



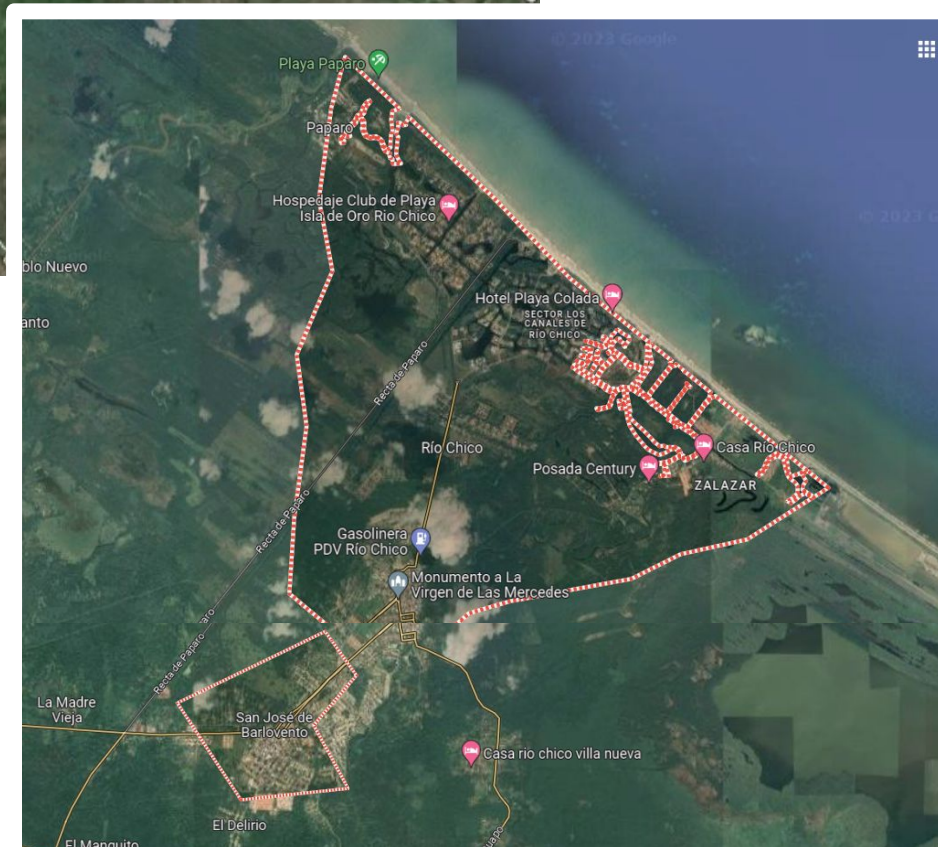
# RIO CHICO

Estado Miranda, Venezuela



# ABOUT RIO CHICO, VENEZUELA

Step into the tropical paradise of **Rio Chico** (pop. 20,000) and **San Jose de Barlovento** (pop. 25,208), nestled in the Miranda region of Venezuela.



Located just a 1.5 hour drive from Venezuela's capital, Caracas, these up-and-coming tourist havens invite you with their expansive, sun-kissed beaches, perfectly paired with the seamless blend of modern convenience and traditional charm.



## LOCATION

- **1.5 hours** drive from Caracas and **2-hours** drive from Puerto La Cruz - They both have accessibility to **airports** and **international ports**.

## CLIMATE

- Tropical climate with an average annual temperature of 28°C/ 82°F.
- The relative humidity is typically around 80%.
- Precipitation varies, with some days experiencing up to 12.2mm of rainfall.

## INFRASTRUCTURE

- Excellent highway access.
- Comprehensive local services including a hospital and a first-class golf club
- Ample water supply from El Guapo dam

## TOURISM POTENTIAL

- Extensive beach area and near natural and tourist attractions
- Over 90 km of navigable canals for water sports & recreational fishing

## ENERGY GENERATION

- Ideal conditions for the establishment of photovoltaic electricity generation facilities due to abundant sunlight over 300 days of the year

