

PRIME INVESTMENT OPPORTUNITY - IRYAPÚ FOREST

IGUAZÚ FALLS



Misiones - Argentina

PUERTO IGUAZÚ

Puerto Iguazú City is located in the northeast of Argentina, just 186.41 miles away from Posadas, the Capital of the Province of Misiones.

Puerto Iguazú is strategically located within the heart of the Tri-Border Area - bordering the cities of Foz do Iguazú (Brazil) and Ciudad del Este (Paraguay)-only separated by the Iguazú and Paraná rivers and connected by the Tancredo Neves International Bridge.

Tourist destination par excellence, Puerto Iguazú is visited by millions of tourists from all over the world who indulge themselves with one of the most amazing landscapes of the world: the Iguazú Falls.

Puerto Iguazú is the closest city to Iguazú National Park. It offers a wide range of accommodation types, from 5 Star Hotels to Lodges and Resorts adding-up a total of 11500 hotel rooms, 60% of the total accommodation capacity of the Province.

WHEN TO VISIT

Due to its climate conditions, Misiones is an all-year-round destination. Misiones has a subtropical climate, without dry season, with average annual rainfall of 2000 mm and average temperature of about 20°C (70°F). Photograph.



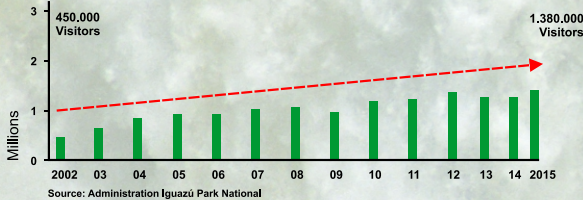
IGUAZÚ FALLS



Puerto Iguazú is your best option when deciding where to stay; it is only 11 miles away from the worldwide known and amazing Falls.

Iguazú Falls are the largest waterfalls in the world, they were declared World Heritage site by UNESCO in 1984 and, just recently, in 2011, they were announced and declared as One of the New Seven Wonders of Nature by the New7Wonders Foundation.

DESTINATION DEVELOPMENT : PUERTO IGUAZÚ



INTERNATIONAL TRAFFIC FLOW CHART - Visitor Arrivals



ECOTOURISM, 'Premier Product'

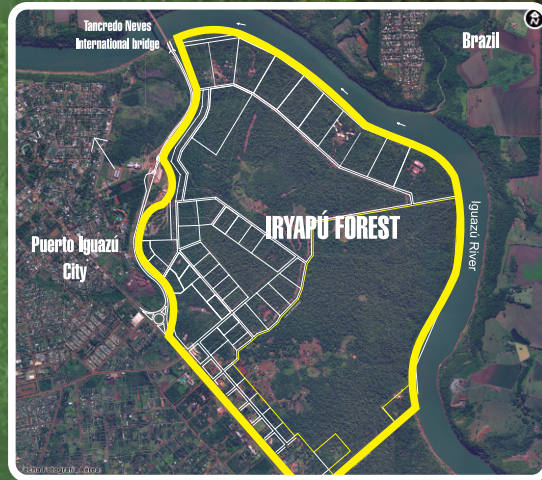
THE MINISTRY OF TOURISM OF ARGENTINA has announced the development of a green corridor highlighting the natural landscapes located in the Northeast of Argentina as part of a plan to boost and promote Ecotourism as a "premium product". North East Eco-Tourism Corridor.



IRYAPÚ FOREST

The Province of Misiones offers investment opportunities in the Iryapú Forest, an area of 600 ha/1482.62 acres that lies on the Iguazú River banks and spreads along Iguazú National Park and Puerto Iguazú City. A Master Plan has been established to develop suitable areas to build new business ventures, balancing modern architecture with our connection to nature.

This unique landscape, provides the perfect conditions for a very promising investment opportunity.



INDIGENOUS COMMUNITIES

Mbyá-Guaraní communities live in the Iryapú Reserve with an estimated population of 900 people; divided into 4 different villages, being Iryapú and Jasy Porá the largest and most important ones.



THE FOREST AS A TOURIST RESOURCE Sustainable Tourism as a key driver

Tourism has experienced continued growth over the past twenty years and has become the main source of income and employment for the economy of the Province. The entire Tourism industry, and in particular, Sustainable Tourism, is promoted as a state policy.

All the highest standards and certificates of quality are followed.



PRIME INVESTMENT OPPORTUNITY - Premium Product

The Province of Misiones offers investment opportunities in sustainable projects to promote a premium and unique product. All available lots are strategically located. Business ventures proposed in the IRYAPÚ FOREST Master Plan follow policies and procedures that must ensure a green building approach and a minimal impact on the landscape while blending into the natural surroundings.

