

VILLARRICA · LA ARAUCANÍA · CHILE

Land for Sale in Downtown Villarrica

UF 4,362

$180,000,000 · UF 7.34 / m²

AREA
594 m²







DESCRIPTION

RE/MAX Team Sells Urban Land with Great Commercial Potential in Downtown Villarrica

An excellent investment opportunity in a strategic location in Villarrica, ideal for those looking to develop a commercial, professional, service, or residential project in an established area with excellent connectivity. This property stands out for combining a large land area, an existing structure, and a central location that allows for a wide range of potential uses.

The property features a lot of approximately **594 m²** and a building of nearly **83 m²**, offering a versatile foundation for adapting, expanding, remodeling, or developing a new project according to the future owner's needs. Its size allows for the efficient use of space for offices, customer service areas, storage, parking, work yards, loading areas, or future expansions.

One of its main attributes is its urban setting. The property is **located across from an educational institution and just half a block from the municipal gym**—features that generate a constant flow of people and excellent visibility for much of the day. This makes it particularly attractive for activities that require visibility, easy access, and proximity to services.

Given its characteristics, this property could be an excellent option for **professional offices, customer service centers, specialized workshops, technical services, retail, consulting firms, gyms, warehouses, startups, or projects that combine commercial activity with residential use**. The size of the lot also allows for the planning of complementary spaces—an advantage that is increasingly difficult to find in downtown areas of the city.

Its excellent connectivity facilitates travel to different parts of Villarrica and provides quick access to public transportation, retail, services, and urban amenities. This makes the property a particularly attractive option for investors and entrepreneurs seeking to establish themselves in a location with constant foot traffic and growth potential.

CONTACT

Interested? Contact us!

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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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Villarrica continues to establish itself as one of the most attractive and dynamic cities in the Lake District, driven by its commercial, tourist, and residential activity. In this context, owning a large plot of land in a central, urban area represents a rare opportunity with promising prospects for appreciation over time.

A property with **an excellent location, versatility, and high commercial and residential potential**, ideal for those who wish to invest, develop a new project, or establish their business in a strategic location in Villarrica.

Lot: approx. 594 m²
Building: approx. 83 m²
Central location, high foot traffic, across from an educational institution, near the municipal gym.

An opportunity to **invest today and develop a forward-thinking project in the heart of Villarrica**.

LOCATION



Coordinates: -39.28617033, -72.23155648 · Google Maps

GALLERY






