

## LOTE 2 – SOUTH EAST NEIGHBORHOOD

Curauma, Chile

**CODE: TI1027**

**Type: Land**

Lot Area (M2): 32,216.2 m<sup>2</sup>

Location: Curauma, south east

Property Price: UF51,546 (Approx. US\$2,000,000)

Price (UF/M2): 1.6

Land Use: Residential zone

State: Available



## DESCRIPTION

TierraInfinita is proud to be agent of this unique opportunity to acquire a 3.2-hectares lot located on the south-east side of Curauma, next to the Universidad Catolica de Valparaíso campus. The lot permits the development of housing projects (houses and/or buildings).

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 9,000 houses are built in Curauma, representing an estimated population of 36,000. Considering that Placilla's population is around 20,000 inhabitants, the Curauma – Placilla area accounts for more than 60,000

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

### Consolidated Area

- The property is located in the south-east sector of Curauma, and consolidated area with mid to high income houses as well as services, being the most relevant the Universidad Católica de Valparaíso campus
- The lot has HH1 land use denomination, which allows a housing development (houses and/or buildings)
- The property is part of the immediate and natural expansion of the south-east area of Curauma

### Infrastructure

The property accounts for the following feasibilities:

- Water and sewerage
- Electrical
- Rain Drainage system
- Gas
- Telecommunications

### Topography

Slope ranges:

- 0% to 15%: 31% of the lot surface
- 15% to 30%: 60% of the lot surface
- More than 60%: 19% of the lot surface

