



PATAGONIA HERITAGE CHILE

Private Patagonian Land Reserve – Chaitén

Asset Overview

- **Location:** Chaitén, Región de Los Lagos, Chile
 - **Surface:** ~276.91 hectares (contiguous rural land)
 - **Proximity:**
 - 8–14 km from **Pumalín Douglas Tompkins National Park**
 - Direct access from **Carretera Austral (Route 7)**
 - **Asset Type:** Strategic landholding / Natural capital / Legacy asset
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Investment Thesis

A rare opportunity to acquire a **large-scale private land reserve** in one of the most pristine and strategically relevant regions of the Chilean Patagonia, positioned for **long-term capital preservation, environmental stewardship, and future optionality.**

Legal & Title Status

- Clear and valid **freehold ownership**
- **Registered titles** at the Conservador de Bienes Raíces de Chaitén
- Origin in fiscal concessions and hereditary transfers
- **No known liens, encumbrances, or active litigation**
- Asset structure suitable for **international investors**

Status: *Investment-grade, due diligence ready*

Environmental & Strategic Value

- Located within the **Valdivian Temperate Rainforest**
- High biodiversity and endemic species
- Abundant **freshwater resources**
- Adjacent to one of the world's largest private conservation corridors
- Globally recognized Patagonia brand

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Connectivity

- **Nuevo Chaitén Airstrip:** ~30 km
- **Puerto Montt:** via Carretera Austral + ferry
- Regional air and maritime connectivity available
- Strategic gateway to the **Patagonia Parks Route**

Use & Optionality

Depending on investor mandate:

- Private conservation reserve
- Ultra-low-density eco-luxury development
- Scientific / environmental stewardship
- Long-term land banking / natural capital strategy

(No subdivision or retail parcelization)

Comparable Market References

- Cochamó / Puchegüín land transaction (USD ~78M)
- Private conservation acquisitions in Chilean Patagonia
- Global models: private reserves held by foundations and UHNW investors

Transaction Highlights

- **Asset Class:** Real assets / Land / Natural capital
- **Horizon:** Long-term / multi-generational
- **Structure:** Private sale via holding vehicle
- **Confidentiality:** NDA required for detailed information

Positioning Statement

Not a real estate development.

A strategic Patagonian land reserve for legacy-oriented investor

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