



Waldo Fernandez

CENTURY 21.

Experience

ID: 19346

waldo.fernandez@c21.com.py

+595981802292



### Land for Sale

Avda. Colón casi Manduvira 1035 La Encarnación, Asunción



Sale: US\$ 530,000

Property type: Land

Operation: Sale

- Land: 1,722.0 sqm
- Front measurement: 21.9 m
- Background measurement: 77.9 m

### Property status

Age:

Without Mortgage: Yes

## Description

The property has 1,722 m2 and is strategically located on Avda. Colón in the connecting section between the Costanera Sur and Costanera Norte of the city of Asunción, close to the new Government Offices of Asunción and the traditional Cristo Rey School

According to the Municipality's regulatory plan, the property corresponds to a Transition Area with a coefficient of 10, which means that it is perfect for high-rise developments, which gives this property great potential for future commercial or residential projects.

## DIMENSIONS

Front: 21.9 meters. (on Avda. Colón)

Depth: 77.9 meters.

Quiet part of the building: 20.2 meters.

Zoning: AT (Transitional Area)

Coef. buildability: 10

Building area: up to 17,220 m2

Occupancy rate: up to 75%

Height: up to 17 stories

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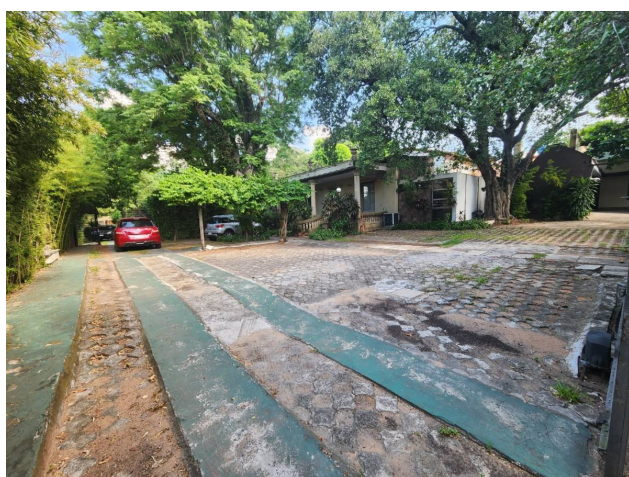
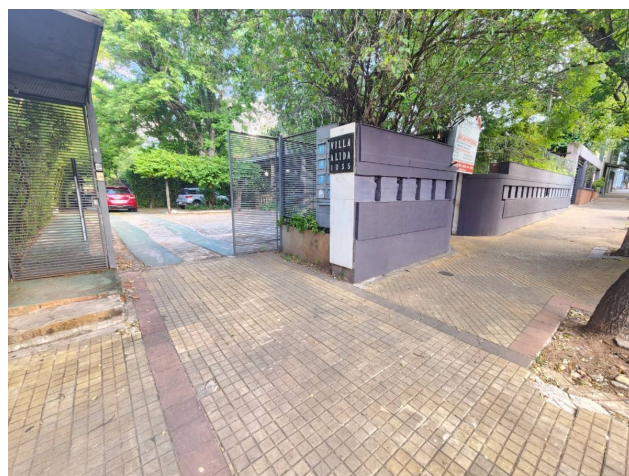
## Location

Avda. Colón casi Manduvira 1035 , La Encarnación, Asunción

## References







San José 548 e/ Juan de Salazar y Toledo, Las Mercedes, Asunción  
T +595 981100326 | [experience@c21.com.py](mailto:experience@c21.com.py) | [www.century21.com.py](http://www.century21.com.py)

Property subject to availability.

Price subject to change without notice.

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