



*La inmobiliaria del campo*

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## 27 Has. PANAMERICANA KM 106

CAMPO AGRÍCOLA– ZARATE, Bs As

VENTA – CAMPOS



# CARACTERISTICAS

## UBICACIÓN:

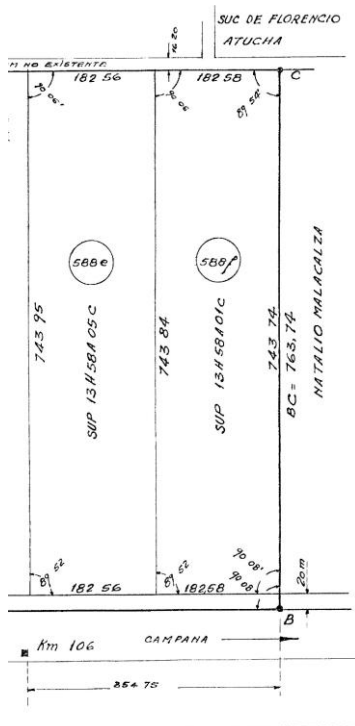


En el Partido de Zárate. Sobre autovía Panamericana altura del KM 106.-

## SUPERFICIE: 27,16 Has.

\* Parcela 588F: Sup 13,58 has ( frente s/ Panamericana 182,58 mts)

\* Parcela 588E: Sup 13,58 has ( frente s/ Panamericana 182,56 mts)



**FRENTE TOTAL SOBRE AUTOPISTA  
365 mts**

**ZONIFICACIÓN: BC (Banda de Circulacion)**

\*Parcela mínima: 2.500 m2.-

\*Ancho mínimo: 50 mts.-

The logo for COARASA INMOBILIARIA features a yellow semi-circle above the text. The text "COARASA" is in a large, bold, white sans-serif font, and "INMOBILIARIA" is in a smaller, bold, white sans-serif font below it. Both are set against a black rectangular background.

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## **SERVICIOS:**

\*Electricidad Trifásica / Asfalto.-



# ***EXCELENTE FRACCIÓN PARA EMPRENDIMIENTO INTENSIVO CON MEJORAS***

## **DESCRIPCION:**

Se trata de dos (2) Parcelas de campo de 13,5 has cada una, completando una superficie total de 27 has con 365 mts de frente sobre Autovia Panamericana altura km 106.

El campo esta dividido por cortinas de casuarinas en 6 cuadros, teniendo red de riego por asperción en 18 de las 27 has, alimentado por 3 bombas de 7 HP.

El campo fue una plantación de arandados y actualmente se encuentra cultivado con gramma bahiana en una sup. Aprox de 10 has y el resto destinado a cultivo agrícola.

## MEJORAS:

- **Oficina patronal, con dependencia tipo departamento.-**
- **Casa de encargado.-**
- **Galpón 10 x 10 ( 100 m2).-**
- **Galpón 10 x 15 ( 150 m2).-**
- **Quincho tipo dormis para personal.-**
- **Riego mediante 3 bombas de 7 HP**
- **( Todas las instalaciones están realizadas con un tipo de construcción que requieren bajo mantenimiento)**

An aerial photograph of a rural property. The scene is dominated by a large, open green field on the right side, which is partially covered by long, dark shadows cast by a dense line of evergreen trees along the right edge. In the center-left area, there are several buildings: a large white metal-roofed structure, a smaller red metal-roofed building, and a small white house with a dark roof. To the left of these buildings, there is a structure covered with a white tarp. The background is filled with more trees and a dirt road. The overall lighting suggests a bright, sunny day.

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An aerial photograph of a rural property. A multi-lane highway runs diagonally from the top left towards the center. To the left of the highway, there are several large white industrial-style buildings. The main property is a large green field, partially enclosed by a dense line of trees. In the center of the property, there is a cluster of buildings, including a prominent red barn and several smaller structures. To the right of the main field, there is another large field, some of which appears to be planted with crops like corn. The background shows more open fields and a clear sky.

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