

PUNTA GIGANTE, GULF OF FONSECA

La Union Department, El Salvador



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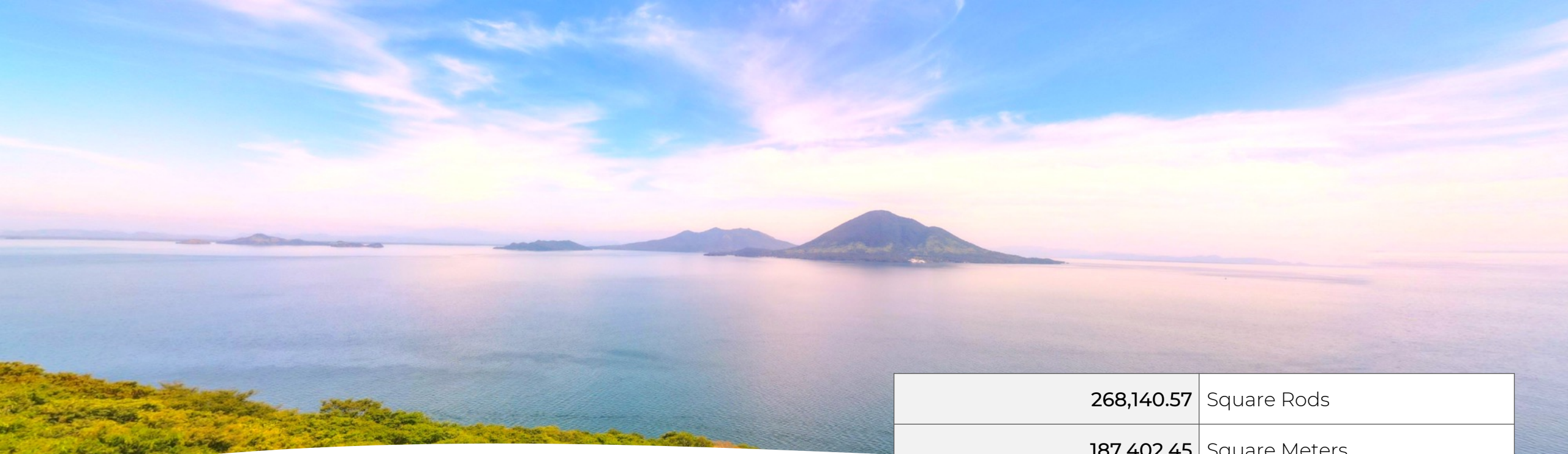
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GENERAL DESCRIPTION OF THE PROPERTY

This parcel of land for sale spans **26.8 acres** and is situated in the northeastern region of Meanguera Island, specifically in Punta Gigante in the Gulf of Fonseca. It is located in the Department of La Unión, El Salvador, and boasts a private beach which makes it ideal for marine tourism development projects, hotels, or residential complexes that may include marinas.

The land faces depth waters **4-8 meters deep at 5 meters from the beach**, making it suitable for yachts, sailboats, and even cruises to pass through. The Salvadoran coasts are known for their active boat traffic, and the potential for tourism in the area is constantly growing. This land could be the first of its kind in the region and could serve as a collection center for the large traffic that passes by, due to its unique location.



268,140.57	Square Rods
187,402.45	Square Meters
46.28	Acres
18.74	Hectares

GENERAL DESCRIPTION OF THE PROPERTY

Furthermore, this land is conveniently situated in close proximity to a level area at the top of the island, which could potentially be developed into a heliport in the future. It is worth noting that the maximum height of the property is 200 meters above sea level.

The island of Meanguera, stretching 25 km, is connected to electrical energy via a submarine cable. It's worth mentioning that this landmass is situated less than 4 km away from the primary population center of Meanguera del Golfo.



LOCATION OF LAND IN THE GULF OF FONSECA



LOCATION OF LAND IN THE GULF OF FONSECA



La Union - Meanguera 21.4 Km.
Meanguera - Amapala 6.8 Km.
Meanguera - Tamarindo 23 Km.

