



## Excellent 479 Hectares Plot of land for sale in the Chilean Patagonia



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 3,417,302.95

### Местоположение

Страна:	Чили
Область:	Aysén
Адрес:	Carretera Austral, Coyhaique
Добавлено:	28.07.2023
Описание:	Excellent 479 Hectares Plot of land for sale in the Chilean Patagonia Chile

Esales Property ID: es5553398

### Property Location

Chilean Patagonia  
Chile

### Property Details

Here we present an excellent plot of land in one of Chile,s most sought after areas for investment right now.

Follow the mythical Carretera Austral—paved for more than 1.2 miles as it winds through the park—to catch a glimpse of the magnificent condors that nest on La Condorera under the gaze of Picacho and Zaranda, the towering peaks that watch over this unique place, which is graced by over a mile and a half



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of riverbank beside the Picaflor River.

Surrounded by various natural reserves and national parks—including the fantastic Queulat Hanging Glacier, 53 miles away and perhaps the best known in the world—and only 55 miles away from the main port of Puerto Aysén, the gateway to Laguna San Rafael, Parque La Condorera has a powerful magnetism all of its own.

Named after the sheer granite face that rises over 1,640 feet above the surrounding area and home to the majestic Chilean condor, which nests there and can be seen all year round, the plot offers incredible views of this monumental geographical formation that in turn forms the plinth of the jaw-dropping Cerro Picacho, the monarch of the landscape, which appears to commune with the nearby Cerro La Zaranda, another of the colossi that watch over this beautiful spot.

Within its 1.181-acre expanse, Parque La Condorera offers over 4 miles of courses bearing the purest water in the world, but, more importantly, boasts more than a mile and a half of riverbank alongside the Picaflor River, which, together with the Mañihuales River, offers one of the best-known fly-fishing circuits in the world. The plot is the first property to receive the waters of the Picaflor River, and the sheer impossibility of human settlement upriver guarantees its purity.

It is also clad in exuberant evergreen Valdivian Forest, an ecosystem with one of the highest numbers of endemic species in the world. It consists primarily of the Coihue Magallánico and the Mañio Macho, trees that can grow to 100 feet in height; the Tepa, Luma, and Arrayan trees; and several bushes, perhaps the most noteworthy of which being the Maqui and the Calafate, each known for their eponymous superfruits that grow only in the wild.

This jungle provides natural habitat for animals such as the elegant puma; the pudú, the world's smallest deer; the huemul, a national symbol; the fox; the elusive guíña wild cat; the famous Darwin's frog; and myriad birds including the condor, eagle, kingfisher, woodpecker, chucao, and huet huet.

But that's not all. Parque La Condorera is extraordinarily well connected. The Carretera Austral runs through it, providing over 1.2 miles of paved road. There is a service station open 24/7 only 22 miles away; the main port is 50 minutes away; the regional capital, Coyhaique, is 1 hour 20 minutes away; and the regional airport, Balmaceda, is 2 hours away, all on paved road. In addition, La Tapera, the border crossing with Argentina, is only 75 miles away. And as if that weren't enough, the regional fiber optic cable runs along the entire length of the highway providing connections at various intervals along its length.

All this and more make Parque La Condorera a unique, incomparable, and simply priceless place.

#### About the Area

With its aura of remote romance, wind-whipped Chilean Patagonia attracts those travelers with an eye for beauty and a zest for adventure. Icy glaciers plunge into emerald lakes; wild fjords snake through hardwood forests; and the Andes' dramatic peaks ascend into swirling clouds and mist. It's hardly surprising that Chilean Patagonia's fabled lands have lured Magellan, Darwin, and even Butch Cassidy



and the Sundance Kid. Spend a day getting acquainted with the quirky Magellanic penguins congregating on Isla Magdalena. Then, continue south for jaw-dropping views of Tierra del Fuego's sky high mountains, pristine glaciers, and verdant forests. When you're ready for some R&R, retreat to your cozy lodge to get energized with some fresh Patagonian air and a hearty supply of seafood and wine.

With so much to see and do, getting oriented in Chilean Patagonia can be a challenge. The territory's incredible size (consuming Chile's lower third) and diverse landscapes force you to be selective about where you explore. There are three distinct regions. In the north, the awe-inspiring Lake District extends from Puerto Montt to Aisén. The Southern Coast, a 620-mile strip of land, sits between the Lake District and Southern Chilean Patagonia. This southernmost region includes Puerto Natales, Punta Arenas, and Tierra del Fuego—three noteworthy places. You may not see everything, but be sure to take in the rugged spirit of this breath taking natural setting.

## Main Features

- 4790000 m2 of land
- Excellent location close to many amenities
- Stunning country views.
- Huge Potential in the rental market if developed on.

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## Общие

Площадь участка: 5000000 кв м

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://player.vimeo.com/video/736358771>

## Contact information

IMLIX ID: IX4.693.573

