



Monteverde Holiday Apartments For Sale in Buga Valle del Cauca 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 1,056,139.28

Elhelyezkedés

Ország:	Colombia
Állam/Régió/Tartomány:	Departamento del Valle del Cauca
Irányítószám:	736041
Feladta:	2026. 04. 13.
Leírás:	Monteverde Holiday Apartments For Sale in Buga Valle del Cauca Colombia

Esales Property ID: es5555006

Buga
Valle del Cauca
763041
Colombia

Investment Opportunity: Monteverde Holiday Apartments & Estate

Guadalajara de Buga, Valle del Cauca, Colombia | Entire Estate: \$3,800,000,000 COP

An exceptional opportunity to acquire a thriving, high-rated hospitality business and a sprawling private estate near the historic city of Buga. Held by the current owner since 2011 and meticulously developed over a decade, this 15,000 m² (1.5-hectare) property seamlessly blends luxury living with a turn-key rental operation.

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The Location: Security, Climate & Culture

Situated just 3 km outside Guadalajara de Buga, the property enjoys a strategic and secure position.

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Safety: Located only 300m from the main road (hidden from view) and in close proximity to a local military base, offering peace of mind in a very secure area.

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Climate: The elevation provides a 'tierra templada' climate, slightly cooler and more refreshing than Buga city, with pleasant temperatures ranging from 17°C at night to 30°C during the day.

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Spiritual Heart of Colombia: Buga is world-famous for the Basilica del Señor de los Milagros, attracting millions of pilgrims annually, ensuring a steady stream of potential guests.

The Estate Portfolio

The property is a lush, productive oasis featuring 1,200 coffee plants and a variety of fruit trees, including mango, mangosteen, orange, lemon, and banana.

1. Residential & Guest Accommodations

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Main House (400 m²): A grand residence currently 50% completed (2 bedrooms/1 bath finished). The kitchen, living room, laundry, and terrace await the buyer's personal touch.

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The Chalet (150 m²): A fully finished, charming 2-bedroom, 1-bathroom guest house with a private kitchen and terrace.

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Guest Apartments: Two independent units (27 m² each) with private bathrooms and pool views, plus a larger apartment (40 m²) adjacent to the 25 m² garage.

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Luxury Amenities: A massive 110 m³ infinity pool (7 x 15 m) with a dedicated children's area, accompanied by an 8-person natural gas-heated jacuzzi.

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Social Spaces: A 60 m² kiosk equipped with a full kitchen, serving as a central dining and social hub for guests.

2. Infrastructure & Utilities

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Water Security: Features a private well for the pool and garden, plus a community water connection with a 5,000L backup tank and pressure pump system.

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Modern Tech: High-speed internet via Starlink with multiple access points throughout the property.

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Comfort: All guest rooms are equipped with air conditioning.

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Security: Fully enclosed by a natural privacy fence and a 5m wide electronic metal gate.

Business Opportunity & Revenue Potential

Since launching as a rental in April 2022, the business has achieved an extraordinary 9.9 rating on Booking.com and Airbnb.

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Expansion Potential: There is a 1,000 m² area designated for a potential fish pond (lake).

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Subdivision: The local land usage has recently changed to 'country houses,' allowing the owner to subdivide the estate into 1,000 m² lots.



Pricing & Investment Options

The owner is seeking to retire and is offering flexible purchase paths. All structures can be delivered fully furnished or unfurnished.

Option Price (COP)

Entire Estate & Business Takeover \$3,800,000,000

Individual Land Plots (1,000 m²) \$230,000 / m²

Plot + 2-Bedroom Chalet \$450,000,000

Plot + 2 Guest Apartments \$350,000,000

Regional Attractions

The estate serves as a perfect base for exploring the Valle del Cauca:

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Lago Calima (1 hr): Iconic reservoir for windsurfing and water sports.

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Laguna el Sonso: A massive 2,025-hectare nature reserve for premier birdwatching.

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Whale Watching (2.5 hrs): Seasonal access via the port of Buenaventura.

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Roldanillo: A world-renowned destination for paragliding enthusiasts.

Note: The owner will be on-site starting May 15th to host viewings and begin marking out subdivided plots. Contact us today to secure a viewing of this unique tropical retreat.

ABOUT THE AREA

Guadalajara de Buga, commonly known as Buga, is a distinguished colonial city in the Valle del Cauca department of Colombia. Famed for its well-preserved historical center and religious significance, it is a key member of the Red de Pueblos Patrimonio (Heritage Towns Network) of Colombia. The city's streets are lined with Republican-era architecture and colorful colonial facades, reflecting its history as a strategic hub founded in the 16th century.



The crown jewel of the city is the Basílica del Señor de los Milagros, a grand pink-toned cathedral that attracts millions of pilgrims annually. They come to visit the 'Miraculous Christ,' a dark-toned crucifix that is central to local lore and devotion. Beyond the basilica, the historic district features charming plazas like Parque Cabal and stately landmarks such as the Municipal Theater and the House of Culture, which offer a glimpse into the city's 'Ciudad Señora' (Lady City) prestige.

For those drawn to the outdoors, Buga serves as a gateway to the diverse ecosystems of the Cauca River valley. Nearby, the Laguna de Sonso is a premier wetland destination for birdwatching, where visitors can spot over 300 species of birds among the marshes and forests. The surrounding mountains and fertile valleys also support a thriving agricultural scene, particularly in cattle ranching and sugar cane production, which shapes the region's lush, green landscape.

Accessibility is a major advantage for Buga, as it is located along the Pan-American Highway. The nearest major airport is Alfonso Bonilla Aragón International Airport (CLO), situated in Palmira. It is approximately 50 kilometers (31 miles) south of Buga, typically a 45-minute to one-hour drive, making the city easily reachable for both domestic travelers and international visitors flying in from major hubs.

MAiN FEATURES:

- * 500m² of living space
- * 15100m² plot
- * 5 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * 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

Hálószobák:	5
Fürdőszobák:	5
Kész négyzetméter:	500 nm
Telekméret:	15100 nm

Rental details

Furnished:	Yes
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Lease terms

Date Available:



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Contact information

IMLIX ID:

18703-es5555006