Meanguera - San Lorenzo 39 Km.
Jaltepeque - Jiquilisco 51 Km.
Jaltepeque - Meanguera 154 Km.
Jiquilisco - Meanguera 85 Km.

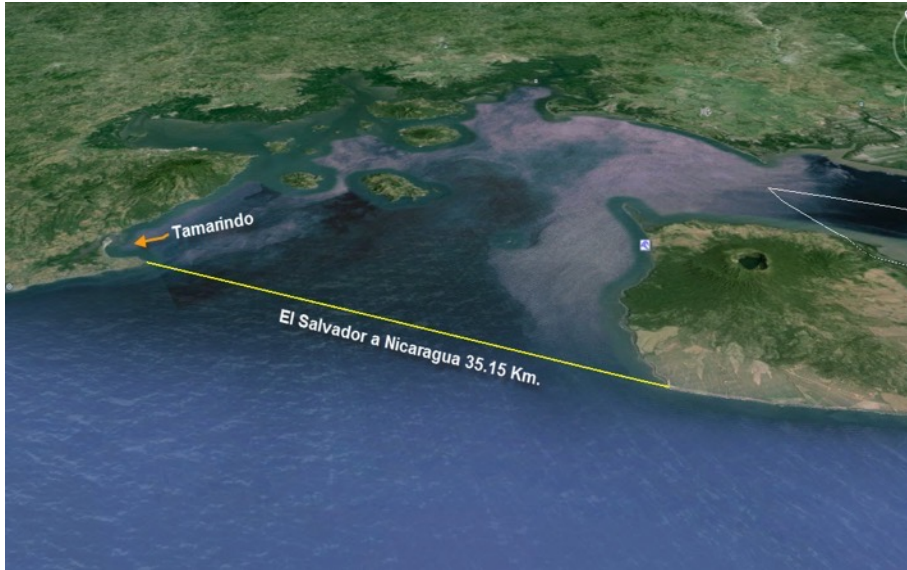
LOCATION OF LAND IN THE GULF OF FONSECA



The area is perfectly suited for the creation of a marina and tourist facilities, as well as for fishing, due to its 708-meter coastline with appropriate depths for docking motor or sailing boats.

Furthermore, its location provides excellent shelter from the sea and wind, making it an ideal spot on the island.

