PARCELAS PATAGONIA
TU TERRENO EN LA PATAGONIA

REF PP-02269



YUMBEL · BÍO-BÍO · CHILE

Lot in Paso Hondo, on the border between Yumbel and Quillón

UF 436

$18,000,000 · UF 0.09 / m²

AREA
5,000 m²







DESCRIPTION

5,000 m² Subdivision in a Gated Community with Excellent Connectivity, Natural Surroundings, and Great Investment Potential

An exclusive, completely flat 5,000 m² lot is for sale, located in the El Guanaco area, Yumbel commune, Biobío Region, very close to the border with Quillón. Its prime location along the highway allows for quick and safe access year-round, making it an excellent option for those seeking tranquility without straying far from major urban centers and services.

The lot is part of a gated subdivision with controlled access, providing greater security and privacy for its owners. In addition, it has power availability for connection to the electrical grid, facilitating the development of a residential or investment project from the very beginning.

Thanks to its completely flat terrain, this property offers multiple possibilities for use. It is ideal for building a permanent home, a second home to enjoy on weekends or during vacations, developing a tourism project with cabins, launching a rural tourism venture, or simply acquiring land with significant appreciation potential in an area experiencing steady growth.

The surroundings are characterized by their tranquility, clean air, and beautiful natural landscapes, allowing you to enjoy an excellent quality of life. The proximity to Quillón and its main tourist attractions makes this lot a very attractive option for those seeking to invest in an area with high demand for much of the year.

Property Features

5,000 m² subdivision
Gated subdivision with controlled access
Roadside location
Excellent year-round accessibility
Potential for power availability
Natural, peaceful, and safe surroundings
Ideal for a primary residence, second home, or investment

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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project
Excellent potential for capital appreciation

Approximate distances
Laguna Avendaño Spa, Quillón: 20 minutes
Downtown Quillón: 20 minutes
Yumbel: 20 minutes
Los Ángeles: 50 minutes
Concepción: 55 minutes
Carriel Sur Airport: 1 hour
Chillán: 50 minutes
Termas de Chillán: approximately 1 hour 50 minutes

This property's excellent location provides quick access to a variety of services, supermarkets, healthcare centers, schools, and shops, as well as renowned tourist destinations such as Laguna Avendaño in Quillón, which is ideal for recreational and sports activities year-round. Likewise, the proximity to Chillán expands the range of services, dining options, shopping, and educational opportunities, while Termas de Chillán is one of southern Chile's leading tourist and mountain resorts, offering activities in both winter and summer.

Investing in this lot means securing a piece of land with great potential for appreciation, located in an area that combines nature, connectivity, and tranquility. It is an excellent opportunity for those who wish to build their dream home, own a second home for family getaways, or develop a tourism or real estate project in an area with growing demand.

Don't miss this opportunity to acquire a property with excellent features and a strategic location in the Biobío Region.

Contact me for more information, to review the property's documentation, and to schedule a visit.

LOCATION



Coordinates: -36.85661745, -72.4587065 · Google Maps

GALLERY






