PARCELAS PATAGONIA
TU TERRENO EN LA PATAGONIA

REF PP-02299



LAMPA · METROPOLITANA · CHILE

Lot for Sale on Av. España (No. N/A)

UF 11,890

$491,084,704 · UF 2.24 / m²

AREA	WATER	ELECTRICITY	TAX ROLL
5,300 m²	Yes	Yes	Own







DESCRIPTION

HOUSE ON A 5,300 M² LOT IN A GATED COMMUNITY · ESTABLISHED GATED COMMUNITY IN BATUCO
180 m² of floor space with a comfortable and functional layout.
UF 11,890
Chilean-style house situated on a flat, even lot of 5,300 m², with its own property tax ID (rol) and final municipal approval, located in a well-established gated community in Batuco, Lampa commune.
A particularly attractive property for those seeking spaciousness, a mature garden, and family living, while maintaining good access to Santiago via Route 5 North, the Batuco exit, and the Lo Pinto alternative route.
Spacious and very bright living-dining room, remodeled kitchen, family room, 3 bedrooms—the master bedroom is en suite—and 2 remodeled full bathrooms. It also features a guest bedroom, a guest bathroom, and a covered porch.
All windows and picture windows are double-pane with wood-grain finish. The house features a fireplace and two inverter air conditioning units.
Outside, a lush, mature garden stands out, with an automatic irrigation system fed by a deep well. The pool is lined with Diamond Brite and blends seamlessly into a spacious garden area.
The family-friendly quincho (covered barbecue area) features exposed beams, and also has its own outdoor bathroom, allowing this section to be used independently of the house.
The property has a cobblestone parking area for approximately 10 vehicles, with a covered space for 2, as well as an electric gate.
The lot is flat, regular in shape, and not located on the perimeter of the gated community.
THE GATED COMMUNITY
An established gated community with 24/7 security, underground electrical wiring, sewer service, and its own drinking water treatment plant.
Clubhouse and common areas featuring:
* 2 swimming pools
* tennis court
* soccer field
* playground

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.

REF PP-02299 · Generated 11/11/2026. Price in UF; conversion at the day's exchange rate.

* event hall
Water consumption is included in the common expenses.
DETAILS
Lot size: approx. 5,300 m²
Built area: approx. 180 m²
Bedrooms: 3 + guest room
Bathrooms: 2 + 1 guest bathroom + outdoor bathroom in the quincho (covered barbecue area)
Parking: 10 or more vehicles
Municipal final inspection: Yes
Own property tax ID (rol): Yes
Swimming pool: Yes
Quincho (covered barbecue area): Yes
Deep well: Yes
Automatic irrigation: Yes
Electric gate: Yes
Common area fees: Approx. $120,000, includes water consumption.
Property taxes: Approx. $110,000 per installment, 4 annual installments.
Viewings by appointment via WhatsApp:
Broker's commission: 2% + taxes
Ruby Figueroa Realty · Real Estate Broker ✧ East Santiago · +56 9 9847 5174

LOCATION



Coordinates: -33.2407321, -70.8156818 · Google Maps

LEGAL DOCUMENTATION

Non-Indigenous Land | Own Tax ID

SERVICES

Water | Electricity

ENVIRONMENT

Lake View

GALLERY