LOCATION OF LAND IN THE GULF OF FONSECA

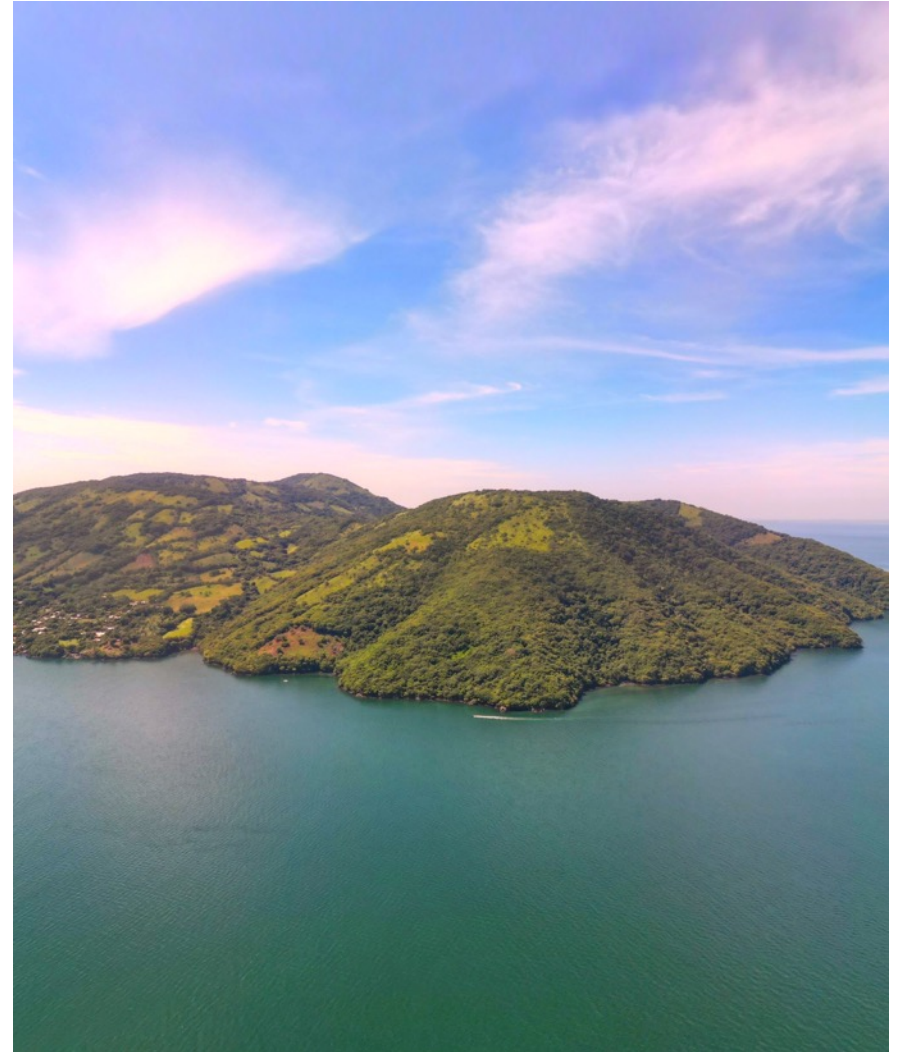


DESCRIPTION OF MEANGUERA ISLAND AND NEARBY AREAS

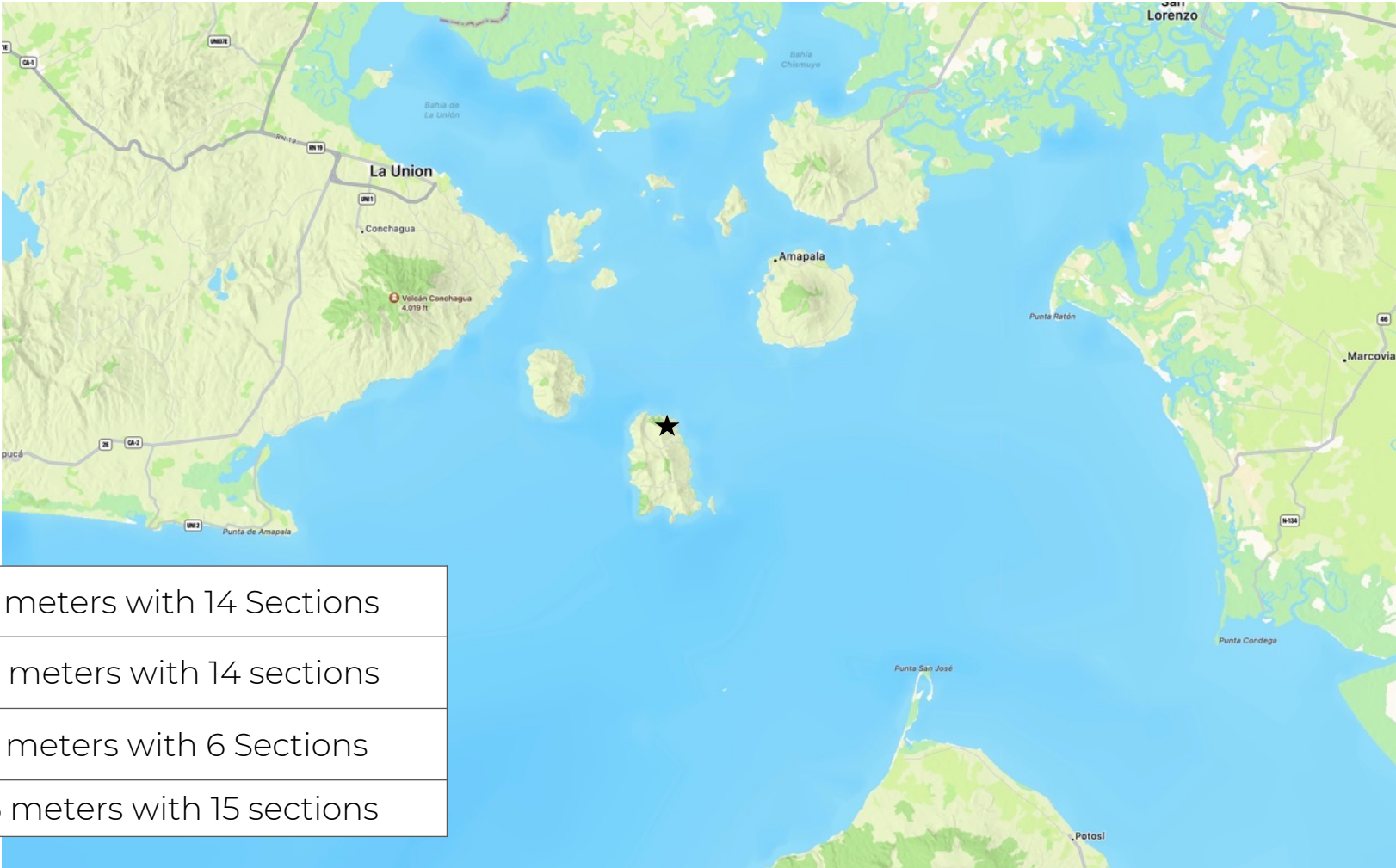
Based on available data, the Gulf region has a population of 714,771 individuals, with 120,000 being Salvadorans. Notable ports in the area include Cutuco La Union El Salvador and San Lorenzo in Honduras, which are approximately 30 km (1 hour) away.

