



Courtney Kess Photography

Property Buyouts at The Desert Compass



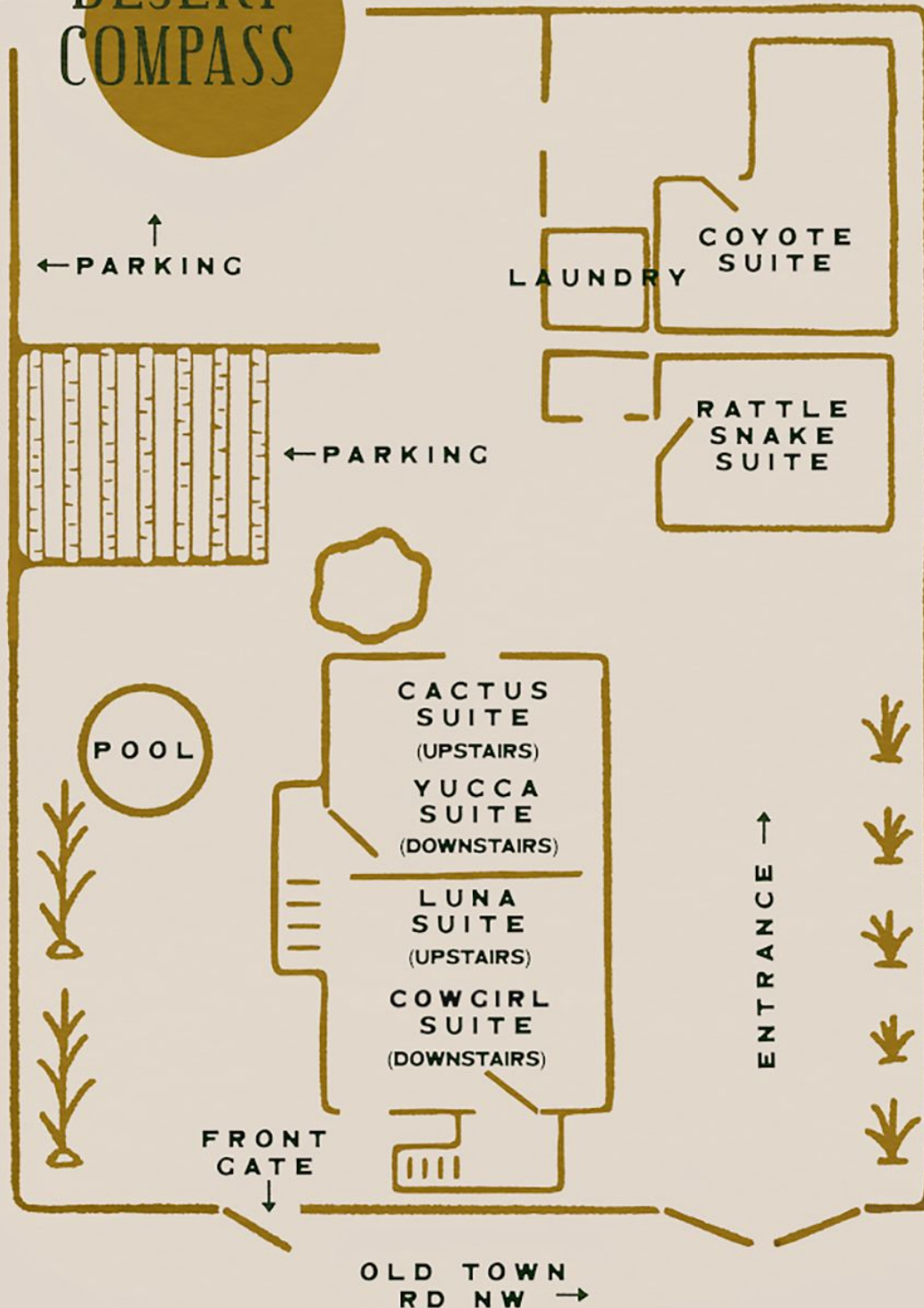
The Desert Compass

Located in the heart of Old Town Albuquerque, The Desert Compass is a 6 suite boutique vacation rental property with 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 a modern desert backdrop for hosting family gatherings, milestone birthdays, company retreats, workshops, or other group gatherings of up to 25 people.



MAP OF THE DESERT COMPASS



Property Buyouts

Total guest limit: 25 guests

Overnight guests: 18-25 guests

Age Restriction: 12+

Property buyouts of all 6 suites are required for any events, and give you private access to the entire Desert Compass property for your gathering.

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

PLEASE NOTE: Weddings or events with any outside vendors require a written contract and an additional fee. Please visit our [Weddings website](#) or contact us for more information.



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 • 3 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 • 6 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 4-6 guests.



The Rattlesnake Suite • 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 • 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 18 - 25 overnight guests (*please note that pets & children under 12 are not allowed in our suites overnight*)

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 some lounge seating around the gardens. If you require additional tables, chairs, linens, or place settings, they can be rented by outside vendors. Let us know if you'd like a recommendation for a furniture rental company.

* Please note that all event space is OUTDOOR only, so please make accommodations for inclement weather. You may wish to consider a tent and heaters, depending on season.







Property Buyout Rates

Peak Season Weekend

Thurs - Sun, March - Oct
+ holidays
\$2000 / night

Off Peak Weekend

Thurs - Sun, Nov - Feb,
excluding holidays
\$1400 / night

Peak Season Weekday

Mon - Wed, March - Oct
+ holidays
\$1700 / night

Off Peak Weekday

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

**Discounted rates may be available for
dates within 4 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
- * pricing does not apply to weddings or large events
- * 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 (such as DJs or live bands) is not allowed on the property. Live acoustic music or 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 25 guests.

EVENTS - Any outside vendors must be approved and coordinated by our manager. If you are planning a larger event or wedding that involves outside vendors, additional fees may apply, including event insurance.

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