

Valle California

Own a Property in the Heart of a Pristine Nature Reserve



patagoniasur
CONSERVATION - SUSTAINABLE DEVELOPMENT

Patagonia Sur is a conservation-oriented company that invests in, protects, and enhances scenically remarkable and ecologically valuable properties in Chilean Patagonia.

Visit us at www.PatagoniaSur.com



Chilean Patagonia is positioning as an attractive investment hub. Global interest in the zone's conservation has propelled projects that aim to shape the future of this magical and unexplored place while preserving the integrity of its past.

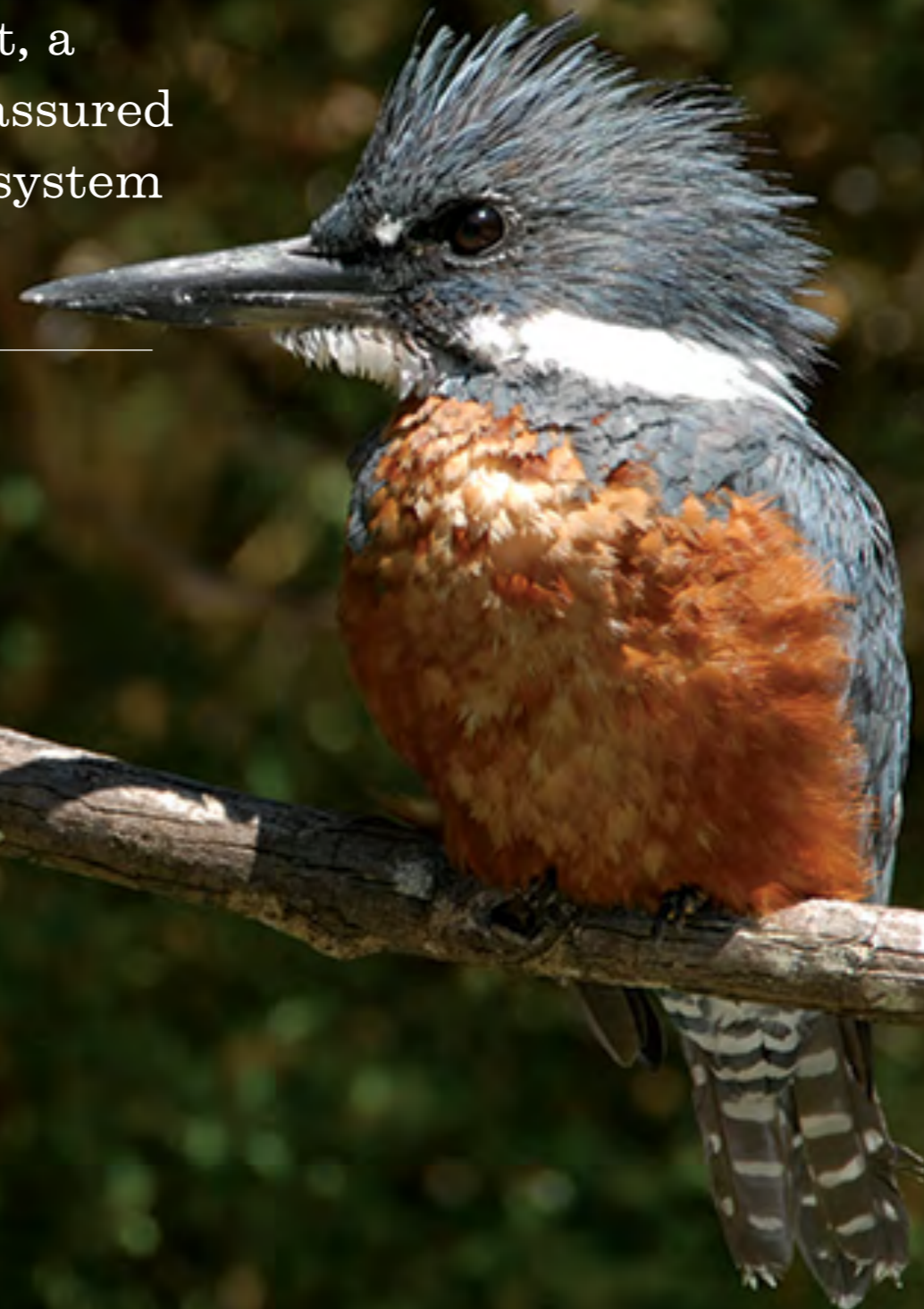




Valle California

8,000 acres

Valle California is Chile's first private reserve to be permanently protected by a conservation easement supervised by the Tierra Austral Land Trust, a specialist in conservation. Owners can rest assured that the beauty and value of this unique ecosystem will remain for generations to come.



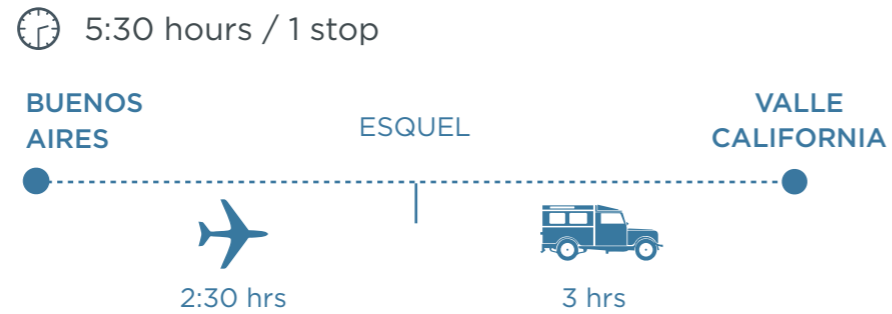
This unique conservation project enables you to share in the protection and enjoyment of 8,000 acres of pristine forests, mountains, lakes and rivers, with the benefit of a central administration. 50% of the reserve's properties have already been sold.





