



PUERTO VARAS · LOS LAGOS · CHILE

Lot for Sale in the Las Tranqueras Condominium

UF 17,900 \$737,287,396 · UF 3.58 / m²

AREA

5,000 m²

WATER

Yes

ELECTRICITY

Yes



DESCRIPTION

GREAT OPPORTUNITY Asking price: 17,900 UF

Commercial appraisal price: 23,000 UF

House on an agricultural-residential lot located in the Las Tranqueras subdivision, a high socioeconomic area with controlled access and 24/7 security. The development features high-quality infrastructure, fully paved streets, and underground electrical and drinking water systems. It is located approximately 10 km from the center of the municipality of Puerto Varas and 3 km from Route 225 (Road to Ensenada), in a residential neighborhood consisting of high-quality, custom-built two-story homes with exclusive designs, with services and amenities—including supermarkets and schools—located 7 km away.

First Floor.

- Entrance hall.
- Living/dining room with kitchen.
- Loggia.
- Bedroom and guest bathroom.
- Boiler room.
- Master bedroom with en suite bathroom and walk-in closet.

2nd Level.

- Living room.
- 3 bedrooms.
- 1 bathroom.
- Livable terrace.

The development features underground utilities (electricity, fiber optics, drinking water) and paved streets. Oil-fired boiler heating system with radiators throughout the entire property and a decorative electric fireplace integrated into the living room.

Swimming pool, wine cellar, barbecue area, 2 covered parking spaces with capacity for 10 vehicles.

Built with reinforced concrete, it features a slab foundation, PVC double-pane windows, an automated roller-shade system, an alarm system, and home lighting. Central heating with oil-fired radiators.

The property features a 5,000 m² lot and a 376.6 m² building with a regular layout and flat topography, spread over two levels. It is constructed of reinforced concrete, is in good condition, has a well-designed interior layout, spacious rooms,

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.

and excellent natural lighting. Quarterly property taxes: \$829,000; monthly common area fees: 1.5 UF; water bill: \$200,000 twice a year.

LOCATION



Coordinates: -41.3246548, -72.8660182 · [Google Maps](#)

LEGAL DOCUMENTATION

Non-Indigenous Land

SERVICES

Water

Electricity

ENVIRONMENT

Lake View

GALLERY

