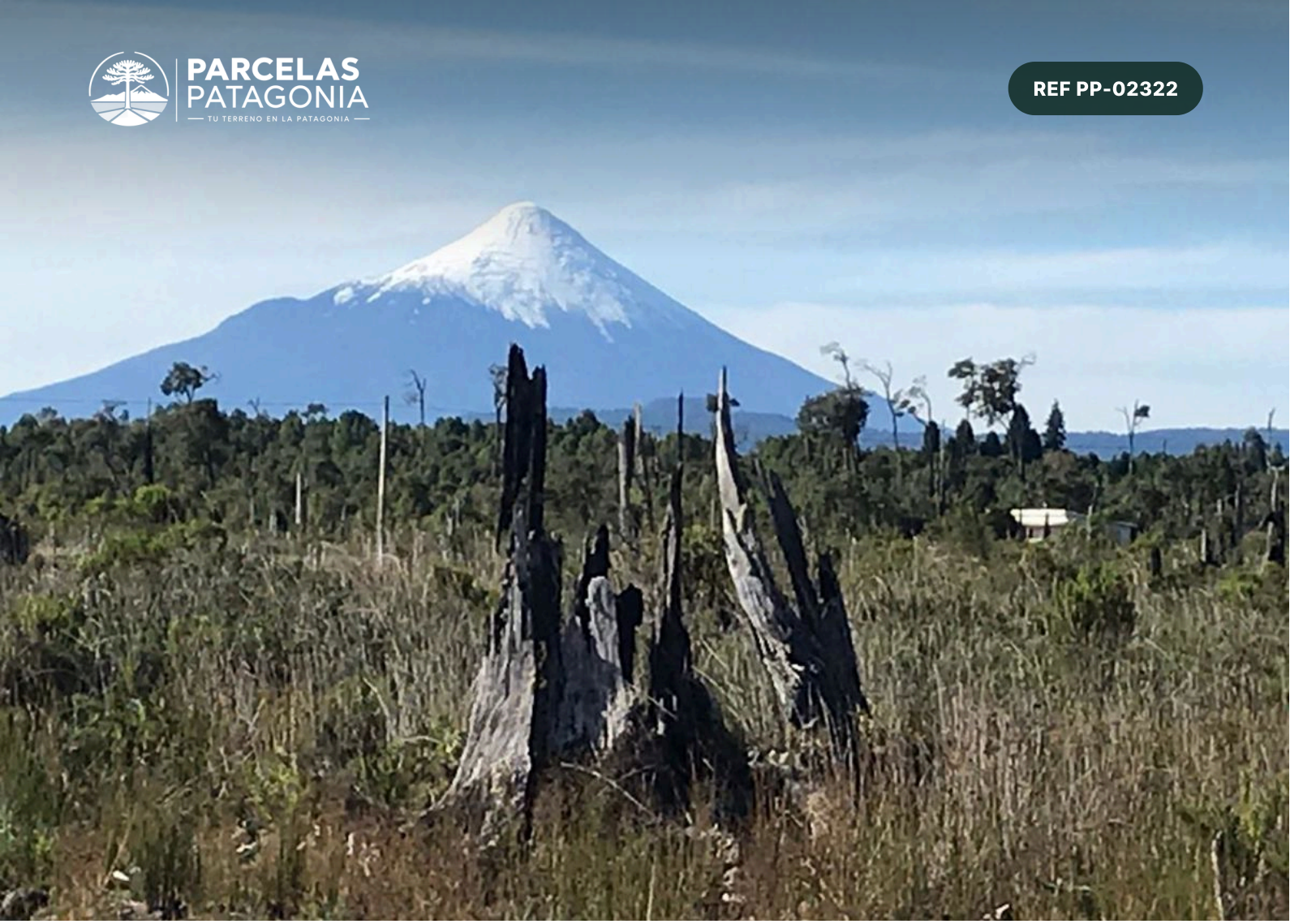
PARCELAS PATAGONIA
TU TERRENO EN LA PATAGONIA

REF PP-02322



COLONIA TRES PUENTES · PUERTO VARAS · LOS LAGOS · CHILE

Crucero Austral: 5,000 m² lots with views of the volcanoes in Puerto Varas

CLP 39,900,000

CLP 7,980 / m²

AREA	WATER	ELECTRICITY	ACCESS	TAX ROLL
5,000 m²	Pozo	Yes	Gravel	Varios Roles,







DESCRIPTION

Crucero Austral is a subdivision of 5,000 m² lots in Colonia Tres Puentes, in the commune of Puerto Varas, 5 km south of Lake Llanquihue. The land is 100% flat, with views of the volcanoes and groves of young trees. Each lot is staked out at its corners.

Each lot has its own unique SII property tax ID (rol). Electricity installed by Crell; water is available via internal irrigation ditches.
There is an entrance gate.

Price starting at $39,900,000. Operational expenses of $500,000 (notary, Real Estate Registry (Conservador de Bienes Raíces) and deed). Direct financing without a bank: down payment starting at 50% and up to 24 interest-free installments.
Mortgage financing from any bank or cash payment is also accepted. Signing in Puerto Varas or Santiago.

Nearby: Jumbo, the German School, and Doña Ema Mall are 10 minutes away;
Puerto Varas and Puerto Montt are 20 minutes away; El Tepual Airport is 50 minutes away.

Direct sale by the owners (Andes Cordillera), no commission.
Aerial view of the subdivision, lot by lot:
https://zenital.cl/crucero-austral/ Copy and paste this link into your browser to view each of the available lots

CONTACT

Interested? Contact us!

contacto@parcelaspatagonia.com

Scan to view online

View this listing online:
www.parcelaspatagonia.com/anuncios/parcel/crucero-austral-parcelas-de-5000-m2-con-vista-a-los-volcanes-puerto-varas-los-lagos-2322

Before buying: title study, 10 to 30 years of legal history at the Conservador (land registry), with Osiadacz Abogados.

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LOCATION



Coordinates: -41.328599, -72.827634 · Google Maps

NEARBY

Lago Llanquihue	**5 km**
Puerto Varas y Puerto Montt	**20 min**
Aeropuerto El Tepual (50 min) Supermercado Jumbo	
Colegio Aleman	
Mall Doña Ema	

HIGHLIGHTS

- 5,000 m² lots, 100% flat land
- Unique SII property tax ID per parcel
- Installed Electrical Capacity (Crell)
- Water in inland irrigation ditches
- View of the Osorno and Calbuco volcanoes
- Direct loan: 25% down payment and 24 interest-free installments
- 20 minutes from Puerto Varas and Puerto Montt
- Near the German School, Doña Ema Mall
- Near the Jumbo
- Church 2 km away

LEGAL DOCUMENTATION

Non-Indigenous Land | Own Tax ID | SII Cert | SAG Cert | CBR Reg | Ready for Deed | Docs OK | Subdiv. OK

Tax ID: Varios Roles,

SERVICES

Electricity | Road Access

WATER SOURCE: POZO

ENVIRONMENT

Volcano View | Mountain View | Vegetation | Prairie | Nat. Park | Gated

ACCESS

Gravel | Year-Round | Main Road | Easement | 0.00 km to main rd

SPECS

Type	**Agricultural Parcel**
Topography	**Plano**
Orientation	**Norte**