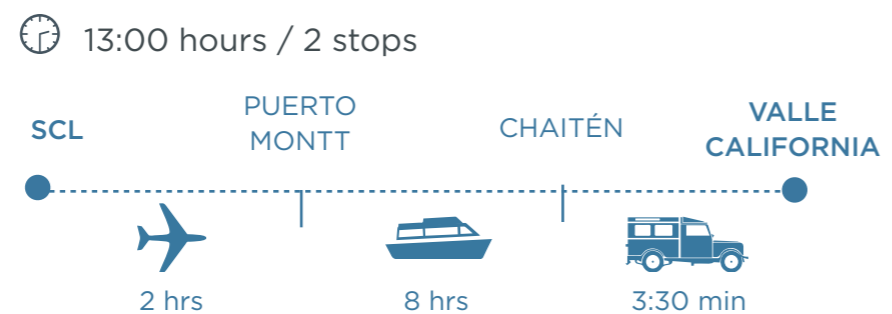
ACCESS THROUGH ARGENTINA

From Buenos Aires to Valle California



ACCESS THROUGH CHILE

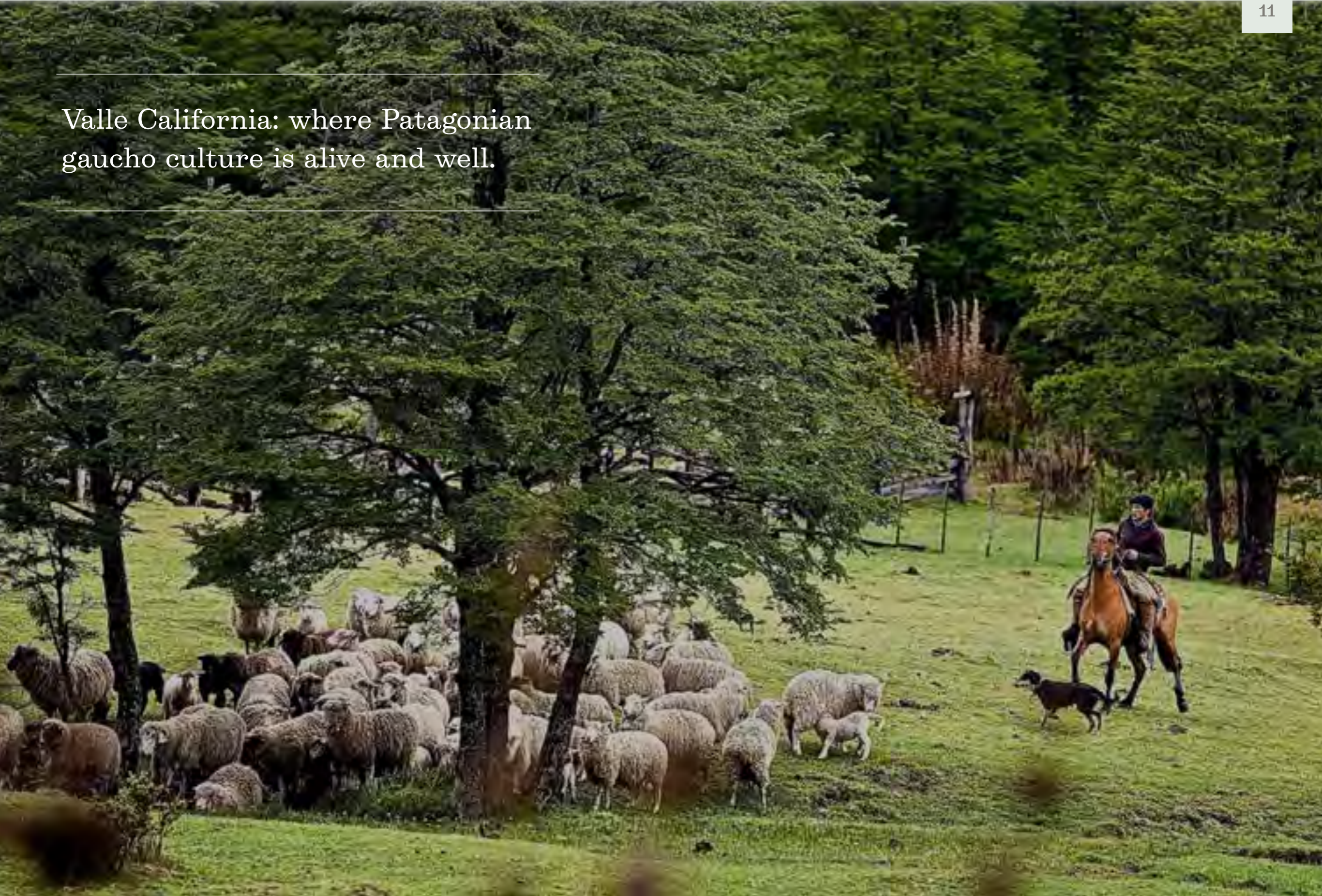
From Santiago to Valle California



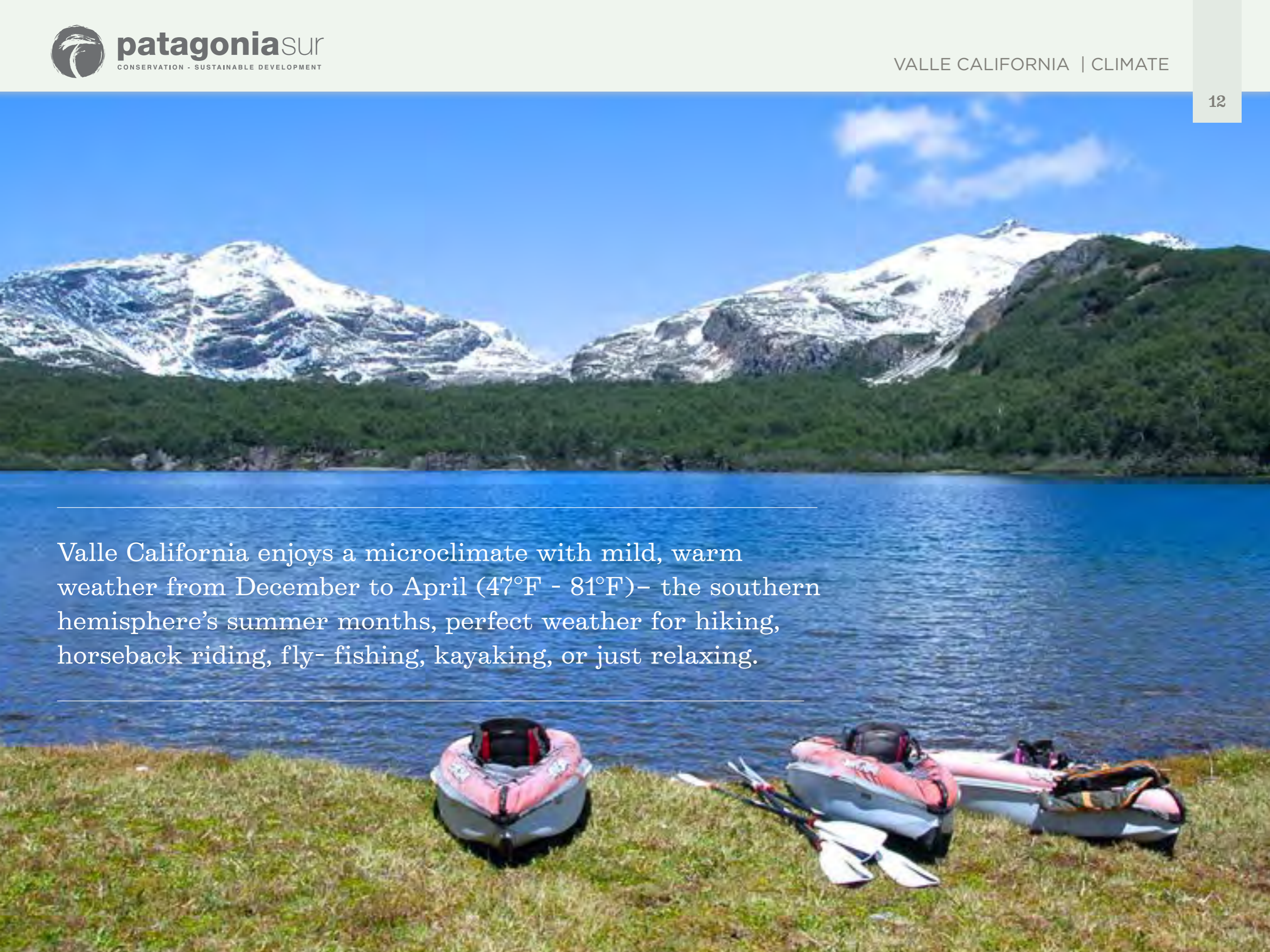


The property includes habitats and wildlife corridors for breeding and resident populations of a diverse range of species including condors, the South American Grey Fox, pumas, and the Magellanic Woodpecker.

