



VALLE SIMPSON, CARRETERA 6 LAGUNAS, MAGIC WATERS PATAGONIA · COYHAIQUE ·
AYSÉN · CHILE

Laguna Mercedes Reserve | Coyhaique

UF 1,400 \$57,664,936 · UF 0.28 / m²

AREA
5,000 m²

WATER
Rio

ELECTRICITY
Yes

ACCESS
Gravel

TAX ROLL
Own



DESCRIPTION

Starting at CLP 41,800,000 | 31 lots ranging from 5,000 to 9,000 m² | Lakefront and scenic overlook | Subdivision approved by the SAG (Agricultural and Livestock Service). Unique property tax ID (rol) per lot. | Balmaceda Airport is 40 minutes away.

In the heart of Chilean Patagonia lies a paradise that remains untouched.

A place surrounded by mountains, crystal-clear waters, and a tranquility that envelops everything. Introducing LAGUNA MERCEDES: an exclusive development just 30 minutes from Coyhaique.

A retreat where time stands still and you reconnect with what truly matters.

- Flat, 100% usable lots
- Shared access to the 1.5-hectare lagoon
- Water on every lot
- Gravel road, stabilized
- Security and peace of mind

STARTING AT \$41,800,000 CLP

LOCATION



Coordinates: -45.736694, -72.219028 · [Google Maps](#)

CONTACT

**Interested?
Contact us!**

contacto@parcelaspatagonia.com



Scan to view online

View this listing online:

www.parcelaspatagonia.com/anuncios/parcel/reserva-laguna-mercedes-coyhaique-aysen-2000

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

REF PP-02000 · Generated 21/10/2026.
Price in UF; conversion at the day's exchange rate.

NEARBY

Cerro Castillo

Coyhaique

Camino 6 Lagunas

Magic Waters Patagonia

Mirador Larga Vista

Mirador Colono de Elizalde

Lago Elizalde

Valle Simpson

Cerro Huemules. Parque Nacional Simpson

Cerro de La Paloma

Río Blanco

HIGHLIGHTS

- Average Lot Size: 5,500 m²
- Airport - 40 minutes
- Downtown - 30 minutes
- Hospital - 25 minutes
- Supermarket - 10 minutes
- Panoramic Viewpoint
- Fishing Zone
- Drinking water
- Electricity Supply
- Connectivity (Internet/Telephony)
- Pedestrian trails
- Legal advice
- Funding
- Construction
- Surveying
- Sewer System
- Paved access
- 24/7 Security
- Private dock
- Boat Ramp
- Unique panoramic views
- Roads
- Water
- Access to the lagoon
- Privacy
- Up-to-Date Documentation
- Fishing
- Water Sports
- Vehicle Access
- Electricity
- Drinking water
- Internet
- Lake
- Mountain
- Forest
- Beach
- River
- Panoramic view
- Clubhouse
- Pier
- Trails
- Security

LEGAL DOCUMENTATION

Non-Indigenous Land

Own Tax ID

SII Cert

SAG Cert

Ready for Deed

Docs OK

Subdiv. OK

Permit

Municipal

SERVICES

Water

Electricity

Road Access

Urbanized

CONNECTIVITY

Cell Signal

Well

Spring

WATER SOURCE: RIO

SPECS

Type

Building Plot

Topography

Ondulado

ENVIRONMENT

- Lakefront (650.00m)
- Beach
- Lake View
- Mountain View
- Valley View
- Vegetation
- Native Forest
- Prairie
- Nat. Park
- Gated
- Common Areas

ACCESS

- Gravel
- Year-Round
- Main Road
- Easement
- 0.00 km to main rd

GALLERY