Meanguera Island is situated in the Gulf of Fonseca, about 30 km (19 mi) from the La Unión department in El Salvador. As per 2007 data, the island has a population of 2,398.

Meanguera Island



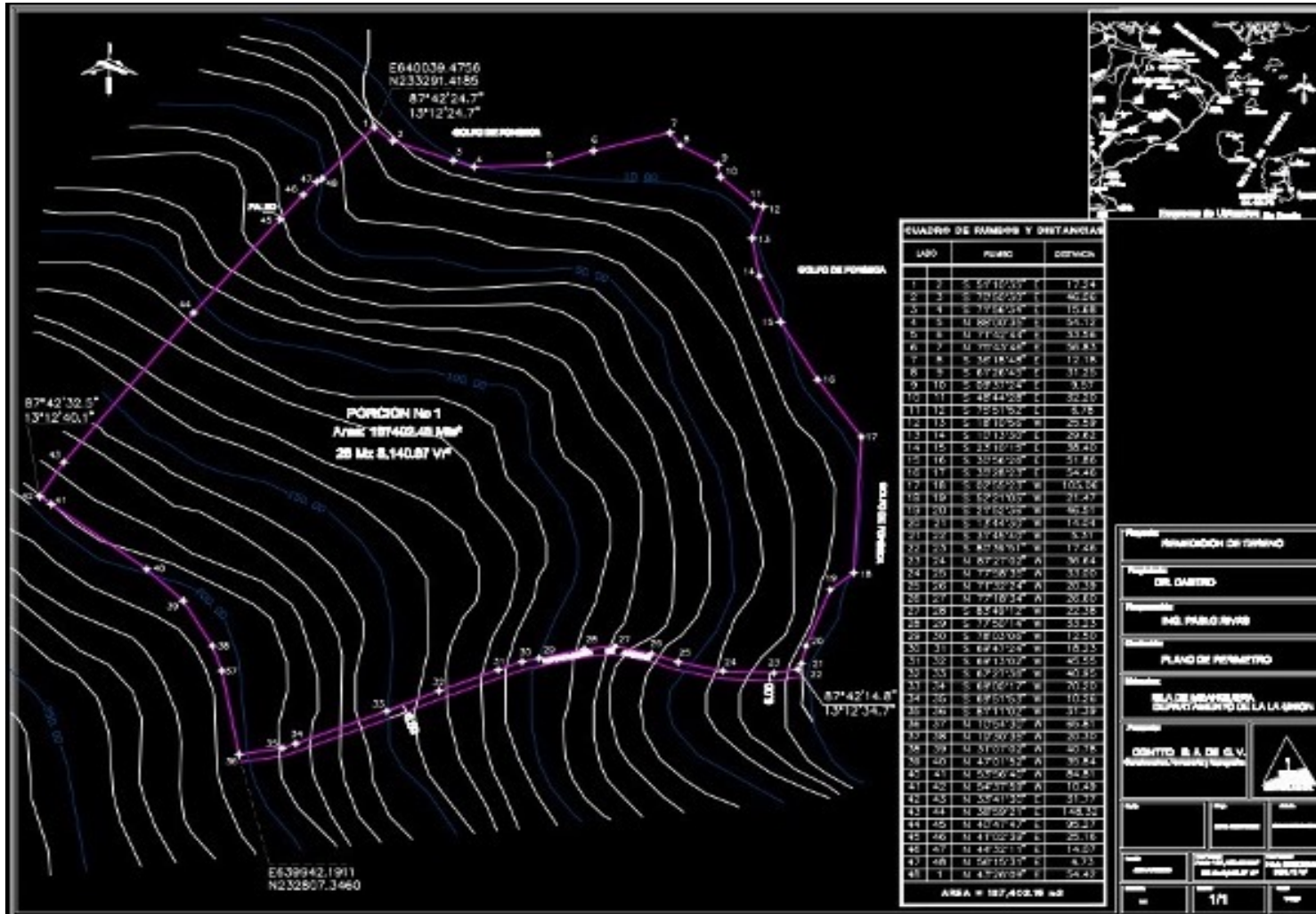
DESCRIPTION OF MEANGUERA ISLAND AND NEARBY AREAS



South Side	418.78 meters with 14 Sections
West Side	630.67 meters with 14 sections
North Side	223.47 meters with 6 Sections
East Side	470.26 meters with 15 sections