## DEVELOPMENT POTENTIAL

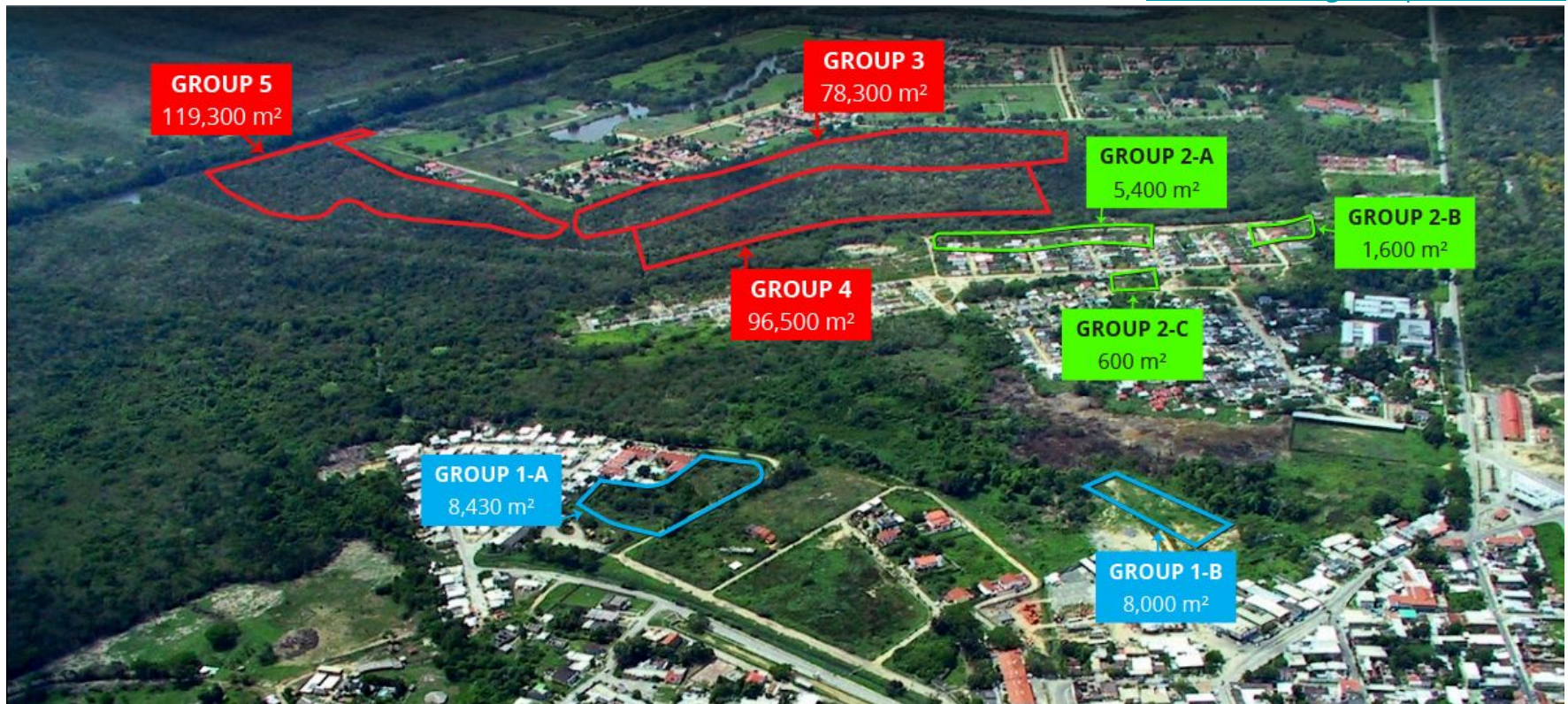
- Potential for senior housing development
- Suitable for renewable energy sector establishment
- Potential for the development of protected agriculture and aquaculture
- Suitable for the establishment of protected crops
- ***Possibility of establishing a shrimp farm with semi-brackish water channel connecting to the sea***

# URBAN LAND GROUPS 1-5

The land for sale in Rio Chico (Barlovento), Miranda State, is Located in the urban area, 5 km from the beach of Los Canales residential area.

