BARILOCHE DEVELOPMENT LAND

BARILOCHE | RÍO NEGRO | ARGENTINA

60.5 ± ACRES TOTAL
CBC Saunders Real Estate and Nordheimer Campos y Estancias are pleased to present 60.5 ± acres of residential development land in the heart of San Carlos de Bariloche, the premier ski and snowboarding destination in Argentina and one of the most popular resorts in South America.

The property is located within the Laguna El Trébol Nature Reserve which allows for certain types of commercial development including a resort hotel with cabanas, a private club, or a gated residential community with multifamily units.

While the land is not currently permitted for subdivision and single-family lot sales, the measure is under review by local planning officials and could receive approval this year. Pending approval, the total area that could be subdivided for residential lot sales is 18.2 ± acres or 73,600 ± square meters. This would correspond to 30 residential lots with 30 foot setbacks each measuring approximately 0.60 acres or 2,450 ± square meters.

The property has amazing panoramic views of the surrounding Cerro Lopez and Tronador mountain peaks, as well as the Moreno and Nahuel Huapi Lakes. The prime location is only minutes from downtown Bariloche, the Cerro Catedral ski resort, and the Hotel Llao Llao, the most exclusive resort in the Argentine Patagonia.
SPECIFICATIONS & FEATURES

Acreage: 60.5 ± acres
Hectares: 24.5 ± hectares
Location: San Carlos de Bariloche, Argentina
Province: Rio Negro
Sale Price: $3,500,000
Sale Price per Acre: $57,850
Sale Price per Hectare: $142,857
Approved Use: Resort hotel with cabanas, a private club, or a gated residential community with multifamily units & luxury amenities.
Potential Use: Single-family residential with a maximum of 30 lots measuring approximately 0.60 ± acres each, pending approval.
Distances: Central location within easy driving distance of Hotel Llao Llao (4 miles), Arelauquen Golf & Country Club (12 miles), Cerro Catedral Ski Resort (13 miles) & Bariloche International Airport (21 miles).
The Bariloche Development Land is located in the Argentina Province of Rio Negro. The property can be reached by air from Buenos Aires, a 2-hour flight with daily non-stops to the Bariloche International Airport. The property is located 21 miles from the airport and only 13 miles from the Cerro Catedral ski resort.
Rio Negro is one of the six provinces that make up Argentina’s Patagonia. It is bordered by Chile and the Andes Mountains to the west and the Atlantic Ocean to the east with green valleys and isolated plateaus in the central regions. The main water source flowing through the province is the Rio Negro whose valleys form the population centers for farms and cities. Average temperature varies greatly depending on altitude and distance from the Andes/Ocean. Rio Negro’s economic drivers include agribusiness, mining, and tourism ranging from skiing in Bariloche to whale watching on the Atlantic. Rio Negro is now attracting investor groups expanding cattle production where the government estimates untapped potential of 1.2 million acres.

After a decade of isolationist policies, Argentina embarked on a new chapter of free-market, pro-business reforms in December 2015 with the inauguration of Mauricio Macri. Two of Macri’s first reforms in office brought long overdue relief to the farming and real estate sectors in Argentina. The elimination of punitive taxes on crop exports and the removal of US dollar currency controls have reignited the country’s agribusiness sector and restored liquidity to the real estate market, a sector where properties have been listed and sold in dollars for over half a century. Slowly, Argentina is regaining the levels of production and exports of beef, corn, and soybeans lost over the past decade under the previous administration. That effort was boosted in early 2018 with more protectionist trade signals emanating from Washington which lifted Argentina’s exports to key trading partners like China and Mexico. The dollar, which surged 30% against the peso overnight upon Macri’s election, continues to move ever higher making Argentina’s hard assets, like land, a bargain for foreign buyers with dollars in hand. While political and economic winds will continue to shift in Argentina, the country’s reputation as one of the best places to live in the Western Hemisphere is unwavering, and the quality of life in Argentina measured in terms of safety, affordability, education, and quality of health care is arguably the best in all of Latin America.