PARCELAS PATAGONIA
TU TERRENO EN LA PATAGONIA

REF PP-02306



LOS ANGELES · BIOBÍO · CHILE

# Lot for Sale in LOS ANGELES

## UF 726

$29,990,000 · UF 0.15 / m²

| AREA | WATER | ELECTRICITY | ACCESS | TAX ROLL |
|---|---|---|---|---|
| 5,000 m² | Yes | Yes | Yes | Own |







## DESCRIPTION

Subdivision: Hacienda Los Álamos – Los Ángeles, Biobío Region

Brief description of the project

Hacienda Los Álamos is an exclusive development consisting of just 24 lots of approximately 5,000 m², located in the La Isla sector of the Los Ángeles commune, Biobío Region.

The project offers flat lots with access to a paved road and a direct connection via Route Q-550. It features an approved subdivision plan, completed electrical infrastructure, Rural Drinking Water (APR) service with connections at each lot, and stabilized and compacted internal roads.

Its natural setting along the Biobío River, featuring quillay, acacia, and poplar trees, makes it an excellent option for living, relaxing, or investing near Los Ángeles.

Pricing Details

- Cash prices starting at $29,990,000
- Direct financing starting at $14,990,000

Payment Terms

- Cash payment upon signing the public deed of sale before a notary
- Direct financing with no credit check or document requirements | Down payment starting at $14,990,000 | Balance payable in up to 36 installments

Benefits and Purchase Conditions

- Starting at 5,000 m²
- Predominantly flat terrain
- Approved subdivision
- Own property tax ID (rol)
- Topographically demarcated lots
- Rural Drinking Water (APR) with service connection available on each lot
- Electrical lines installed within the project
- Individual grid connection to be arranged
- Access gate built with an automated gate
- Stabilized and compacted interior roads
- Perimeter fence
- Vegetation consisting mainly of quillayes, aromos, and poplars
- Natural setting next to the Biobío River

Common Areas

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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- Access to a beach area next to the Biobío River
- Area to enjoy the natural surroundings
- River access for small boats
- Views of the valley, the Biobío River, and the mountain range

Proximity and Points of Reference

- Route 5 South: approximately 8 minutes
- Los Ángeles: approximately 13 minutes (services, shops, medical care, schools, and everything you need for daily life)
- Project located directly along Route Q-550
- El Amanecer de Duqueco School: 12 to 15 minutes
- COPEC Duqueco Gas Station: 12 to 15 minutes
- CESFAM Entre Ríos: 20 to 25 minutes
- Mulchén: 30 to 40 minutes
- Nacimiento: 45 to 55 minutes
- Chillán: approximately 1 hour and 30 minutes
- Concepción: approximately 1 hour and 50 minutes
- Santiago: approximately 5 hours and 45 minutes

Estimated travel times by car.

Reserve your dream home, find your lot

## LOCATION



Coordinates: -37.4657826, -72.3610902 · Google Maps

## LEGAL DOCUMENTATION

Own Tax ID

## SERVICES

Water | Electricity | Road Access

## GALLERY











