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Chacra for Sale

Punta Ballena, Maldonado



Sale: US\$ 4,800,000

Property type: Chacra

Operation: Sale

- Land: 72,000.0 sqm
- Building: 1,300.0 sqm
- Bedrooms: 6
- Bathrooms: 8
- Parking lots: 8
- Stories: 2
- Land: regular
- Condition: Excellent
- Number Of Houses: 1
- Construction Quality: Luxury
- Showers: 1

- Kitchen
- Cable
- Dining room
- suite room

- Pool
- Electricity
- Hall
- Lake view

- Pets Allowed
- Internet
- Yard
- Dressing room

- Water
- Phone
- Living room
- Individual air conditioning
- Deck
- Bright
- Automatic watering
- 24 hour security
- Reception
- Natural lighting

- Furnished
- Gym
- Grill
- Route
- Goal security
- Blinds
- Services closeby

- Sports Center
- Hydromassage
- Perimeter
- Game room
- Solarium
- Good access

- Garage
- Internal lot
- Swimming pool
- Security
- Cantidad de Autos: 1
- Ground level access

Property status

State: Excellent

Age: 2011

Without Mortgage: Yes

Description

This beautiful property is located on the Sierra de La Ballena, direct access by Route 12, a 5-minute drive from Playa Solanas and the Club del Lago Golf Course, 10 minutes from the Laguna del Sauce International Airport and 20 minutes from the center of Punta del Este.

Exclusive plot of 7.2 hectares with a privileged view over the Laguna del Sauce.

Its location and characteristics make it suitable for various productive ventures, some of which are already in operation.

Exclusive in Uruguay, the venture recognizes the need for an active life for people over 55 years of age.

A complete life, without the maintenance problems of a family home and very different from a traditional residential concept for adults. It offers a Country Club lifestyle with various services and activities available to its permanent guests.

1 - CHACRA BOUTIQUE - First Stage of the Project Executed

The Old Casco of the year 1977 was recycled to new in the years 2013 and 2014.

Additionally, in 2014 two (2) luxury bungalows of 92 m² each have been built.

It is a productive enterprise in activity and with an approved expansion project

- A beautiful Central Casco houses 6 luxury suites with bathrooms + 2 Guest Houses.
- Reception room with covered terrace.
- Dining room with wood-burning stove carved in stone, a true work of art, wine cellar and winebar.
- Stone carvings from Bali and Piscina in volcanic stone and quartzite unique in Uruguay.
- SPA complete with changing rooms, relaxation room, massage room and therapeutic baths. Option to be used as 2 additional large suites
- Professional equipped kitchen and service area.
- Inner courtyard with fountains
- Electric underfloor heating, pre-installed hot water heating, air conditioning in all rooms.
- Bathrooms in marble, porcelain and Venetian stucco
- DVH windows in the suites and reception room.

The property includes alarm and CCTV with 16 cameras.

Life on the estate moves at its own pace. The weather is always "good", because the setting is beautiful, rain or shine. The inspiration to get up and move is everywhere, horseback riding, golf, mountain biking, swimming, vineyards; then relax in the Bali Stone Spa. We invite you to experience this very special way of life.

Very important !!: There is a building permit and a detailed project for the construction of 26 additional suites.

2 - VINEYARD, WINERY, CANNABIS - Second Project Stage

As a characteristic element of the period and leaving a trace of the past, inside the park there is a 200-year-old construction and stone ruins. Area planned for the future wine cellar, stud farms and cannabis tourism.

Area conducive to cultivation of 3 hectares, vineyards, cannabis.

In summary, it is a total covered built area of 1,300 m².

7.2-hectare park with 25 varieties of old trees.

Ask us and we will advise you:

- Information about the venture and its target segment (unique in Uruguay)
- Additional information about the project and permits already approved
- Documentation and plans

Real Estate Fees: 3% +VAT

Location

, Punta Ballena, Maldonado

References

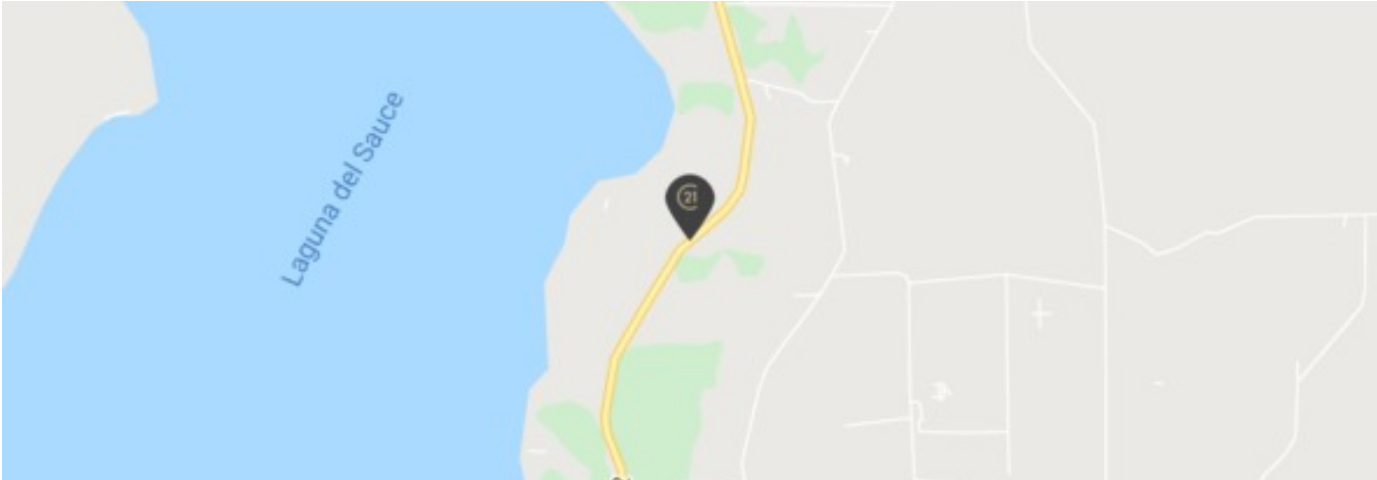
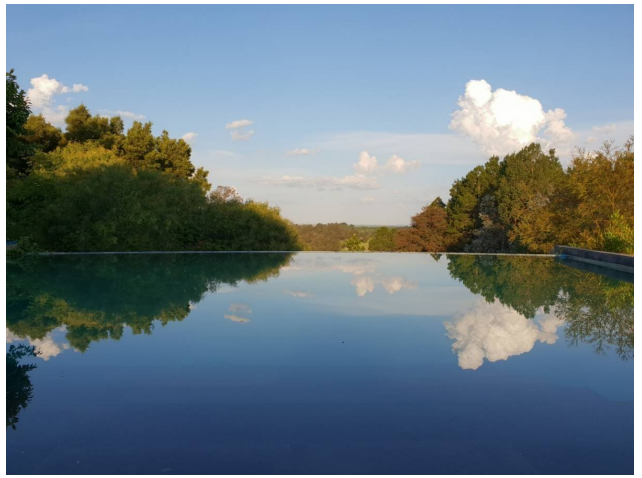


Photo Catalog







Property subject to availability.

Price subject to change without notice.

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