



## Casa de Río La Calamuchita Bed & Breakfast Villa For Sale in Pereira Colombia



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,214,560.18

### Elhelyezkedés

Ország:	Colombia
Állam/Régió/Tartomány:	Departamento de Risaralda
Város:	Pereira
Feladta:	2025. 08. 12.

Leírás:

Casa de Río La Calamuchita Bed & Breakfast Villa For Sale in Pereira Colombia

Esales Property ID: es5554734

Via a La Florida, Vereda #Km 7, La Bananera, Pereira, Risaralda, Colombia

For Sale: Casa de Río La Calamuchita – A Premier Eco-Tourism Hotel in Colombia

Price: ( 1.2 Million USD )

Discover an unparalleled investment opportunity in the heart of Colombia's coffee-growing region with Casa de Río La Calamuchita. This exquisite country hotel, nestled on the pristine banks of the Otún River in Pereira, Risaralda Department, offers a unique sanctuary just 15 minutes from the vibrant city center and the magnificent entrance to Los Nevados National Natural Park. Far removed from the urban bustle, this retreat is a tapestry of profound tranquility, surrounded by majestic mountains, crystalline water sources, and an extraordinary biodiversity that flourishes within its native forests. Here, life spontaneously renews itself each day, inviting guests to contemplate the serene landscape, embrace stillness and silence, and marvel at the most vivid colors in the surrounding birdlife.

A Legacy Property with Unrivaled Development Potential



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Casa de Río La Calamuchita boasts a substantial Lot Area of 4,703.15 m<sup>2</sup> (56,625 SF) and a charming Built Area of 533 m<sup>2</sup> (5,737 SF). What truly sets this property apart and offers an extraordinary competitive advantage is its unique historical status within a protected area. Located within 'La Cuenca del Otún' (the Otún River Basin), this hotel benefits from the pre-existence of its original construction, dating back almost 100 years. This allows it the rare privilege to continue building, unlike other properties in the vicinity where construction permits are now restricted by regional regulations. This unique exemption unlocks a phenomenal Total Approved Area for Construction of 1,410.31 m<sup>2</sup> (15,187 SF), leaving an impressive Available Area to Build of 878 m<sup>2</sup> (9,450 SF). This is a rare and invaluable opportunity to expand significantly within a protected natural landscape.

## An Unmatched Opportunity for Eco-Tourism Dominance

This is more than just a hotel; it's a chance to establish the largest and only hotel of its kind within the pristine Otún River basin, Ucumarí Regional Park, and Otún Quimbaya Park. This specific area holds the greatest potential for foreign tourism in Colombia's world-renowned coffee-growing region. The hotel's design harmonizes seamlessly with its environment, offering unparalleled views that invite guests to enjoy the outdoors and intimately interact with the river and surrounding nature. It's poised to become the premier destination for discerning eco-tourists and nature lovers seeking a truly authentic and sustainable experience.

## Exceptional Characteristics and Luxurious Amenities

Casa de Río La Calamuchita provides a comprehensive array of features and amenities designed for comfort, luxury, and immersion in nature. The main house offers 3 spacious bedrooms, each with its own private bathroom, complemented by an independent cabin for additional accommodation. Guests can enjoy access to the river, a cozy bonfire pit, a rejuvenating Turkish bath, and a refreshing swimming pool with a Jacuzzi. The property also includes ample parking, an electric gate for security, and surveillance cameras throughout. Inside, modern comforts abound with speakers integrated into the ceilings, TVs in all rooms, a dedicated coffee area, hot water, and mini-bars in the rooms. The deck offers stunning river views, while the lush grounds feature numerous fruit trees. For dining and entertainment, there's a spacious dining room capable of seating 30 people, two versatile common rooms, and even disco lights for lively gatherings, alongside a traditional roasting oven for culinary delights. This combination of prime location, historical privilege, and thoughtful amenities makes Casa de Río La Calamuchita an unparalleled investment in Colombia's burgeoning eco-tourism sector.

## ABOUT THE AREA

Pereira, located in the Risaralda Department of Colombia, is a vibrant city known as a key hub in the country's renowned Coffee Cultural Landscape, a UNESCO World Heritage site.

### Location and Cultural Significance

Pereira is the capital of the Risaralda Department in western Colombia, strategically positioned within the famous Coffee Cultural Landscape. This region is celebrated globally for its stunning scenery, rich coffee-growing traditions, and vibrant culture. The city itself offers a dynamic blend of urban life and access to



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pristine natural environments. Its location, just 15 minutes from the entrance to Los Nevados National Natural Park, makes it a perfect base for exploring the diverse ecosystems of the Andes, from high-altitude páramos to lush cloud forests.

## Natural Surroundings and Lifestyle

The area surrounding Pereira, particularly places like La Florida, where Casa de Río La Calamuchita is situated, is characterized by profound natural beauty. This includes majestic mountains, numerous crystal-clear water sources, and an extraordinary biodiversity that thrives within its native forests. Being on the banks of the Otún River offers a tranquil escape from urban life, fostering an idyllic landscape where profound stillness and silence prevail. The environment encourages a lifestyle deeply connected to nature, with opportunities for birdwatching (spotting incredibly vivid colors in the local birds), hiking, and simply enjoying the spontaneous renewal of life in this serene setting.

## Tourism Potential and Local Attractions

Pereira and its surrounding parks, including the Otún River basin, Ucumarí Regional Park, and Otún Quimbaya Park, hold immense potential for foreign tourism. This area is increasingly recognized as a premier eco-tourism destination, attracting travelers seeking authentic natural and cultural experiences. Beyond the national parks, the city offers its own attractions, such as the Botanical Garden of the Technological University of Pereira, and opportunities to explore coffee farms that showcase the region's agricultural heritage. The blend of adventure, cultural immersion, and peaceful retreat makes it a highly appealing destination for discerning visitors.

## Accessibility and Nearest Airport

Pereira is highly accessible, primarily served by Matecaña International Airport (PEI). This airport is remarkably convenient, located just 4 km (approximately 10-15 minutes' drive) from the city center. Matecaña International Airport handles both domestic and international flights, offering connections to major Colombian cities like Bogotá, Medellín, and Cartagena, as well as international destinations such as Panama City. This excellent air connectivity facilitates easy travel for both national and international visitors, cementing Pereira's role as a gateway to Colombia's captivating coffee region and its natural wonders.

## MAiN FEATURES:

- \* 533m<sup>2</sup> of living space
- \* 4703m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Pool
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to bars and restaurants



- \* Great base from which to discover other fantastic areas of Colombia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Gyakori

Hálósobák:	4
Fürdőszobák:	5
Kész négyzetméter:	533 nm
Telekméret:	4703 nm

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/UAJM-T3032/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3032/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5554734

