Casa de Colores Commercial Guesthouse For Sale In Guanajuato Mexico



Emlakçı Bilgisi

İsim:	Niall Madden
Şirket Adı:	Esales Property Limited
Ülke:	United Kingdom
Experience since:	2002
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Web sitesi:	https://esalesinternational.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 477,472.68

Konum

Ülke:	Mexico
Eyalet/Bölge/ Şehir:	Guanajuato
Şehir/İlçe:	Guanajuato City
Adres:	Pastita
Posta kodu:	36090
Yayınlandı:	23.06.2025

Açıklama:

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Esales Property ID: es5554666

Ladera de Guijas 6
Colonia Pastita, Guanajuato
Guanajuato
36090
Mexico

A Jewel in Guanajuato: Casa de Colores

Nestled within one of Guanajuato's most historic and captivating neighborhoods, Casa de Colores presents an extraordinary opportunity to own a piece of authentic Mexican artistry seamlessly blended with modern comfort. This fully restored colonial-style property is a vibrant testament to artisan craftsmanship, where every detail tells a story, and every space invites discovery. Originally conceived as

a boutique guesthouse, its versatile design allows it to function flawlessly as an opulent family estate, a thriving short-term rental business, or a perfect hybrid residence, offering the best of both worlds. The owner is offering a free night stay at the hotel for any potential buyer, if a room is available during a visit in the best room available.

This unique multi-suite property is more than just a home; it's an immersive cultural experience. Its prime location, just a 15-minute walk from the historic center of Guanajuato City—a UNESCO World Heritage Site—places you at the heart of Mexico's rich heritage. Here, you can enjoy absolute privacy, unlock significant income potential, and fully embrace the vibrant culture of this enchanting city, all from the comfort of your own exquisite retreat. What's more, there are no HOA fees, adding to the appeal and financial flexibility of this remarkable offering.

Expansive Living and Flexible Layouts

Casa de Colores spans approximately 3,700 square feet of total living space across two thoughtfully designed floors, complemented by an expansive rooftop terrace and multiple inviting communal areas. This generous footprint provides ample room for both personal enjoyment and guest accommodation, ensuring comfort and privacy for all.

The property features five uniquely styled guest suites, each a private sanctuary reflecting the rich tapestry of Mexican art and culture. Each suite boasts its own private full bathroom, exquisitely crafted artisan furnishings, and captivating folk art themes that give them distinct personalities—such as the 'Monarca,' 'Diego,' and 'Frida' suites, among others. These individual havens offer a luxurious and private experience for guests, making each stay memorable.

In addition to the guest suites, there is a dedicated full loft apartment. This versatile space is ideal as owner quarters, offering a private retreat complete with its own kitchen, dining area, private bath, living room, and expansive city views. Alternatively, it can serve as a premium rental unit, providing an elevated experience for discerning guests and maximizing rental income.

The heart of the home is a large main kitchen, a culinary delight featuring stunning artisan tile work, bespoke handmade cabinetry, and modern appliances. This space is perfect for preparing gourmet meals for a family or catering to multiple guests. Throughout the property, multiple indoor and outdoor common areas beckon, including a charming central courtyard, various cozy sitting nooks perfect for quiet contemplation or intimate conversations, and the crown jewel—an incredible rooftop terrace. This elevated oasis is perfectly equipped with an outdoor kitchen and ample seating, offering panoramic views of the picturesque city of Guanajuato, making it an ideal setting for entertaining, al fresco dining, or simply enjoying the breathtaking sunsets. Practicality is also well-addressed with ample storage and utility areas, including a dedicated laundry room, cleverly integrated built-ins, and artistic niches for displaying your curated art collection.

Meticulous Design and Modern Enhancements

The design philosophy behind Casa de Colores is a harmonious blend of authentic Mexican artistry and cutting-edge modern infrastructure. The property is adorned with artisan-built furniture and finishes,

showcasing the beauty of locally sourced materials. Rich katalox and parota woods lend warmth and character, while vibrant, hand-painted tiles from Dolores Hidalgo add bursts of color and traditional charm. Throughout the home, a carefully curated collection of folk art from Michoacan celebrates Mexico's artistic heritage, from whimsical figures to intricate textiles.

Beyond its aesthetic appeal, Casa de Colores has undergone significant modern upgrades in 2020, ensuring comfort, safety, and efficiency. This includes all-new plumbing and grounded electrical systems, providing peace of mind and reliability. Eco-conscious water systems demonstrate a commitment to sustainability, while comfort-focused amenities abound. Each guest suite features luxurious memory foam mattresses and premium bedding for an unparalleled night's sleep. Custom lighting throughout the property enhances the ambiance, and private guest seating areas offer comfort and intimacy within each suite. The decor is thoughtfully curated, including unique elements like Guatemalan animal masks, respectful tributes to iconic artists Diego Rivera and Frida Kahlo, and captivating custom mural work that tells stories on the walls, making every corner a visual delight.

Proven Business Potential and Seamless Transition

Casa de Colores isn't just a beautiful home; it's a turnkey business opportunity with a proven track record. It is currently actively listed on major vacation rental platforms, including Airbnb, Booking.com, and VRBO, boasting an established online presence with strong guest reviews that testify to its quality and charm. A professional photography portfolio further enhances its appeal, ensuring it stands out in a competitive market.