PROPERTY FEATURES

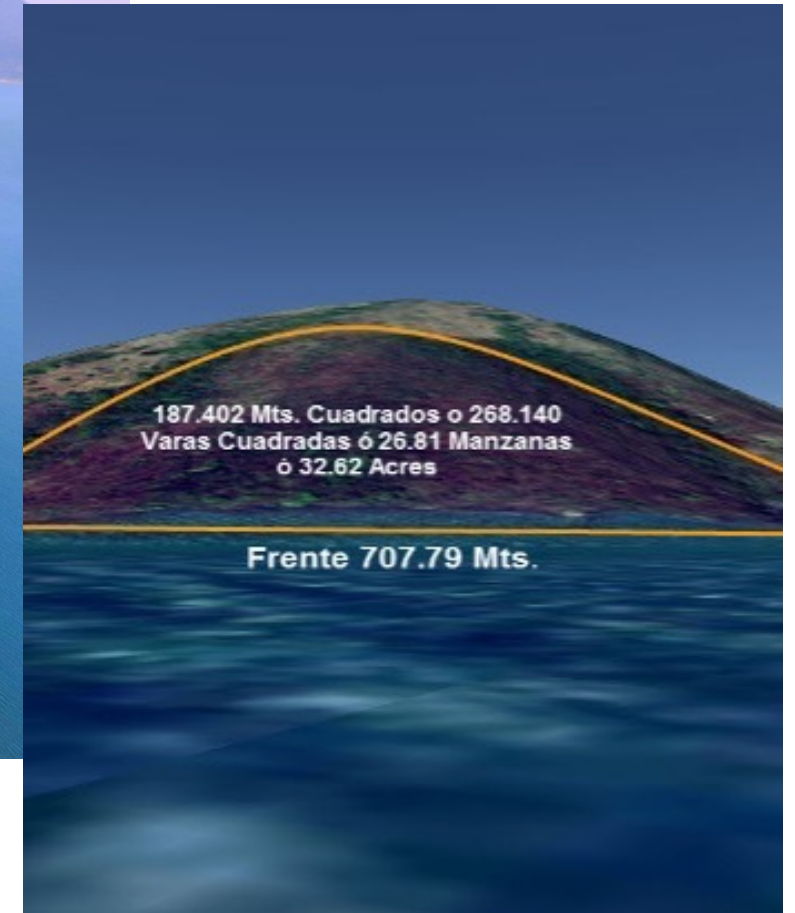
Topography, altimetry, and coordinates



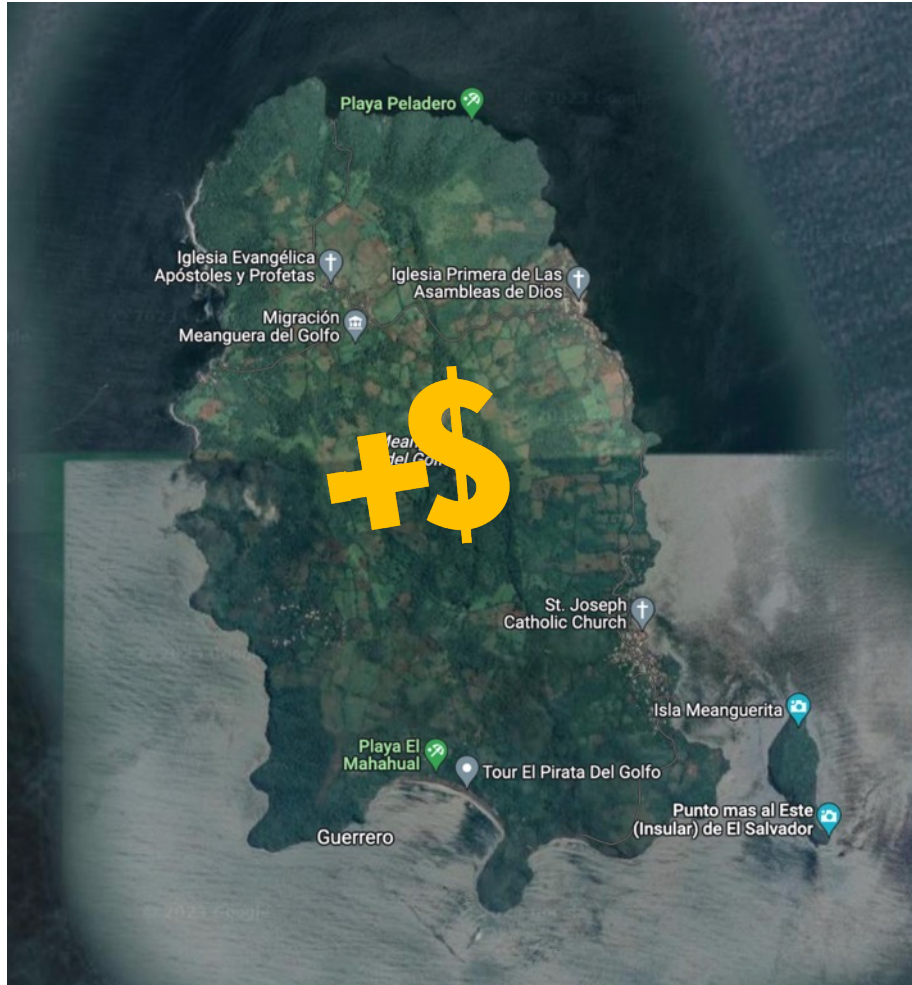
The property boasts a 707.79-meter frontage facing the sea, spanning from Milestones 1 to 22. This presents opportunities for creating marinas and small beaches on the land (Dirt).

The topographic plan, altimetry, and location coordinates are all included for reference.

PROPERTY FEATURES



ADDED VALUE



Climate

Enjoy sunshine year-round and avoid the threat of hurricanes while experiencing ideal sailing conditions every day with moderate winds.

Land Telephony

Telephony has been around for years and has been undergoing development to prevent interference with Honduras. The Mayor's Office is currently overseeing these improvements.

