PARCELAS PATAGONIA
TU TERRENO EN LA PATAGONIA

REF PP-02270



YUMBEL · BÍO-BÍO · CHILE

Lot: 5,000 meters, bordering Yumbel and Quillón

UF 605

$25,000,000 · UF 0.12 / m²

AREA
5,000 m²







DESCRIPTION

5,000 m² Plot, 100% Flat, in a Subdivision with a Gated Community—Excellent Connectivity and Great Investment Potential

Discover this excellent investment opportunity in the El Guanaco area, Yumbel commune, Biobío Region, very close to the border with Quillón. For sale: a **5,000 m² 100% flat lot**, located within a gated subdivision with controlled access, ideal for those seeking tranquility, security, and excellent connectivity to the region's major cities.

One of the greatest advantages of this property is that its surface is completely flat, allowing you to make full use of 100% of the land without the need for earthwork. This represents significant savings during construction and gives you the freedom to design the project you've always envisioned—whether it's a family home, a second home, a group of cabins, a tourism project, or an investment with strong potential for appreciation.

The lot has direct access from the highway, allowing for convenient and easy access year-round. Additionally, it has power availability, which facilitates the development of any residential or investment project.

The El Guanaco area stands out for its natural surroundings, tranquility, and excellent strategic location. It is just a few minutes from Quillón, renowned for its spas, cuisine, and recreational activities, making it an ideal place both to live and to relax year-round.

The growing demand for lots in this area has driven steady appreciation in property values, making it an attractive option for investors and families who wish to enjoy nature without sacrificing proximity to services and urban centers.

Property Features
5,000 m² subdivision, 100% flat
Gated subdivision with controlled access
Direct access from the highway

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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Excellent year-round connectivity
Potential for connection to the power grid
Land fully suitable for construction
Ideal for a primary residence
Ideal for a second home
Excellent option for a cabin project or tourism investment
Natural, peaceful, and safe surroundings
High potential for appreciation

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

Its location offers an excellent quality of life, with easy access to supermarkets, health centers, schools, shops, and various tourist attractions. In addition to its proximity to Quillón and its famous Avendaño Lagoon, you'll have easy access to Chillán—one of southern Chile's most important cities—and the renowned Termas de Chillán, an international tourist destination where you can enjoy the mountains, snow, hot springs, and outdoor activities year-round.

If you're looking for a lot with an excellent location, fully developable, ready for your project, and with great potential for appreciation, this property checks all those boxes. Whether you're looking to live here, build a vacation home, or make a real estate investment, you'll find a unique opportunity here.

Contact me for more information, to request property details, and to schedule a visit. Discover this excellent opportunity and make your next project a reality!

LOCATION



Coordinates: -36.85661745, -72.4587065 · Google Maps

GALLERY






