
- Feasibility of Electric Power
- Feasibility of Potable Water and Sewer System



TEQUISQUIAPAN,
THE PUEBLO MÁGICO WITH...

the best climate in Mexico
the best location in Tequisquiapan
close to the Cheese and Wine Route

**WELCOME
TO YOUR NEW HOME**



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RESIDENCIAL



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