Valle California: where Patagonian gaucho culture is alive and well.






Valle California enjoys a microclimate with mild, warm weather from December to April (47°F - 81°F)– the southern hemisphere’s summer months, perfect weather for hiking, horseback riding, fly- fishing, kayaking, or just relaxing.











TRAILS

- 1 *Tigre River*
- 2 *Cerro El Morro*
- 3 *Cerro Verde*
- 4 *Laguna Caiquén*
- 5 *Laguna Corazón*

trail 
road 
reforestation area 

ACTIVITIES

Valle California offers a rich network of trails, 13 miles of river for fishing, and diverse sites for recreational activities.

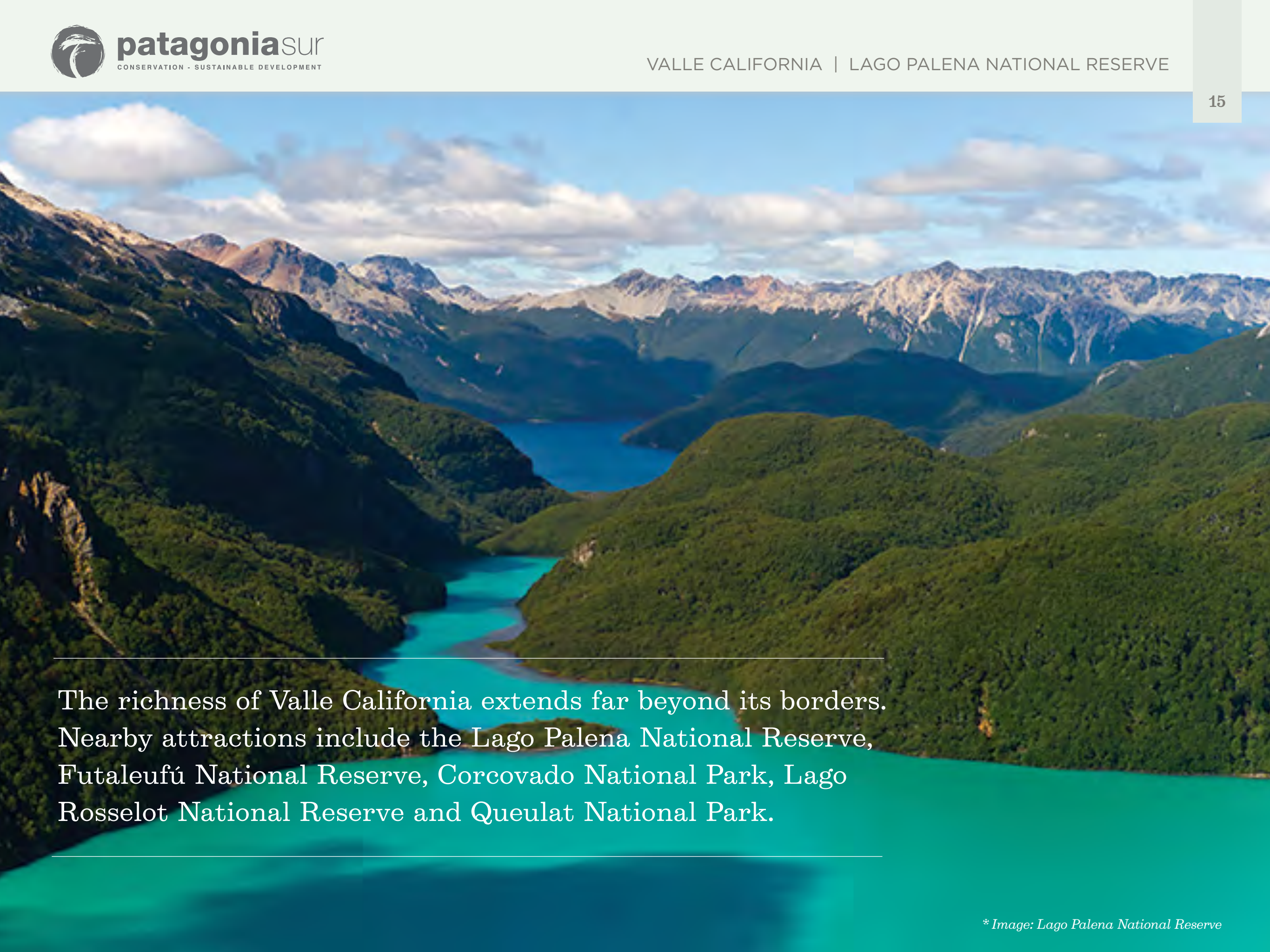


To Lago Palena National Reserve
4 miles
Valle El Azul

To Palena
14 miles



Valle California's world-class fly fishing in the Tigre and Azul Rivers and pristine alpine lakes is richly varied, and includes a range of trout and salmon species.

A wide-angle aerial photograph of the Lago Palena National Reserve. The image shows a vibrant turquoise lake winding through a lush green valley. In the background, a range of rugged, snow-capped mountains stretches across the horizon under a blue sky with scattered white clouds. The foreground shows the dense forest of the valley, with the lake's edge visible at the bottom of the frame.

The richness of Valle California extends far beyond its borders. Nearby attractions include the Lago Palena National Reserve, Futaleufú National Reserve, Corcovado National Park, Lago Rosselot National Reserve and Queulat National Park.

100%

of the reserve's 8,000 acres are governed by a Conservation Easement.

92%

of the property is maintained as conservation land, permitting low-impact activities by the reserve's owners (horseback riding, trekking, bird-watching, fly-fishing, and more).

8%

of the property is designated for the construction of private residences by the owners of the reserve. A maximum of 25 residences can be built in these Limited Development Areas.



Valle California

Each LDA has unique geographical, ecological, and scenic features that offer different experiences.

- PARCELS AVAILABLE
- PARCELS UNDER AGREEMENT (50%)
- PROPERTY LIMITS

LA CONFLUENCIA
93 acres
 4 parcels (0 available)

EL MORRO
58 acres
 3 parcels (3 available)

LA ESTRELLA
251 acres
 10 parcels (5 available)

