



LAND FOR SALE ONLY 100 METERS FROM RODADERO BEACH

PRICE: COP 6.560.000.000

INTRODUCTION

Two land plots for sale. The properties are located side by side in Rodadero, 100 meters from the famous Rodadero beach, within the tourist zone, only a 15-minute drive from downtown Santa Marta.

The value of the land plots is in the location, all units of a future hotel/condominium building will have an ocean or a mountain view. The local harbor is only 100 meters away and investing in speed boats will secure an unique in-house transportation service to Santa Marta, nearby private beaches and the Tayrona National Park.

ABOUT THE LAND FOR SALE

The sales price will include a renewed construction license for 2 towers of 15 floors each

The Sellers primarily wish to sell, secondarily willing to participate in a joint investment by contributing with a percentage of the land or collaborating to get a mortgage loan in a Colombian bank.

The land's total area is 2,386.6 m² and consists of two deeds held by 2 owners as follows;

- Land plot # 1; **900 m²**; 15 m wide along main road x 60 m long
- Land plot # 2; **1,486.6 m²**; 23 m wide along main road x 64,6 m long

Additionally the Seller offers a third land plot of approximately 33,000 m² for sale. This property surrounds the two land plots and offer spectacular ocean views as most of the land are hillsides facing the Rodadero bay. This piece of land currently lacks a land use study and will be ready for sale during the first quarter of 2022, but in any given sales

agreement for the 2 land plots offered for sale, it will be possible to secure a clause securing an option to buy for this additional property.

Asking price for land plot # 3 is COP 2,000,000 per m2.

DESCRIPTION OF THE AREA IN GENERAL:

For residential construction as condominium or hotel up to 5 stars, with sea views and mountain views, 100m from the popular Rodadero beach and the harbor which is departing point to downtown Santa Marta, other beaches and the Tayrona National Park. It is currently one of the most valued land areas in Santa Marta. The land plot is close to the entire hotel and commercial area of Rodadero town as banks, notaries, police station, hospitals, clinics etc.

GENERAL LOCATION:

15 minutes by car or boat to Santa Marta, a 15 minute drive from the Airport and 800m from the modern Arrecife shopping center.

DESCRIPTION OF THE LAND PLOT:

The Land is flat, without any construction and easily accessible with main entrance facing main road.

The land plots count on their respective topographic surveys and geotechnical studies.

According to the current **Municipality's integrated regional plan** (Plan de Ordenamiento Territorial – POT) each of the 2 land plots are authorized to build a tower of 15 floors.

The land has a construction license for 2 high-rise condominium buildings of up to 15 floors, including two floors for parking on the first and second level. The current project promotes 8 units per floor (90 m2, 72 m2 and 45 m2) and various facilities.

The construction license is renewable every two years, the seller will renew the license if the buyer wishes to develop the existing project. This cost is included in the asking price. Renewing the license will save the buyer considerable time as the approval of a new construction license typically takes several months if not years.

The current condominium project already has a name and it is approved by the local authorities and if the buyer wish to execute this project it is ready to go.

Alternatively it is possible to construct mixed towers hotel-Condominium-office

The land is free of mortgage or debts. Property taxes on the land are up to date.