

CURAUMA LOT CM-C 12HAS

Curauma, Chile

CODE: TIL1010

Type: Land

Lot Area (M2): 124,439

Location: Curauma, north area

Price: UF125,000 (Approx. US\$4,650,000)

Price (UF/M2): 1

Land Use: Residential zone

State: Available



DESCRIPTION

TierraInfinita is proud to be an exclusive agent of this unique opportunity to acquire a 12.44 hectare lot located on the north side of Curauma, close to the Invica and Enaco developments. The lot contains a significant part of the remaining supply of high-density land in Curauma.

The Curauma project involves the creation of a new city in a large territory of 4,300 hectares of land located in the locality of Placilla de Peñuelas, 15 kms from Valparaíso and Viña del Mar.

The project includes residential, industrial, commercial and service areas to be developed in a 25-year horizon. The plan is projected to accommodate population of 150,000 to 200,000, ie 54,000 homes.

The place is extraordinarily beautiful, with large forests and two lakes. Its location is prime, with its accessibility and proximity to Viña del Mar, Valparaíso and Santiago.

Curauma's central idea is to generate a modern city in a natural environment for a better quality of life. The concept involves harmony between different projects.

Curauma has completed sales in excess of 1,000 hectares to important real estate developers such as Constructora Aconcagua, Invica, Fernandez Wood, Enaco, Beltec, Constructora Francisco Lorca and Constructora Galilea.

With regards to educational projects, currently in operation are Universidad Católica de Valparaíso, Colegio Pumahue, Colegio Siglo XXI and Colegio Alborada.

The project aims to meet the demand for housing of different socio-economic levels, generating a city with diverse neighborhoods, mostly oriented towards middle income families.

Curauma also plans to have areas for university campuses, schools, hospitals and supermarkets. There

are areas for recreation and tourism, leveraged by the beautiful surroundings.

To date, around 8,000 houses are built in Curauma, representing an estimated population of 32,000. Considering that Placilla's population is around 20,000 inhabitants, the Curauma – Placilla area accounts for more than 50,000 inhabitants. It is important to note that according to the annual pace sales rate, some new 3,500 to 4,000 people will be incorporating annually to Curauma's population.

Investment Highlights

High Density Land Use

- Lot offers significant portion of available land for high density developments in Curauma.
- High density allows the development of projects more resistant to economic cycles.

Consolidated Area

- Curauma's North Sector is consolidated.
- Area has a lot of educational and retail providers.
- Shuttle service to and from Viña del Mar and Valparaíso.

Appropriate Topography

- Lot has very smooth slopes compared to surrounding land.
- 62.7 % of terrain slopes below 15%.
- Utilization rate is very high due to the topography.

Infrastructure

- Land adjacent to actual sanitary infrastructure.
- Sanitary feasibility can be facilitated if future housing development project contains low income houses.