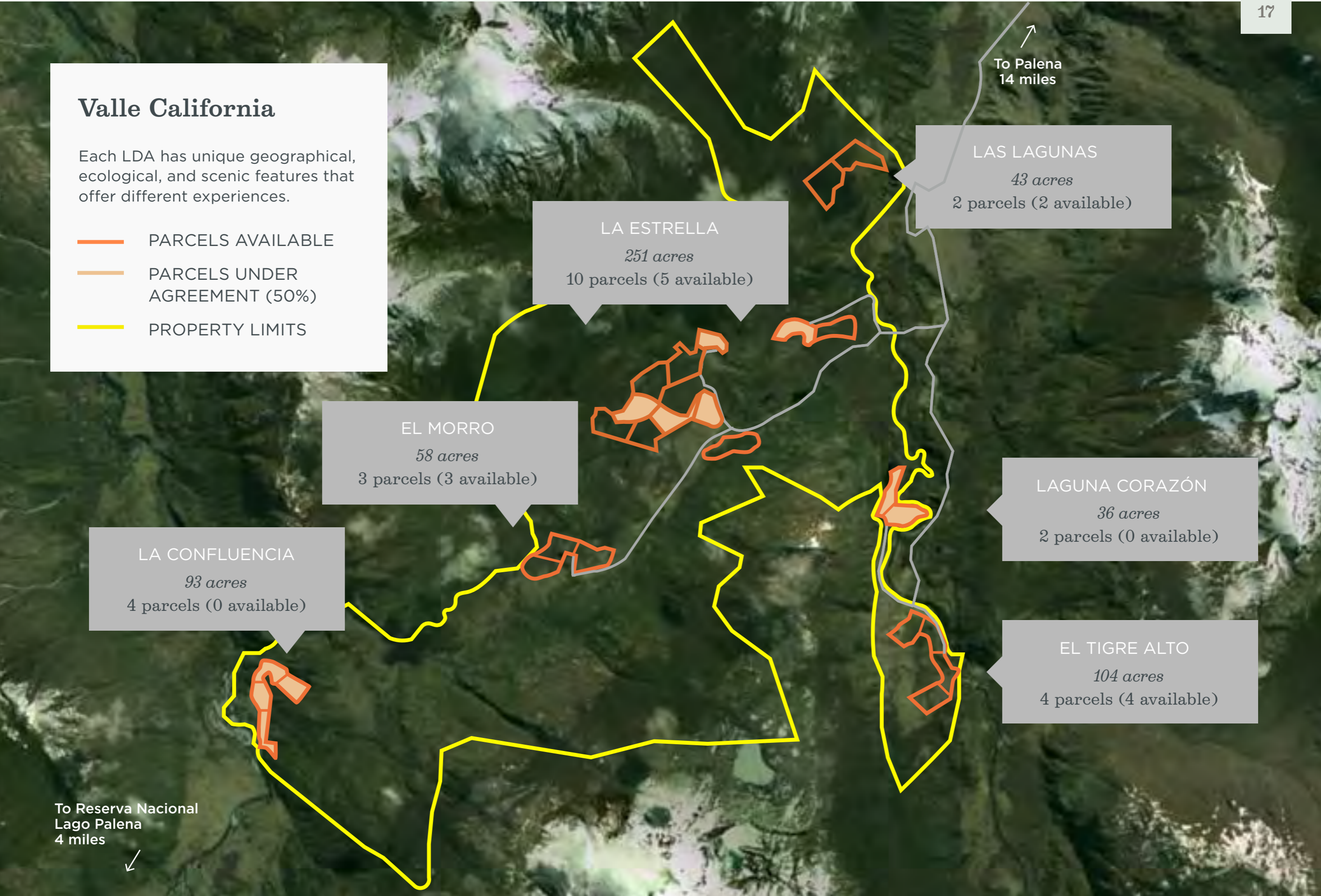
LAS LAGUNAS
43 acres
 2 parcels (2 available)




LAGUNA CORAZÓN
36 acres
 2 parcels (0 available)

EL TIGRE ALTO
104 acres
 4 parcels (4 available)

To Reserva Nacional
 Lago Palena
 4 miles

To Palena
 14 miles



LIMITED DEVELOPMENT AREAS						
	LA ESTRELLA	EL MORRO	LAS LAGUNAS	LAGUNA CORAZÓN	EL TIGRE ALTO	LA CONFLUENCIA
LDA (ACRES)	251	58	43	36	105	93
Total land ownership rights (ACRES)	3,376	779	584	490	1,413	1,256
Residences Permitted	10	3	2	2	4	4
Buildable square feet	80,950	20,400	15,300	13,600	31,200	30,900
PARCELS AVAILABLE	ONLY 5 AVAILABLE	3	2	SOLD	4	SOLD

LAND USES PERMITTED IN THE LDAS

Construction of residences, guest houses and ancillary structures for owners and guests.

LAND USES PERMITTED IN THE CONSERVATION AREA

Access for owners and guests.

Conservation and environmental restoration.

Low-impact recreation, including: hiking, horseback riding, fly-fishing, kayaking, mountain biking, bird watching.

Sustainable land uses, including native reforestation, eco-tourism, sustainable agriculture and forestry, and infrastructure installation for LDAs.



Valle California's infrastructure must be designed to integrate and complement the property's unique Patagonian landscapes.



SUSTAINABLE SITE DESIGN CONCEPTS

New houses should be sited, designed, and constructed using low-impact, sustainable technologies.

New houses should be sited, designed, and constructed to be energy efficient and incorporate solar, wind, and/or geothermal heating and cooling systems.

Buildings should use energy-efficient materials and construction technologies, including wooden frames and pre-fabricated components.

PERMITTED CONSTRUCTIONS

Total construction area will be restricted by the number of keys held. Each key allows the construction of 850 sf with the following limitations:

Residences - maximum size 5,000 sf.

Guesthouses - maximum size 1,400 sf.

Ancillary structures - cumulative maximum size 1,400 sf.



