



**PARCELAS
PATAGONIA**
— TU TERRENO EN LA PATAGONIA —

REF PP-01966



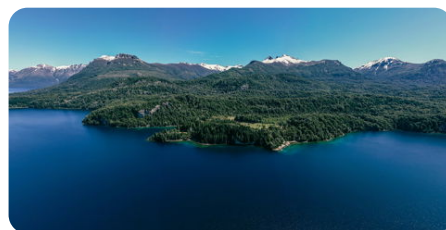
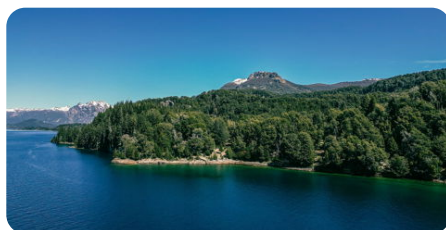
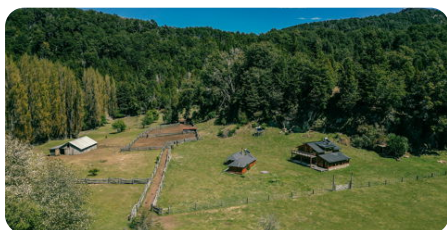
ISLA VICTORIA • SAN CARLOS DE BARILOCHE • RÍO NEGRO • ARGENTINA

A neighborhood along the lakefront, across from Victoria Island

UF 521,605 \$21,490,040,000 • US\$ 22,000,000 • UF 0.09 / m²

AREA

6,095,400 m²



DESCRIPTION

One of the last large private tracts of land with a shoreline on Lake Nahuel Huapi: 609 hectares in their natural state, with its own bay that forms a natural harbor sheltered from prevailing winds.

Located within Nahuel Huapi National Park, across from Victoria Island, it is accessible by boat in about 30 minutes from Puerto Pañuelo, Bariloche (across from the Llao Llao Hotel). The property features both flat and sloping areas, a natural lagoon, and is crossed by the Millaqueo Stream. It has been preserved with almost no human intervention, remaining in its natural state.

Bay and natural harbor

Protected from prevailing winds, with an existing dock

Natural lagoon and Millaqueo Creek

On-site freshwater supply

Existing structures

Main residence, guest house, caretaker's house, and service quarters

Up to 16 authorized units

Residential use, including existing structures

Technical Specifications

Property Details

Location

Nahuel Huapi National Park, across from Victoria Island

Access by boat from Puerto Pañuelo, across from the Llao Llao Hotel (≈30-minute boat ride)

Jurisdiction

National Parks – Province of Neuquén

Area

609.54 ha

(6,095,429.50 m²)

Dimensions

1,400 m × 4,500 m (approximate)

Lakefront

1,500 meters, with a bay forming a natural harbor

Price

USD 30,000,000

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.

Title Status

Immediate deed transfer

In principle, foreigners are not authorized to purchase directly;
inquire about possible modifications by decree and/or law.

Authorized Uses

Residential · Other uses require authorization from the APN
FOS 2,400% · FOT 3,900% · Up to 16 units/volumes, including
existing ones

Buildings

Primary residence, guest house, caretaker's quarters, and
service facilities · Dock

Utilities

None (off-grid property in its natural state)

Access

How to Get There

01

Puerto Pañuelo, Bariloche

Starting point, across from the Llao Llao Hotel

02

≈ 30-minute boat ride

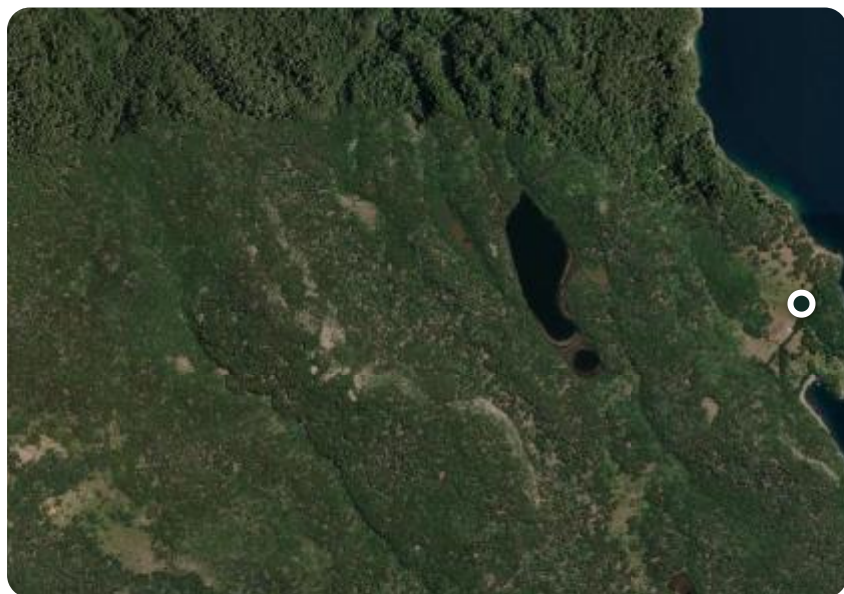
Heading northwest, passing in front of Victoria Island

03

Arrival at private cove

Natural, sheltered harbor with a dock

LOCATION



Coordinates: -40.960961, -71.579661 · [Google Maps](#)

SPECS

Type

Rural Property

GALLERY