*The collective land is located in the urban area of different sizes, all full access to urban services: water, electricity and main roads.*

[Visible on Google Maps, Rio Chico.](#)



**The following listings can be sold separately or together**

# URBAN LAND GROUP 1

## LA POPITA URBANIZATION



### TOTAL LAND SIZE

16,430 m<sup>2</sup>

### LAND 1-A

8,430 m<sup>2</sup> | \$4/ m<sup>2</sup>

**\$33,720**

### LAND 1-B

8,000 m<sup>2</sup> | \$2/ m<sup>2</sup>

**\$16,000**

### TOTAL COST

**\$49,720**

### A+B

10% Discount

### POSSIBLE USES

Warehouse

Storage

Residential

# URBAN LAND GROUP 2

## CAIMAN CHICO



### TOTAL LAND SIZE

7,600 m<sup>2</sup>

### LAND 2-A

5,400 m<sup>2</sup> | \$4/ m<sup>2</sup>

**\$21,600**

### LAND 2-B

1,600 m<sup>2</sup> | \$4/ m<sup>2</sup>

**\$6,400**

### LAND 2-C

600 m<sup>2</sup> | \$4/ m<sup>2</sup>

**\$2,400**

### TOTAL COST

**\$30,400**

### A+B+C

10% Discount

### POSSIBLE USES

Warehouses/ Storage  
Residential

# URBAN LAND GROUP 3, 4 & 5

## GROUP 3

78,300 m<sup>2</sup> | \$2.5/ m<sup>2</sup>  
**\$195,750**

## GROUP 4

96,500 m<sup>2</sup> | \$2.5/ m<sup>2</sup>  
**\$241,250**

## GROUP 5

119,300 m<sup>2</sup> | \$2.5/ m<sup>2</sup>  
**\$298,250**



## POSSIBLE USES

Warehouses  
Storage

Farming (Shrimp)  
Residential

**10% DISCOUNT IF ALL 3 ARE PURCHASED**

# RURAL LAND GROUPS A-D

The land listed below is located 8 km from Rio Chico town center. Excellent access, paved national road, with electricity and water service. 800 meters from Turnpike to Puerto La Cruz and Guanta (International Seaport), at present two hours by car on an excellent road.

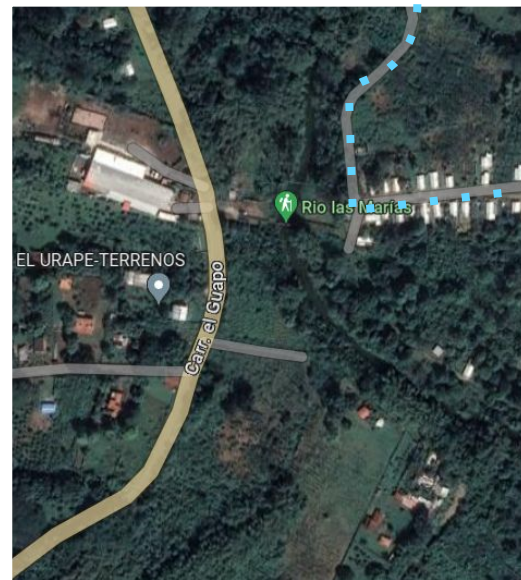
The Land for sale is split up into 4 groups (A, B, C & D)

**The following listings can be sold separately or together**



[Visible on Google Maps, Rio Chico.](#)





