



VILLARRICA • LA ARAUCANÍA • CHILE

## Lot for Sale on Iturrieta Mardones Road, Molco Bajo area, Villarrica-Pucón Road

**UF 2,792** \$115,000,000 • UF 0.32 / m<sup>2</sup>

AREA  
**8,700 m<sup>2</sup>**

WATER  
**Yes**

ELECTRICITY  
**Yes**



## DESCRIPTION

8,700 m<sup>2</sup> Lot with a View of the Volcano — Molco Bajo Area  
Excellent opportunity to purchase a flat 8,700 m<sup>2</sup> lot located in the Molco Bajo area, along the road connecting Villarrica and Pucón (Route CH-199), right on the southern shore of Lake Villarrica.

### Land Features

- Area: 8,700 m<sup>2</sup>
- Completely flat topography, ideal for building without earthwork
- Unobstructed views of the Villarrica volcano
- Abundant native vegetation, with wooded areas that provide privacy and a unique natural setting
- Access to rural drinking water (APR) and electricity, which significantly reduces development costs

### Prime location

Molco Bajo is located halfway between Villarrica and Pucón, with paved access and just minutes from public services: a school, supermarkets, a pharmacy, and cell phone coverage from all carriers. It is an area experiencing growing real estate development thanks to its proximity to both the lake and the two cities.

### Tourist Attractions

The lot is a short distance from the main attractions of the Andean Araucanía region:

- Lake Villarrica and its beaches
- Downtown Pucón, with access to hot springs, adventure sports, and volcano hikes
- Downtown Villarrica, with its waterfront, casino, and urban life
- Villarrica National Park and other nearby mountain and nature trails

A plot with exceptional conditions for a residential project, vacation cabins, or long-term investment, combining tranquility, nature, and connectivity to two of southern Chile's most important tourist hubs.

## SERVICES

Water

Electricity

## CONTACT

### Interested? Contact us!

contacto@parcelaspatagonia.com



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**Before buying:** title study, 10 to 30 years of legal history at the Conservador (land registry), with Osiadacz Abogados.

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Price in UF; conversion at the day's exchange rate.

GALLERY

