

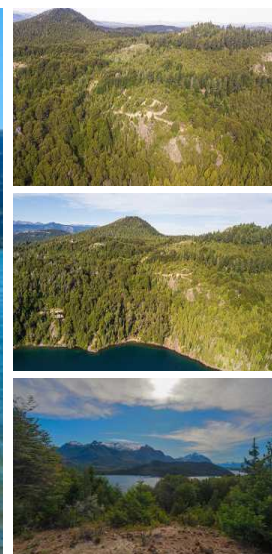


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## Astonishing Plot of Land near Llao-Llao

Located on the North shore of the Moreno Lake and close to Laguna El Trébol, this incredible 11ha property is perfect to enjoy the natural beauty of the Patagonian Andes, in a safe and private environment. Breathtaking views to the Andes Mountains and an authentic sense of being on an unpolluted virgin environment are complementary to a perfect balance between privacy and accessibility.

This gorgeous property features dense, mature tree coverage of native Nothofagus forest. Tall Cohiues and Cypressess provide greenery and protection from the elements all year long.

The plot has a trapezoidal shape, approximately 250m wide and 450 m long, its shortest side resting along the coastal line of the Moreno Lake, with a protected natural bay that provides easy boat access. The shore as also a long, private natural beach, decorated with a small and very rare natural forest of Arrayan. Access to the coastline is possible through a consolidated internal road that ranges the entire property, from the top end to the lake.

Situated on the skirts of the Cerro Campanario hill, the land features an average mild slope, with many wide terraces of tens to hundreds of meters that might be used to locate a comfortable mansion up to 3000 sqr meters, with astonishing views to the Mountains and the Lake.

Several panoramic points, on the top of rock crags, add a scenic and peaceful attribute to the property. Intended for residential use, this property already provides access to most utilities, including electricity, water, natural gas, and broadband internet. The plot is completely surrounded by a good quality metallic fence and it has also a good quality 120 square mts caretakers' house located close to the plot's main entrance for added security and maintainability.

Situated in a former natural reserve, the construction on this location is regulated by light covenants to

### Characteristics:

- Lot surface: 250mt de ancho y 450mt de largo
- Intended for particular and residential use
- 15' from Llao-Llao Hotel
- A 50' from Bariloche International Airport
- Privacy and accessibility.

protect the natural beauty of the area for residents to enjoy.

This property is located in the Suburban west Bariloche, which is surrounded by well-preserved state parks, forests, and accessible public land. The calm waters of the Moreno Lake are perfect for lazy summer days out on the boat or exploring via kayak or canoe.

Just 15 minutes away, the World Class Llao-Llao hotel, with his magnificent building, Restaurants, Bars and amenities is situated also on the coast of the Moreno Lake. Many recognized Gourmet Restaurants are also located in the neighbourhood of the property.

San Carlos de Bariloche, located 20 km away is the nearest town with full amenities, including Hospital, Grocery Stores, local shops/restaurants, international schools, and professional services.

Bariloche is located in the centre of the Nahuel Huapí National Park the oldest national park in Argentina, established in 1934. This National Park surrounds the Nahuel Huapi Lake in the foothills of the Patagonian Andes. The largest of the national parks in the region, it has an area of 7,050 km<sup>2</sup> or nearly 2 million acres. Its landscapes represent the north Patagonian Andean Zone. The national park is dominated by the high mountain chain of the Andes, many lakes, rapid rivers, waterfalls, snow-clad peaks, glaciers and extensive forests.

To enjoy the snow and winter sports, The Cerro Catedral ski resort, the biggest ski centre of the Southern Hemisphere is located just 30kms away from the property.

For quick and easy access, just 50 minutes from the Property is the Bariloche International Airport.