Explore the different LDAs



LA CONFLUENCIA



EL MORRO



LA ESTRELLA



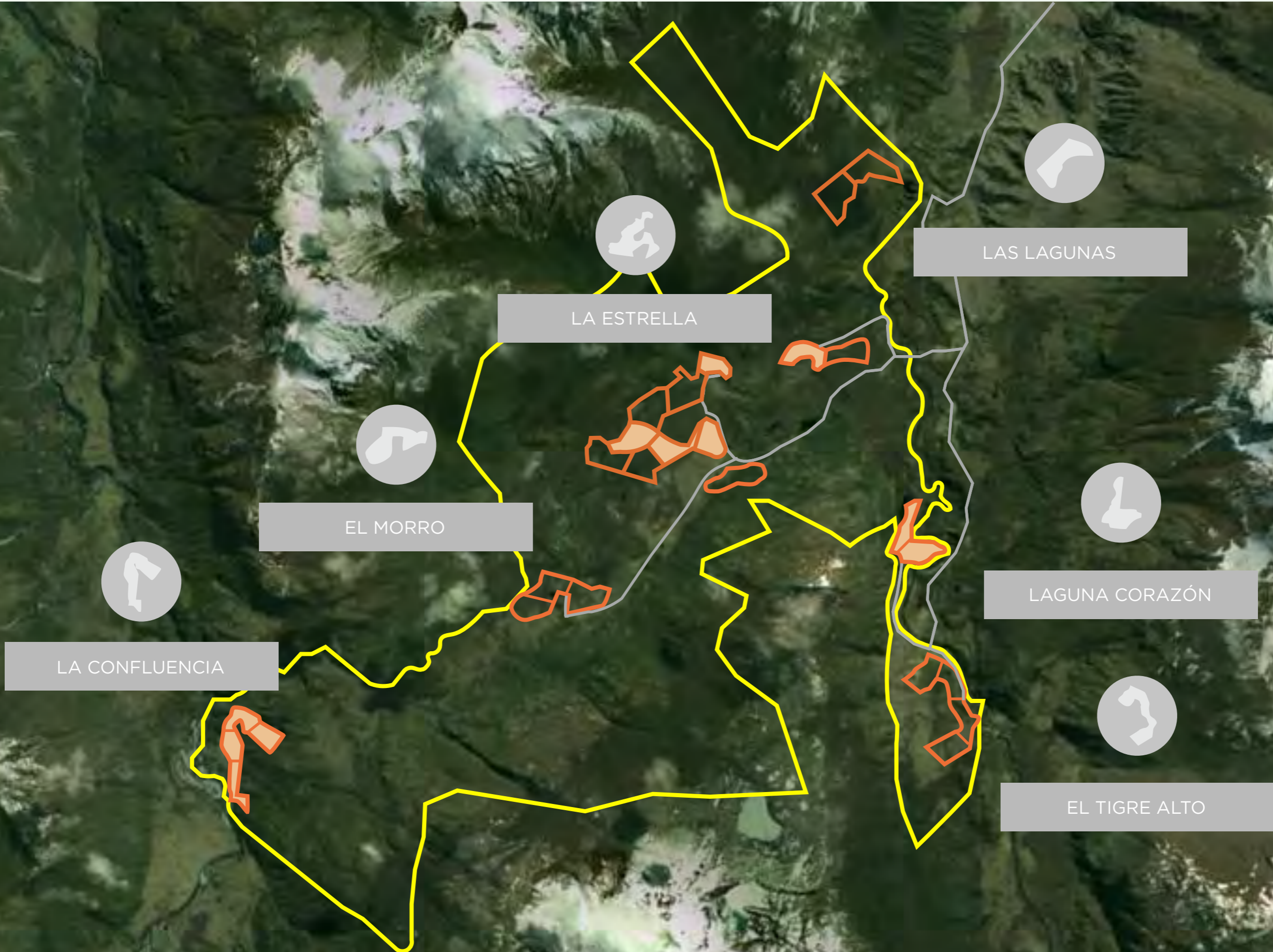
LAS LAGUNAS



LAGUNA CORAZÓN



EL TIGRE ALTO





LA ESTRELLA

251 Acres

The parcels within LDA La Estrella are characterized by stands of native forest; ideal habitat for the Magallanic Woodpecker, proximity to the El Tigre River and pampa views. Their central location permits easy access to existing infrastructure and social opportunities.

Parcels overlooking the most breathtaking views of the valley and pampas.



For those who dream of a tranquil retreat, La Estrella's riverside parcels offer unparalleled fly-fishing access, towering native forest, and frequent sightings of Magallenic Woodpeckers and Kingfishers.





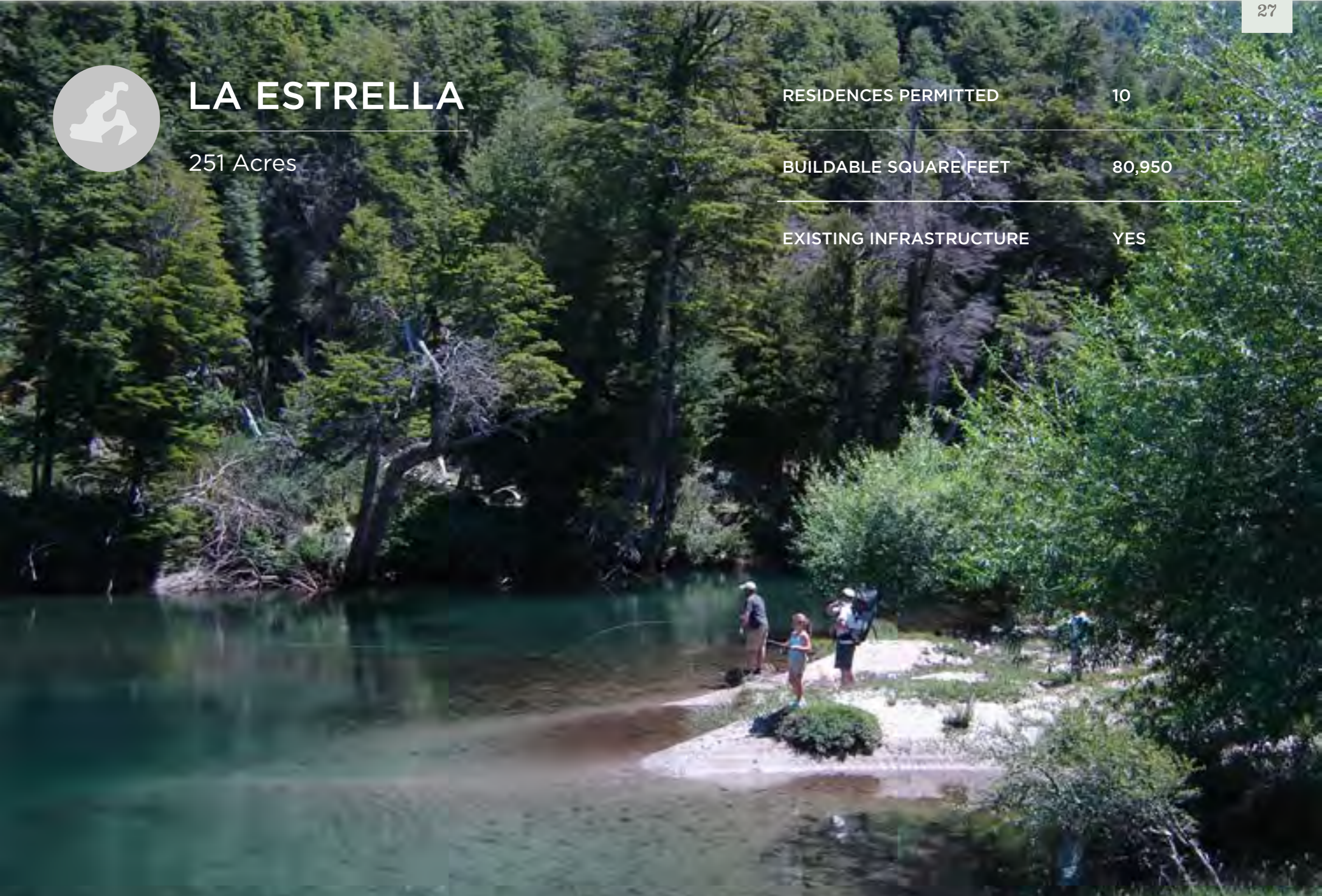
LA ESTRELLA

251 Acres

RESIDENCES PERMITTED 10

BUILDABLE SQUARE FEET 80,950

EXISTING INFRASTRUCTURE YES





LA ESTRELLA

251 Acres



	TOTAL OWNERSHIP (ACRES)	AREA OF EXCLUSIVE USE (ACRES)	MAXIMUM CONSTRUCTION AREA (sf)
1	166	12.4	4,250
2	373	27.7	7,800
3	285	21.2	7,650
4	336	25.0	7,800
5	358	26.6	7,800
6	290	21.6	7,650
7	266	19.7	6,800
8	307	22.8	7,800
9	307	22.8	7,800
10	307	22.8	7,800

* Parcel not for sale.

