



Courtney Kess Photography

# *Property Buyouts at The Desert Compass*





## *The Desert Compass*

Located in the heart of Old Town Albuquerque, The Desert Compass is a boutique vacation rental property with 6 uniquely designed suites and an intimate backyard setting to gather, relax, and celebrate with friends or family.

Our property features lush gardens, historic pueblo style adobe architecture, a cowboy pool and hot tub, and a modern desert backdrop for hosting your group of up to 20 guests.





# MAP OF THE DESERT COMPASS



## Property Buyouts

**Total guest limit:** 20 guests

**Age Restriction:** 12+ in all suites except for Rattlesnake and Coyote

Property buyouts of all 6 suites give you private access to the entire Desert Compass property for your group.

Whether you're gathering together for a family reunion, milestone birthday, bachelorette, workshop, retreat, or off-site wedding, your entire group can conveniently stay at the property together.

PLEASE NOTE: Weddings or events with outside vendors or guests are not allowed. Property Buyouts are intended for group accommodations of up to 20 people only, and we are not licensed to host events on-site at the property (outside of low-key gatherings of your group).

Pets and children under age 12 are allowed in the Rattlesnake and Coyote Suites only, with prior approval and a pet fee.





## Location

Located right across from historic Old Town Albuquerque, you will be steps from the best tourist sites, food, shopping, museums, and entertainment.

There are many great restaurants within walking distance to gather for meals, drinks, and entertainment.

Just across the street is the lush Tiguex park and the charming adobe architecture of Old Town Albuquerque. The newly developed Sawmill District is just a few minutes walk - home to a trendy new food court, rooftop bar, and upscale shopping experiences.











## *Accommodation*

The Desert Compass property features 6 unique guest suites - each filled with antiques, luxury furnishings, art by local artists, and uniquely photogenic spaces. Our suites are carefully crafted with comfort, relaxation, and connection in mind.

**Each suite has:** a full kitchen, bathroom, seating area, dining table, King or Queen memory foam bed, private patio or balcony, smart TV, coffee/tea, and a selection of soaps from Public Goods.

*Our suites are not generally suitable for pets or children under the age of 12, though we can accommodate pets and children in two of our suites with approval - please contact us for more details if your party includes children or pets.*





# Suites



## **The Yucca Suite • 3 guests • 550 sqft**

Located on the lower level of our main building with a neutral color palette, lots of natural light, queen size bed with canopy, twin size daybed/sofa, full kitchen, dining area, tv, and full bathroom with tub/shower combo.



## **The Cactus Suite • 2 guests • 600 sqft**

Located on the upper level of our main building, the Cactus suite features a neutral color palette, a King size bed, leather sofa, dining area with banco seating, a full kitchen, and a full bathroom with shower.



## **The Luna Suite • 4 guests • 850 sqft**

Located on the upper level of our main building, the Luna suite has a private patio overlooking Tiguex park, and is one of our largest suites. With two bedrooms, one with a King bed and the 2nd with 2 full beds, the Luna can sleep 4 guests.



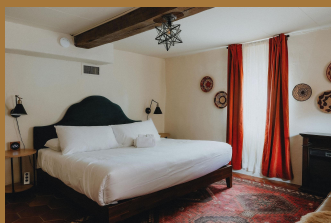
## **The Rattlesnake Suite • 2-4 guests • 550 sqft**

Located in a separate studio style casita with a private patio, King bed, full sofa bed, full kitchen, bathroom with shower, and a wall of windows, the Rattlesnake is a cozy space filled with custom murals and rich colors.



## **The Coyote Suite • 4 guests • 850 sqft**

Our largest, most private and luxurious suite, located in a separate casita with a private yard and private twinkle light patio, king size four poster bed, queen bed, luxury bathroom with soaking tub and separate shower, full kitchen, living room, and photogenic seating areas.



## **The Cowgirl Suite • 2-3 guests • 800 sqft**

Located on the lower level of our main building and featuring a rich color palette, bedroom with King size bed + leather sofa futon, living room with wall to wall cozy sofas and a 65" smart tv, full size kitchen, and small bathroom with shower.



# What is Included

## Accommodation

- 6 suites for up to 20 overnight guests (*please note that pets & children under 12 are allowed only in the Rattlesnake and Coyote Suites*)

## Property Features

- 2400 sq. ft garden area with twinkle lights
- Indoor lounge space in the Cowgirl Suite (sofas seating up to 15 + 65" smart TV)
- Fire pit and outdoor lounge areas
- Cowboy pool (open May-Sept)
- Hot tub (open year round)
- Outdoor games
- Gated privacy wall surrounding entire property
- Secure parking for 6-8 vehicles on-site
- Photogenic indoor/outdoor spaces around the property

## Furniture

- We provide three sets of outdoor tables and benches that seat up to 20, as well as two large sofas by the fire pit and additional lounge seating around the gardens.

\* Please note that gathering space is OUTDOOR only, so please make accommodations for inclement weather.











## Property Buyout Rates

### Peak Season Weekend

Thurs - Sun, March - Nov  
+ holidays  
**\$2200 / night**

### Off Peak Weekend

Thurs - Sun, Dec - Feb,  
excluding holidays  
**\$1500 / night**

### Peak Season Weekday

Mon - Wed, March - Nov  
+ holidays  
**\$1800 / night**

### Off Peak Weekday

Mon - Wed, Dec - Feb,  
excluding holidays  
**\$1100 / night**

**Discounted rates may be available for  
dates within 3 months of booking.**  
Please contact us for pricing.

**10% discount is applied to 3rd + nights**

- \* 2 night minimum reservation required
- \* \$1000 refundable damage deposit required
- \* 50% deposit and signed contract are required to reserve your dates

- \* pricing does not apply to balloon fiesta week, contact us for pricing during these dates
- \* nightly rate does not include tax



## *The Fine Print*

**QUIET HOURS** - The Desert Compass property is designed for laid back, intimate backyard style gatherings. Out of respect for our neighbors and local ordinances, amplified music is not allowed on the property. Smaller speakers are allowed at a reasonable volume and must be turned off by 10PM.

**PETS & CHILDREN** - Our suites are not designed to be suitable for pets or children under 12, although we do have two suites that can accommodate pets and children with prior approval. Please contact us for more details if your overnight party includes children or pets.

**SERVICES** - The Desert Compass is a vacation rental property and provides accommodations only. Gatherings at the property may not exceed the overnight occupancy limit of 20 guests.

**EVENTS** - Events such as weddings are not allowed at the property. Any outside vendors (such as catering) must be approved by our manager.

**DEPOSITS & CANCELLATION** - 50% total payment is required at the time of booking to reserve your dates. The remaining 50% payment is due 60 days before your reservation date. Your reservation saves your dates just for you, and therefore all payments are non-refundable for any reason. We do offer cancellation insurance at the time of booking, which we recommend if you want protection for unanticipated changes in plans. \$1000 damage deposit (reserved as a hold on your credit card) is due the day before your reservation.

**RATES** - Rates are subject to change. This price sheet is valid for 30 days from receipt. Tax not included.







*Ready for the next step?*

Contact us to reserve your dates!

hello@thedesertcompass.com • 505-585-2248