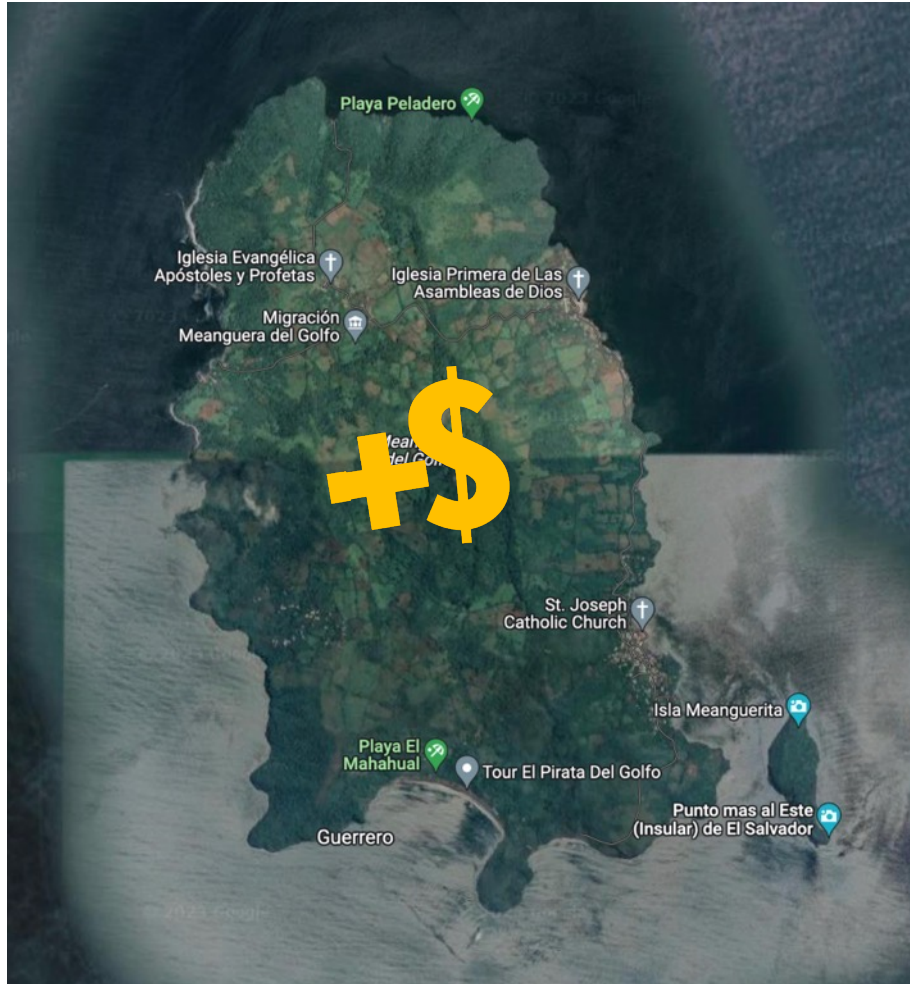
Electricity

The power line is located 400-500 meters away from the shore, making it an ideal location for installing transformers.

Internet & Cellular Service

Service has been around for years and has been undergoing development to prevent interference with Honduras. The Mayor's Office is currently overseeing these improvements.

ADDED VALUE



Drinking water

At present, there exist wells that provide water to the town, along with additional ones that are constructed and awaiting equipment installation to supply water to Canton Salvadorcito.

The current Mayor has managed a lot of Tourism.

- Own water wells may also be developed.

- Use of Desalination Plants – Osmosis. There are competitive prices.

- Rainwater harvesting is being developed by utilizing the highest point of land as a catchment tank and for gravity-based use.

Muelle de Cutuco

There is a promising development in the Union that will soon spur progress. Once the Pier is operational, it will mark the beginning of a new chapter in the Gulf of Fonseca's development. This will pave the way for a highly successful venture, particularly for the docking of cruise ships.

Safety

Due to the new government, the crime rate has significantly decreased and is now at its lowest point in the last ten years.

ADDED VALUE



Airport

At present, the closest airport is situated in El Tamarindo. This airport facilitates air travel via planes and helicopters from the International Airport of El Salvador, Monsignor Oscar Arnulfo Romero and Galdámez in San Salvador.