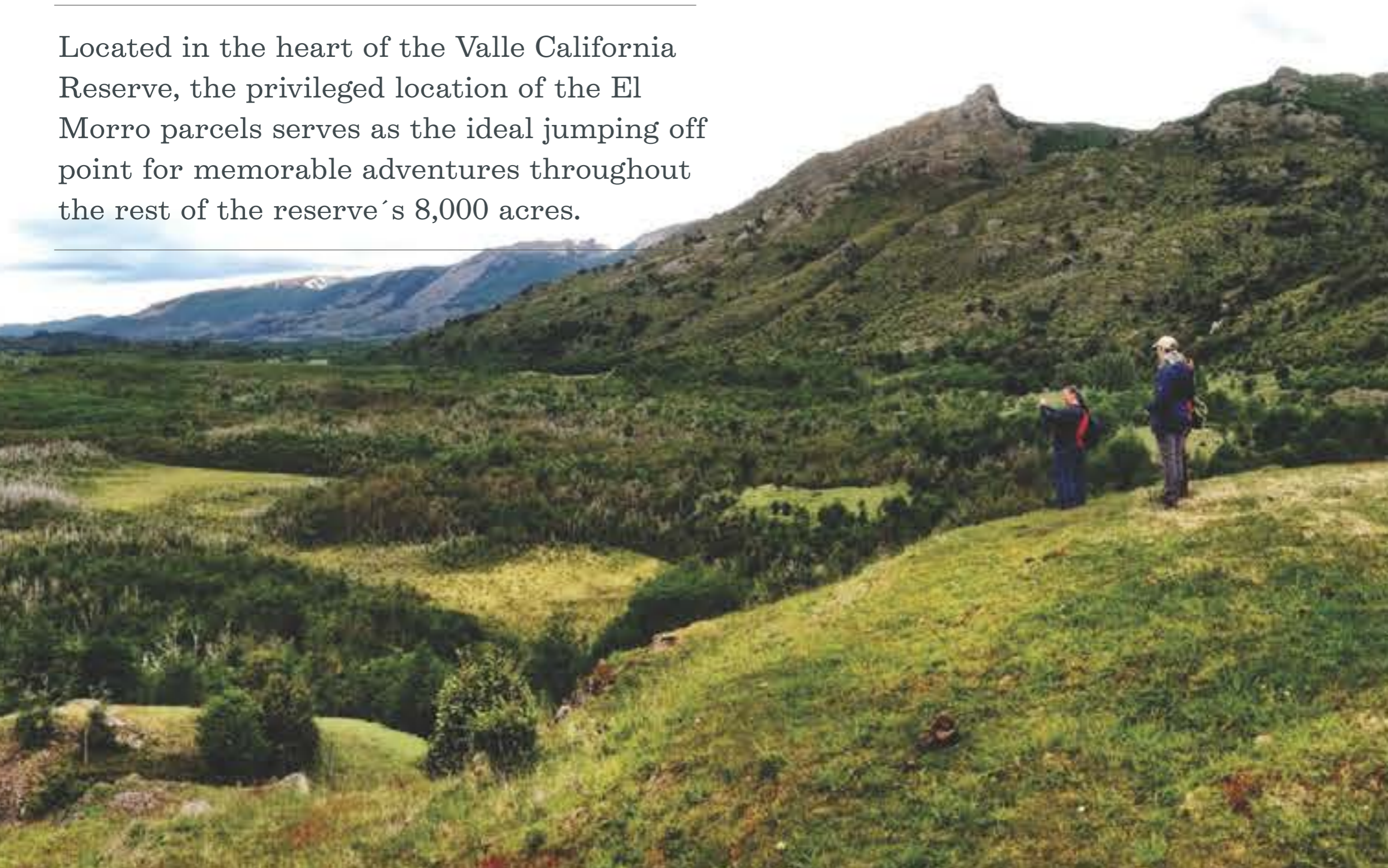


EL MORRO

58 Acres

The three parcels within LDA El Morro are situated around three sides of an impressive hill, the top of which offers what are arguably the best views of the valley. Abundant native forest and beautiful forest clearings characterize these unique parcels.

Located in the heart of the Valle California Reserve, the privileged location of the El Morro parcels serves as the ideal jumping off point for memorable adventures throughout the rest of the reserve's 8,000 acres.





EL MORRO

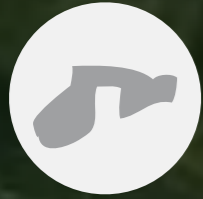
58 Acres

RESIDENCES PERMITTED 3

BUILDABLE SQUARE FEET 20,400

EXISTING INFRASTRUCTURE NO





EL MORRO

58 Acres



	TOTAL OWNERSHIP (ACRES)	AREA OF EXCLUSIVE USE (ACRES)	MAXIMUM CONSTRUCTION AREA (sf)
1	253	18.8	6,800
2	252	18.7	6,800
3	273	20.3	6,800



LAS LAGUNAS

43 Acres

Located in a private, almost hidden place, the parcels within LDA Las Lagunas are characterized by their proximity to beautiful ponds that invite quite reflection. The LDA also counts with easy access.

The natural ponds are a favorite stopping point for migratory birds. This area also serves as the entrance point to one of the least explored parts of the reserve.





