BUILDING
a *Life* in Mexico

THE BUYING PATH · 2026 EDITION

Your Home-Buying Roadmap

Find your bearings before you fall in love with a front door.



Whether you're looking for land to build your dream home, a house to renovate or a move-in-ready property, we help you find the right opportunities in San Miguel de Allende. Our goal is to make finding and buying property here a more organized, personalized and informed experience.

OUR PROPERTY SEARCH PROCESS

01 Initial consultation

A call or meeting about location, property type, lifestyle needs and budget.

02 Personalized selection

A curated list of lots, renovation projects and move-in-ready homes to review at your pace.

03 Tours and showings

We coordinate with agents and organize tours of your favorites.

04 Negotiation and purchase

We help coordinate offers, follow up on proposals and organize next steps.

buildinmexico.com
WhatsApp +52 55 4700 0858
questions@texsignature.com

WHERE TO LOOK

Neighborhood guide

These are broad impressions; visit specific streets to see what feels right. Tick the ones you want on your shortlist.

NEIGHBORHOOD	THE FEEL	SHORTLIST
Centro	Historic streets and a lively cultural heart.	☐
Guadiana	Leafy, wider streets and a calm, refined feel minutes from Centro.	☐
Ojo de Agua	Elevated hillside homes with terraces, privacy and sweeping views.	☐
San Antonio	Everyday neighborhood life with cafés and local connections.	☐
Atascadero	Greener, more spacious homes with a quiet, retreat-like pace.	☐
Los Balcones	A prestige hillside address with dramatic skyline views.	☐
La Lejona	Newer homes and everyday convenience near City Market and La Comer.	☐
El Obraje	Close to Centro, quieter streets and room for renovation and growth.	☐
Los Frailes	Wider streets, easier parking and generous, practical homes.	☐
Guadalupe	Murals, studios and a creative, close-in neighborhood with personality.	☐
Zirándaro	A gated, master-planned community with security and amenities.	☐
Ventanas de San Miguel	Resort-style gated living with golf and curated amenities.	☐
La Cieneguita	Semi-rural land, larger parcels and custom-build potential.	☐

Heather's tip: The right neighborhood usually matters more than the perfect house.

FROM OFFER TO KEYS

Buying here, made clear

San Miguel sits outside Mexico's coastal and border "restricted zone", so foreigners can hold direct title (escritura) in their own name. No bank trust is needed, and you don't need residency to buy.

5–6%
Typical closing costs in San Miguel, paid by the buyer.

≈ 10%
A common deposit when you sign the promissory contract.

30–45 days
A typical time from accepted offer to closing.

YOUR BUYER CHECKLIST

- [ ] Set your budget, including closing costs and any renovation
- [ ] Shortlist neighborhoods and tour your favorites
- [ ] Choose your notario: in Mexico, the buyer selects them
- [ ] Close at the notario and register your deed
- [ ] Plan your funds: most foreign buyers here pay cash
- [ ] Make a written offer and sign the promissory contract
- [ ] Confirm clean title, no liens, and paid property tax and water
- [ ] Put utilities and property tax in your name

Thinking of building or renovating instead?

Many buyers choose land or a home to renovate. Texas Signature Design & Build can review a lot or house with you before you make an offer.

General information as of October 2026, not legal or tax advice. Costs and timelines vary by property; confirm with your notario and qualified professionals.

Let's find your home

Start with a consultation about your goals, neighborhoods and budget.

buildinmexico.com/buy
YouTube @buildinmexico
WhatsApp +52 55 4700 0858
questions@texsignature.com