IRYAPÚ FOREST



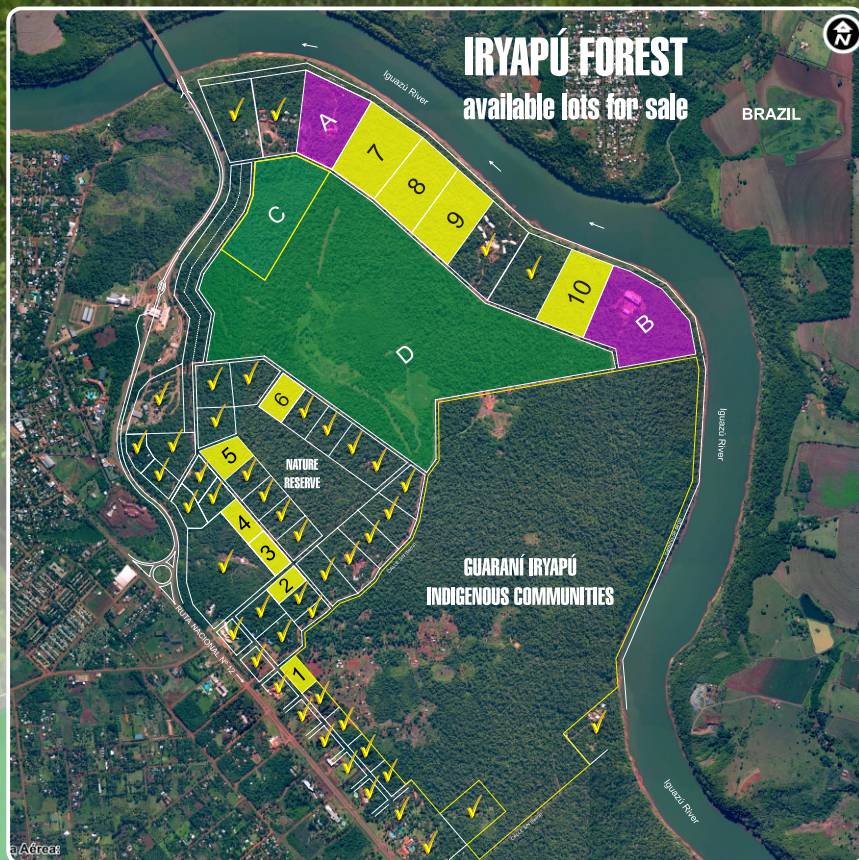
PRIME INVESTMENT OPPORTUNITY - Premium Product

EXPECTED VENTURES

Infrastructure (such as accommodation), parks, recreation and gastronomic facilities.

INFRASTRUCTURE

Road system, electric power, sewage system, water supply and telecommunications.



IRYAPÚ FOREST Available Lots for sale			
N°	Surface Area in Ha	Buildable Area	Destination
1	1,5	3.000m2	
2	1,65	3.300m2	★ ★ ★
3	2,00	4.000m2	3 and 4 Stars Hotels
4	2,00	4.000m2	★ ★ ★ ★
5	2,7	5.700m2	
6	10,60	5.400m2	
7	9,15	21.200m2	
8	8,90	18.300m2	★ ★ ★ ★
9	8,90	17.800m2	4 and 5 Stars Hotels
10	8,90	17.800m2	★ ★ ★ ★ ★
A	10,40	-	
B	16,70	-	
C	16,15	-	Ecotourism • Parks, Recreational Areas • Gastronomic Areas
D	123	-	

A, B, C, D, Lots in process of final revocation in favor of the Government of Misiones

All business ventures must follow policies and procedures to ensure a green building approach and a minimal impact on the landscape while blending into the natural surroundings.



LAND ALLOCATION REQUIREMENTS GENERAL CONDITIONS:

The Offeror must:

- Submit Affidavit- full and accurate disclosure of all assets and liabilities and any other additional documents which provides proof of financial solvency.
- Provide sufficient evidence of experience in the Tourism industry.
- Incorporate and register a new firm in Argentina.
- Submit a technical proposal, Preliminary drawings, a Preliminary Assessment of Environmental Impact and an Environmental Management Plan.

Juridical Framework

- State Land Law Number 480
- Decree Number 1628/04. 600 Hectares Development Plan. Puerto Iguazú, Misiones.
- Decree Number 999/06

The proposal will be subject to approval based on its date of submission.
If the proposal is approved, a Land Use Permit will be granted to the Offeror for a maximum period of 24 months.
Once the project is 30% completed and the premises are in habitable conditions, the land registration process begins.

CONTACT

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