LAS LAGUNAS

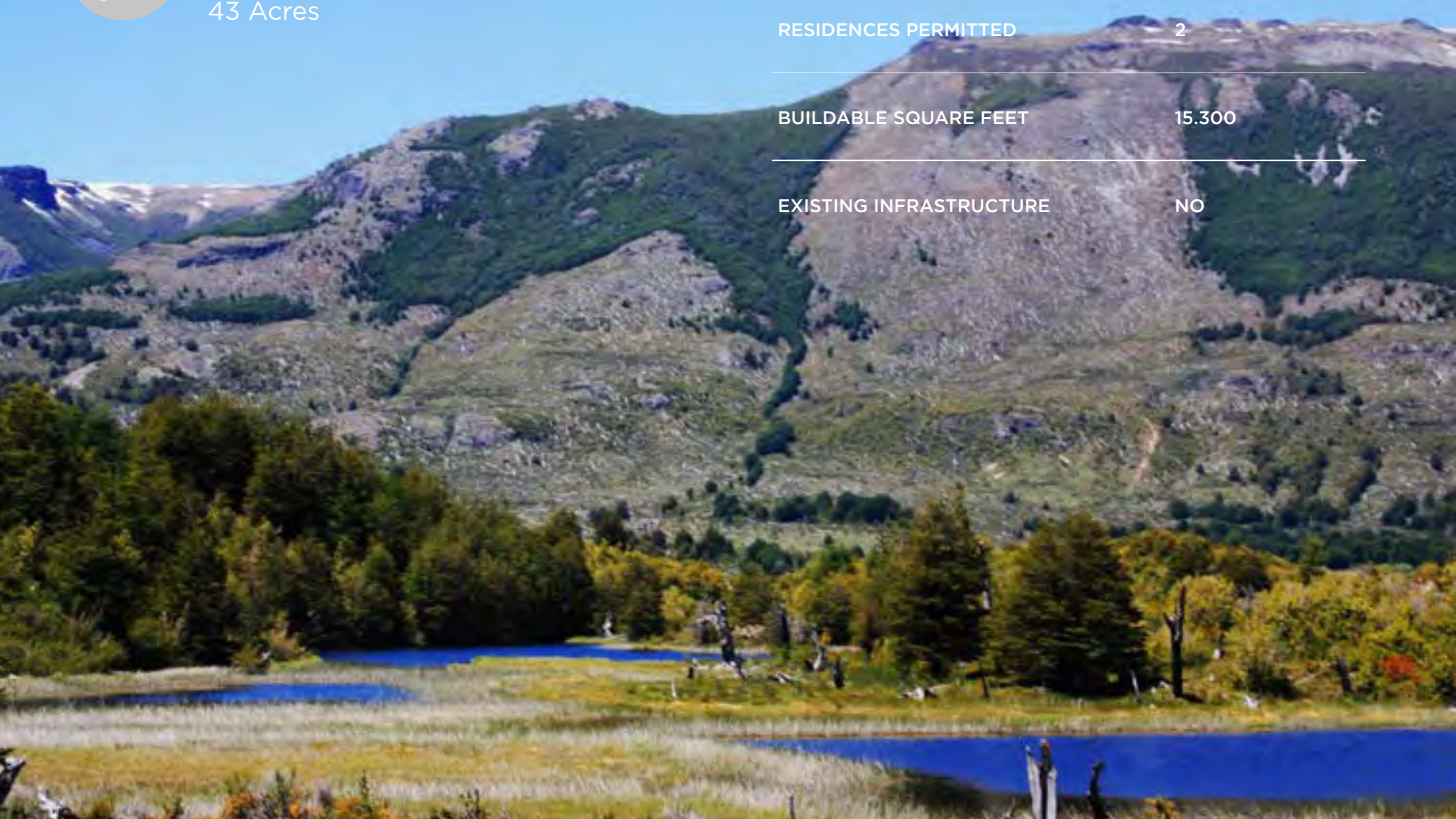
43 Acres

PARCELS 2

RESIDENCES PERMITTED 2

BUILDABLE SQUARE FEET 15.300

EXISTING INFRASTRUCTURE NO





LAS LAGUNAS

43 Acres



	TOTAL OWNERSHIP (ACRES)	AREA OF EXCLUSIVE USE (ACRES)	MAXIMUM CONSTRUCTION AREA (sf)
1	289	21.5	7,650
2	293	21.7	7,650



EL TIGRE ALTO

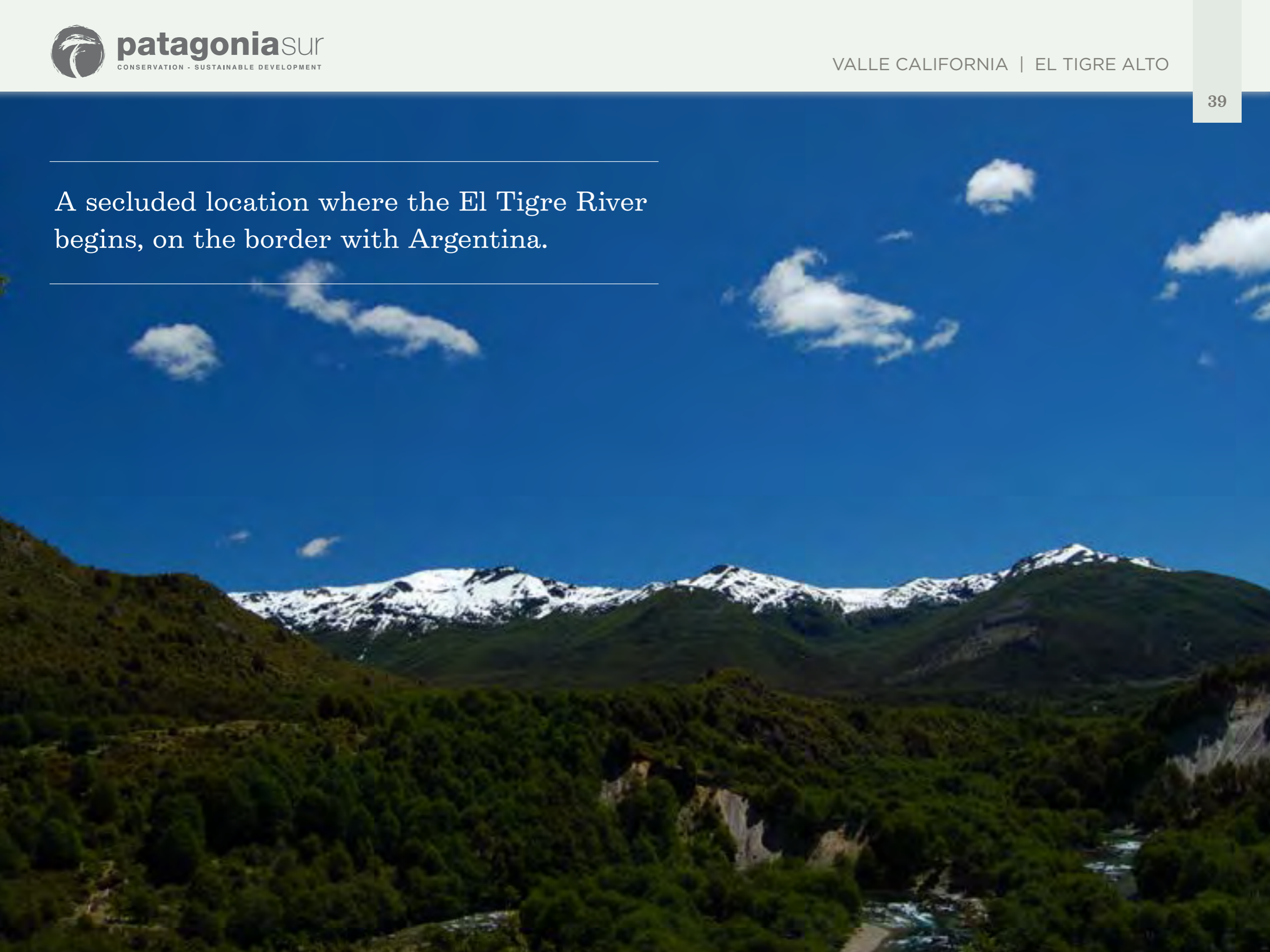
105 Acres

The parcels within LDA El Tigre Alto are characterized by their privileged location alongside the El Tigre River, an existing access road, and a mix of forest and pampa. In accordance with its history, this area emanates the feel of a traditional “Gaucha” farm.

Remnants of the area's previous inhabitants still remain, inspiring the imagination and offering basic infrastructure for livestock.



A secluded location where the El Tigre River begins, on the border with Argentina.





EL TIGRE ALTO

105 Acres

RESIDENCES PERMITTED 4

BUILDABLE SQUARE FEET 31,200

EXISTING INFRASTRUCTURE YES





EL TIGRE ALTO

105 Acres



	TOTAL OWNERSHIP (ACRES)	AREA OF EXCLUSIVE USE (ACRES)	MAXIMUM CONSTRUCTION AREA (sf)
1	413	30.7	7,800
2	323	24	7,800
3	313	23	7,800
4	363	27	7,800



LAGUNA CORAZÓN

93 Acres

The Laguna Corazón LDA derives its name from the beautiful lake that forms its western border.

SOLD

The “Laguna Corazón” lake is the perfect spot to spend the day kayaking, swimming or sharing a picnic with family and friends.





