



## PATAGONIA HERITAGE CHILE

### Private Patagonian Land Reserve – Chaitén, Chile.

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#### General Asset Description

- **LOCATION:** Chaitén, Los Lagos Region, Chile.
- **SURFACE AREA:** ~276.91 hectares (~684 acres) of contiguous rural properties.
- **PROXIMITY:** 8–14 km from Pumalín Douglas Tompkins National Park.
- **ASSET TYPE:** Strategic property / Natural capital / Legacy asset.
- **ACCESS:** Direct access from the Carretera Austral (Route 7).

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#### Investment Thesis

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

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#### Legal and Title Status

- Valid title deeds fully registered at the Chaitén Real Estate Registry (*Conservador de Bienes Raíces de Chaitén*).
- Documented chain of title originating from government grants and hereditary transfers, duly registered in accordance with the law.
- Free and clear of any liens, encumbrances, prohibitions, or active litigation, according to official registry records.
- No substantial findings affecting the validity, enforceability, or unrestricted disposition of the property's title.
- Asset is fully cleared for transfer, assignment, or sale under current Chilean legislation.
- Eligible for acquisition by both domestic and international investors, subject to compliance with applicable laws.

#### Environmental and Strategic Value

- High biodiversity and endemic species.
- Abundant freshwater resources (Manso and Negro Rivers within the property).
- Adjacent to one of the world's largest private conservation corridors: **Pumalín Douglas Tompkins National Park**.
- "Patagonia" is an internationally renowned trademark, globally recognized for its commitment to sustainability and quality.

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## Connectivity

- Nuevo Chaitén Airfield: ~30 km.
- Puerto Montt: via Carretera Austral + ferry.
- Regional air and maritime connectivity available.
- Strategic gateway to Patagonia's Route of the Parks (*Ruta de los Parques*).

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## Land Use and Optionality

Depending on the investor's mandate:

- Private conservation reserve / Natural capital strategy.
- Ultra-low-density eco-luxury development.
- Scientific / environmental management hub.

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## Market Comparables

- Sale of a similar property in Cochamó / Puchegüín (~USD \$78M)
- Private conservation acquisitions through the [SíMiPlaneta](#) environmental movement (872 hectares) in the Las Guaitecas Archipelago (Aysén Region).
- Global benchmarks: private reserves acquired by foundations and Ultra-High-Net-Worth (UHNW) investors.

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## Asset Highlights

- **Asset Class:** Real asset / Natural capital.
- **Horizon:** Long-term / Multigenerational.
- **Structure:** Private sale through an investment vehicle (holding company).

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**Positioning Statement: A strategic Patagonian land reserve engineered for legacy-driven investors.**