



RUTA 40 • SAN MARTÍN DE LOS ANDES • NEUQUÉN • ARGENTINA

## 1,520 m<sup>2</sup> lot. Gated community. San Martín de los Andes

**UF 1,612** \$66,423,760 • US\$ 68,000 • UF 1.06 / m<sup>2</sup>

AREA

**1,520 m<sup>2</sup>**



## DESCRIPTION

A unique opportunity to purchase a corner lot located in Las Marías del Valle in San Martín de los Andes. This 1,520 m<sup>2</sup> lot is situated on the boulevard leading into the neighborhood, offering excellent visibility and access. The lot is completely flat, eliminating the need for earthwork and making it easy to begin any construction project you wish to undertake.

The property has basic utilities such as running water, electricity, internet, and natural gas, making it an ideal option for those looking to build a home or make an investment in this beautiful region of Patagonia.

This lot is perfect for those seeking peace and quiet and a connection to nature, without sacrificing the convenience of access to essential services. Don't miss the opportunity to purchase this lot in one of the most attractive locations in Argentine Patagonia.

FINA PATAGONIA. WE CREATE LIVING ENVIRONMENTS.

The information provided in this listing is for general guidance only and does not form part of any contractual documentation. The information provided was supplied by the owners and may contain inaccuracies; the final measurements will be determined by the property title for the aforementioned property.

Please note that prices and/or maintenance fees may be subject to verification or adjustment.

## 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.

REF PP-01925 · Generated 22/10/2026.

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

LOCATION



Coordinates: -40.090499, -71.139319 · [Google Maps](#)

SPECS

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|      |                 |
|------|-----------------|
| Type | Residential Lot |
|------|-----------------|