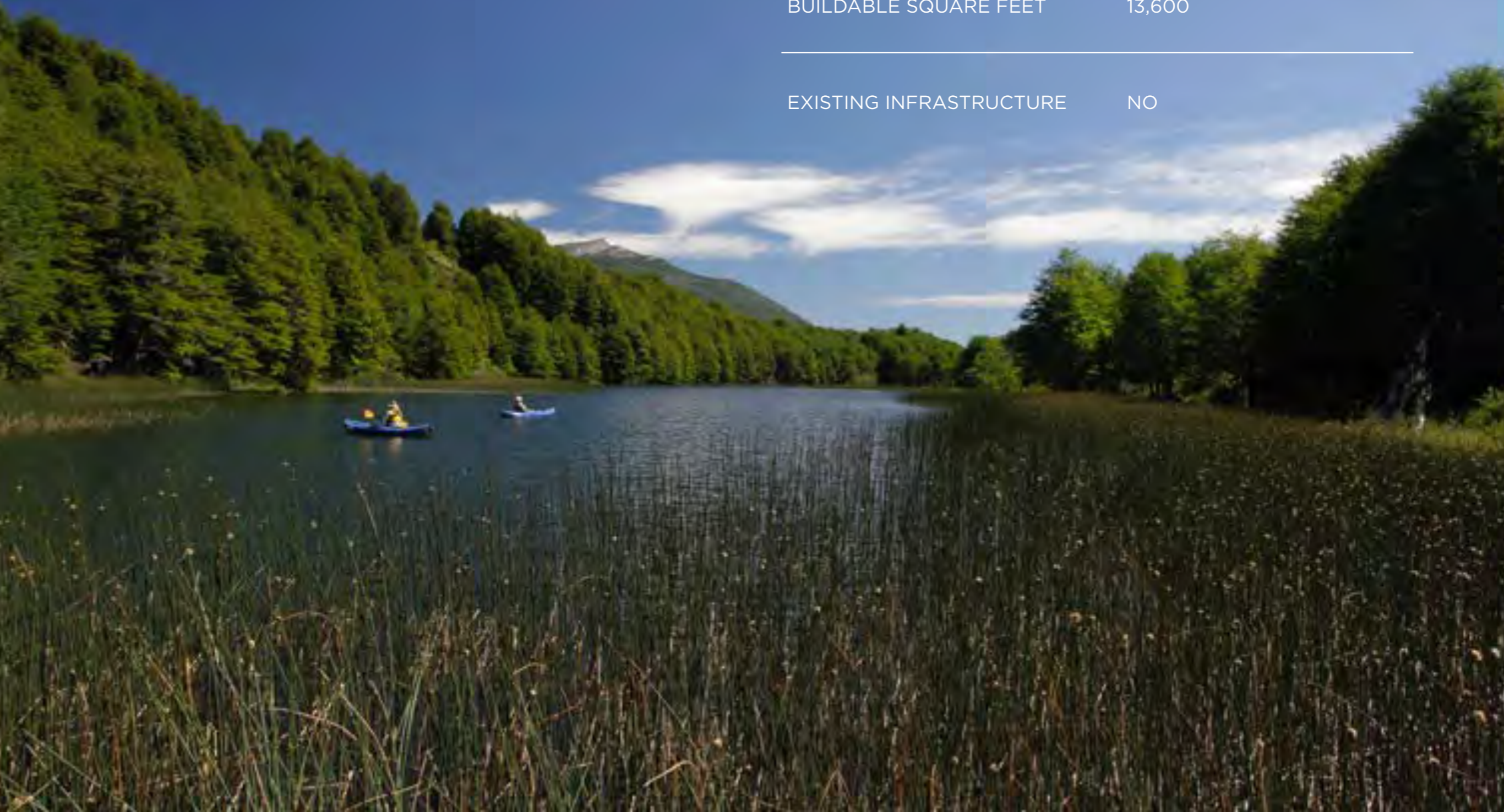
LAGUNA CORAZÓN

36 Acres

RESIDENCES PERMITTED 2

BUILDABLE SQUARE FEET 13,600

EXISTING INFRASTRUCTURE NO



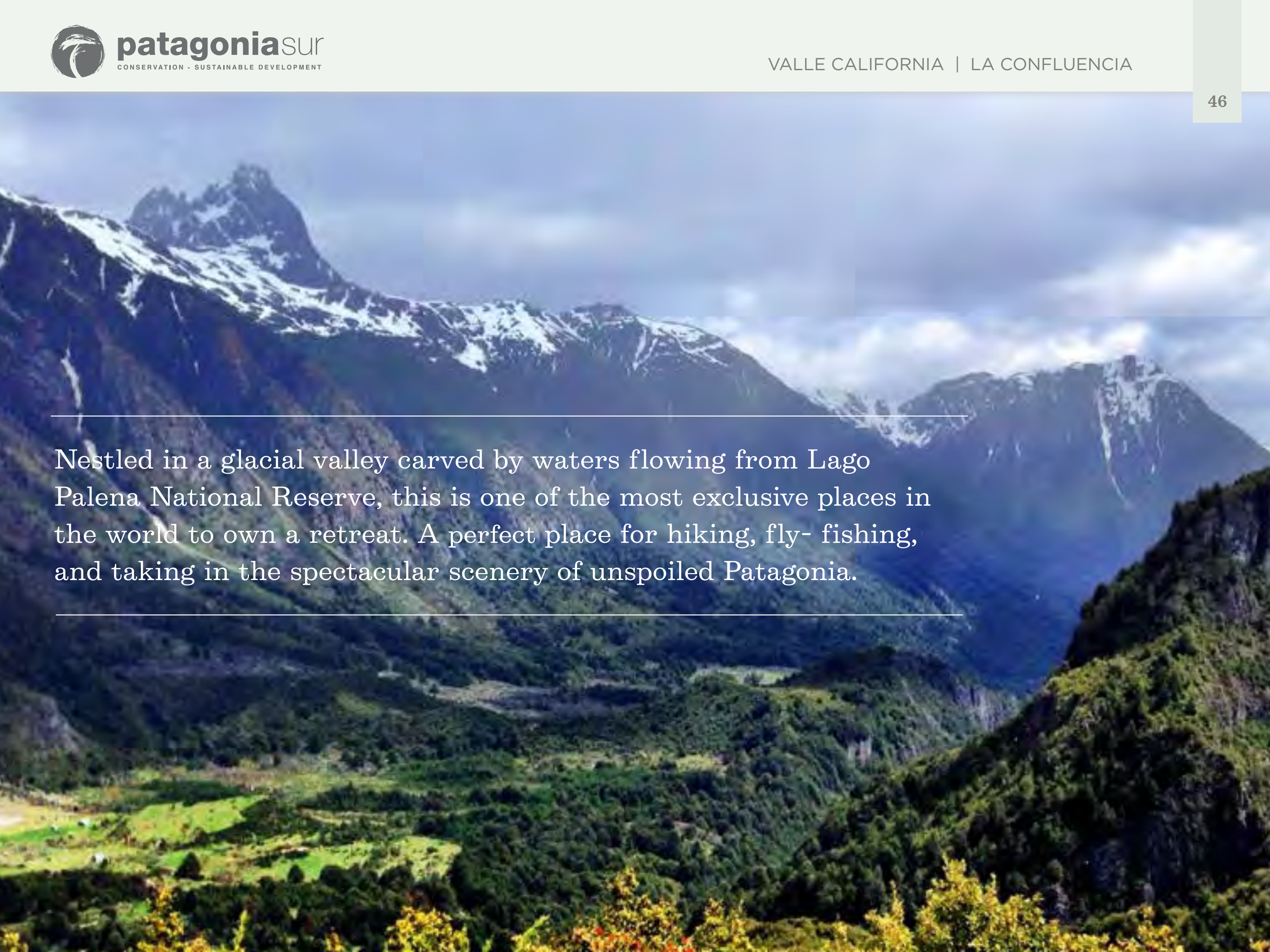


LA CONFLUENCIA

93 Acres

The parcels within LDA La Confluencia are characterized by their proximity to the confluence of the Tigre and Azul Rivers, renowned for its exceptional fishing. This property is currently under agreement.

SOLD



Nestled in a glacial valley carved by waters flowing from Lago Palena National Reserve, this is one of the most exclusive places in the world to own a retreat. A perfect place for hiking, fly-fishing, and taking in the spectacular scenery of unspoiled Patagonia.



LA CONFLUENCIA

93 Acres

RESIDENCES PERMITTED 4

BUILDABLE SQUARE FEET 30,900

EXISTING INFRASTRUCTURE NO





patagoniasur

CONSERVATION - SUSTAINABLE DEVELOPMENT

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