The property currently enjoys an average occupancy of approximately 50% across seasons, with significant potential for higher occupancy with targeted marketing efforts, especially given its prime location and unique appeal. For those looking to step directly into a thriving enterprise, a turnkey sale option is available. This comprehensive package includes all existing listing accounts, established branding, and valuable training to ensure a smooth transition. Furthermore, the current owner is committed to providing up to 90 days of transition support, guiding the new owner through the intricacies of managing the property and its rental operations, ensuring continued success. For a comprehensive look at the business and property, you can visit the dedicated website at https://www.casadecolores.com.mx/

Prime Location and Accessibility

Strategically situated in Colonia Pastita, one of Guanajuato's most desirable neighborhoods, Casa de Colores offers a peaceful, residential, and highly walkable environment. The vibrant historic center of Guanajuato City is just a leisurely 15-minute walk away, allowing easy access to its charming plazas, iconic alleyways, and architectural wonders without the need for a car. Within minutes, you can reach an array of shopping destinations, world-class dining establishments, and fascinating museums, immersing yourself in the rich cultural tapestry of this UNESCO World Heritage Site.

For international travelers, accessibility is straightforward. The nearest airport is Bajio International Airport (BJX), conveniently located approximately 30-40 minutes drive from the property. This proximity ensures easy arrivals and departures for both owners and guests. Casa de Colores is an ideal acquisition for a diverse range of buyers: whether you are a relocation buyer seeking a new life in

Mexico, a digital nomad looking for a unique base with income potential, a lifestyle investor aiming for a blend of personal use and financial return, or a small hospitality operator ready to expand their portfolio with a distinctive and profitable guesthouse.

Flexible Purchase Options

Casa de Colores offers flexible purchase options to suit different investment strategies and personal preferences:

* Base Property Only (Fixtures Included): $395,000 USD - This option provides the fully restored colonial-style property with all its inherent charm and modern infrastructure, including fixed elements.
* Fully Furnished & Styled Home: $449,000 USD - For those seeking a ready-to-move-in solution, this option includes all the artisan-built furniture, curated folk art, and premium decor, allowing for immediate enjoyment of the stunning interiors.
* Turnkey Business (with brand, listings, furnishings): $495,000 USD - This comprehensive package is perfect for the entrepreneur, offering a ready-to-operate guesthouse complete with established branding, active online listings, all furnishings, and invaluable transition support from the current owner.

Casa de Colores is truly a rare gem, offering an unparalleled blend of historical elegance, modern comfort, and significant income potential in one of Mexico's most captivating cities. It's an invitation to own a piece of Guanajuato's soul and embark on a vibrant new chapter.

ABOUT THE AREA

Guanajuato, the capital city of the Mexican state of the same name, is a dazzling jewel in the heart of Mexico. Nestled in a picturesque valley surrounded by mountains, this UNESCO World Heritage site is renowned for its vibrant colonial architecture, narrow winding alleyways (callejones), and rich history. Once a thriving silver mining town, its prosperity from the 16th to 18th centuries is reflected in the ornate Baroque and Neoclassical buildings, grand plazas, and charming churches. The city's unique topography means many of its streets are actually underground tunnels, a fascinating remnant of its mining past that now serves as an ingenious traffic solution.

Beyond its stunning visual appeal, Guanajuato is a city brimming with cultural life and historical significance. It played a pivotal role in the Mexican War of Independence, with sites like the Alhondiga de Granaditas museum commemorating key events. The city is also the birthplace of Diego Rivera, one of Mexico's most celebrated muralists, and his childhood home is now a museum dedicated to his work. Guanajuato is a lively university town, which infuses it with a youthful energy, vibrant nightlife, and a thriving arts scene. It's home to the internationally acclaimed Festival Internacional Cervantino, an annual cultural festival that transforms the city into a stage for performing arts from around the world.

Exploring Guanajuato is an immersive experience. Visitors can wander aimlessly through its kaleidoscope of colorful houses, discover hidden plazas, and immerse themselves in the local atmosphere. Iconic landmarks include the Basilica Colegiata de Nuestra Senora de Guanajuato with its distinctive yellow facade, the beautiful Teatro Juarez, and the romantic Alley of the Kiss (Callejon del Beso), where legend dictates couples must kiss for good luck. The Mercado Hidalgo offers a sensory overload of local goods,

food, and crafts, while a ride on the funicular to the El Pipila monument provides breathtaking panoramic views of the city's charming sprawl.

For travelers looking to visit Guanajuato, the most convenient and nearest airport is Guanajuato International Airport (BJX), also officially known as Aeropuerto Internacional de Guanajuato or Bajio International Airport. It is located in Silao, approximately 23-30 kilometers (about 14-19 miles) from the city of Guanajuato, and serves both domestic and international flights, especially from the United States. Other accessible airports, though further afield, include Queretaro Intercontinental Airport (QRO), roughly an hour away, and Guadalajara International Airport (GDL), located to the west. While Mexico City's major airports are also an option, BJX offers the most direct and efficient access to this enchanting colonial city.

MAiN FEATURES:

* 345m2 of living space
* 152m2 plot
* 6 Bedrooms
* 7 Bathrooms
* Stunning Views
* Private Parking
* Private Garden
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of Mexico
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

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Tenanted:	Evet

Genel Bilgiler

Yatak odası:	6
Banyo:	7
Bitmiş metrekare:	345 m2
Arazi Büyüklüğü:	152 m2

Rental details

Furnished:	Evet

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX7.194.280

