

## **El Valle El copecito farm for sale 40 hectares for development**

### **Descripción**



40 hectare farm for sale, composed of two balloons: one of 34.7ha and the second of 5.3ha making up 40ha. total.

Located in Copecito, at the entrance to Valle de Antón, 14 km from the Inter-American Highway and 13km from the town of Valle.

Both farms are located next to the road on the west side and both have direct access to the property.

No roads or internal infrastructure have been created. Both properties have ocean views and seasonal streams.

The largest property is also adjacent to the Calabazo River on the east side, with 2,000 feet of river frontage

In 2011, the owner company began the initial phases of the preliminary project called Montecito. All permits and approvals have since expired, but they indicate the potential of the area. The number of lots projected for housing was 130, with a Estimated average sales price of \$58,600.00.

An environmental impact study was carried out

and received approval for the following Uses and Zoning Codes: Residential Rural RR High Intensity Natural Tourism Tn3

C2 High Intensity Commercial

Prv Neighborhood Recreation Park

Non-Developable Green Area Pnd

To develop the preliminary project, they hired INS- Sustainable Real Estate Investments.

The project leader was DM. In addition to the Master Plan, a full cost-benefit analysis was completed at that time and is available to the interested party.

Costs incurred by the owner:

Master Plan Pre-project: \$36,000

Development of Plan for Government Authorizations: \$57,000

Urban Impact Study/Rezoning \$7,500

Hydrology Study \$4,000

Project of 137 Lots/Houses and Club House: 40 hectares with Preliminary Project

<b>ID de Propiedad</b>	<a href="#">FCOCJ13.6.24.1</a>
<b>Área de Terreno</b>	400000 mt <sup>2</sup>
<b>Precio</b>	1,110,000.00
<b>Precio por Área</b>	2.70

## Ubicación



## Agente



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## Fotos