# URBAN LAND GROUP A

## TOTAL LAND SIZE

28,200 m<sup>2</sup>

## FEATURES

8 km from water dam  
Paved Road  
Protected Farming

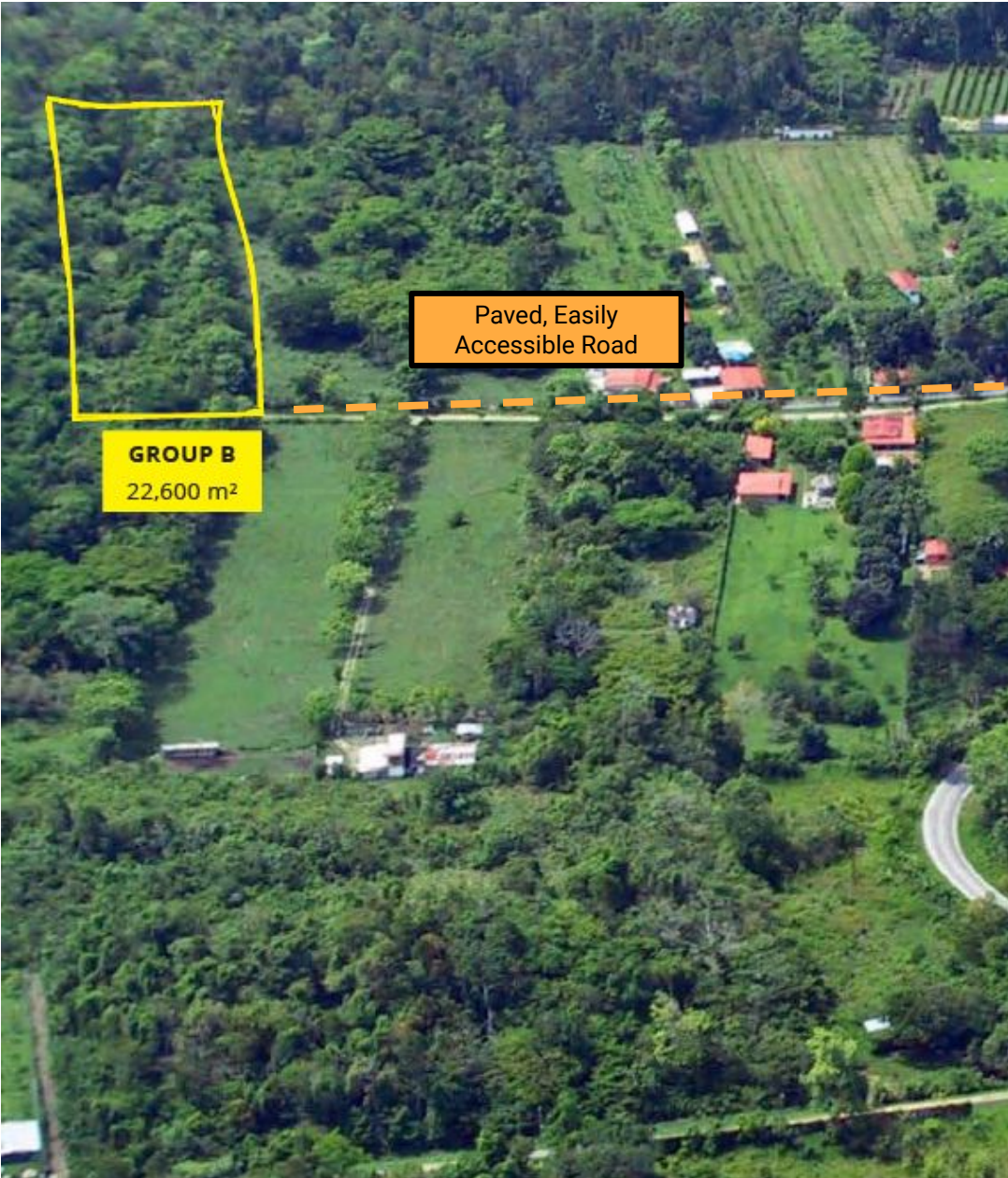
## PRICE

\$2.20/ m<sup>2</sup>  
**\$62,000**

## POSSIBLE USES

Farming  
Agriculture  
Residential  
Warehouse/ Storage

# URBAN LAND GROUP B



**GROUP B**  
22,600 m<sup>2</sup>

Paved, Easily  
Accessible Road

## TOTAL LAND SIZE

22,600 m<sup>2</sup>

## FEATURES

Paved Road  
Next to Residential Area

## PRICE

\$2/ m<sup>2</sup>

**\$45,000**

## POSSIBLE USES

Residential  
Commercial  
Agricultural



## URBAN LAND GROUP C

### TOTAL LAND SIZE

68,000 m<sup>2</sup>

### FEATURES

Road Accessible

### PRICE

\$1.50/ m<sup>2</sup>

**\$102,000**

### POSSIBLE USES

Good Farmland

# URBAN LAND GROUP D

## TOTAL LAND SIZE

283,000 m<sup>2</sup>

## FEATURES

Easily Accessible  
Close to Water source

## PRICE

\$1/ m<sup>2</sup>  
**\$283,000**

## POSSIBLE USES

Farming/ Agriculture  
Warehouse/ Storage



# CONTACT INFORMATION

For questions &  
more information  
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