The current government is working on a project to "reconstruct" the Pacific airport, making it capable of handling large aircraft. The runway is planned to be 1.5 km long, and the objective is to promote the development of the Union department area.

Transoceanic Route

The transoceanic route connecting Honduras and Nicaragua is still unresolved. However, the National Tourism of both countries is working to kickstart the first project in Meanguera.

Alliances with International Hotels

Partnerships can help grow your business and provide customers with a better travel experience.. It's a great way to grow your business and achieve your goals.

TAX INCENTIVES

These incentives are for tourism projects over \$ 25000.00 are as follows:

Exoneration of taxes on Transfer of Real Estate when the property or properties destined for the project are purchased. (This is 3% of the value of the property).

Exemption from payment of income tax for a period of ten years from the start of operations.

Exemption from customs duties on the importation of their goods, equipment, accessories, machinery, vehicles, aircraft, cabotage vessels, and construction materials for buildings until the completion of the project.

For more information, it is recommended that you refer to the Tourism Law and relevant regulations in El Salvador. Specifically, Articles 55-66 offer direction on obtaining approval for projects of national tourism significance, which requires registering the project with the Ministry of Tourism.
MAYOR'S OFFICE: with the Mayor's Office, you will have a municipal tax discount of 50% for 5 years.





DEVELOPMENT

Development expectations for the buyer

hotels, apartments, or houses in a subdivision with shared marinas and swimming pools. Grouped by size and category.

Marinas for boats, yachts, or sailboats of national and international tourist traffic. Adding rental value per stay. No less than 50 spaces.

Heliport on land or floating.

Tourism in Central America, specifically in Honduras, Nicaragua, and Costa Rica, is thriving. Additionally, there is a considerable amount of maritime transit in the Pacific region.

Alliances with the International Hotels of El Salvador and Puerto Corinto Nicaragua.

Supply storage area and gas station available to serve the needs of the surrounding area, as well as passing yachts and sailboats on transit. Our coastal location provides easy access to the depths.



DEVELOPMENT

Similar Activities and Projects

(Balandrism) Sailing because there are excellent moderate winds 365 days a year.

Sports such as diving and fishing.

Entrance of tourist cruises given the good depths. Remember that there is depth on the way to Puerto Cutuco (dredging), so the channel between Meanguera and Amapala is also deep.

Rental of sailboats and jet skis. Major Fishing Boats.

Mountain biking.

Hiking.

Ziplining and canopy.

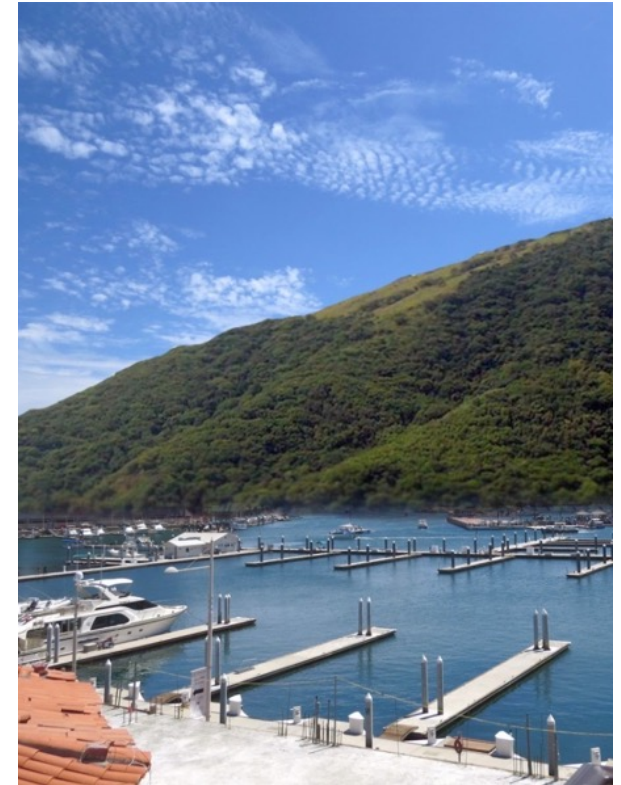
INVESTMENT AND GROWTH



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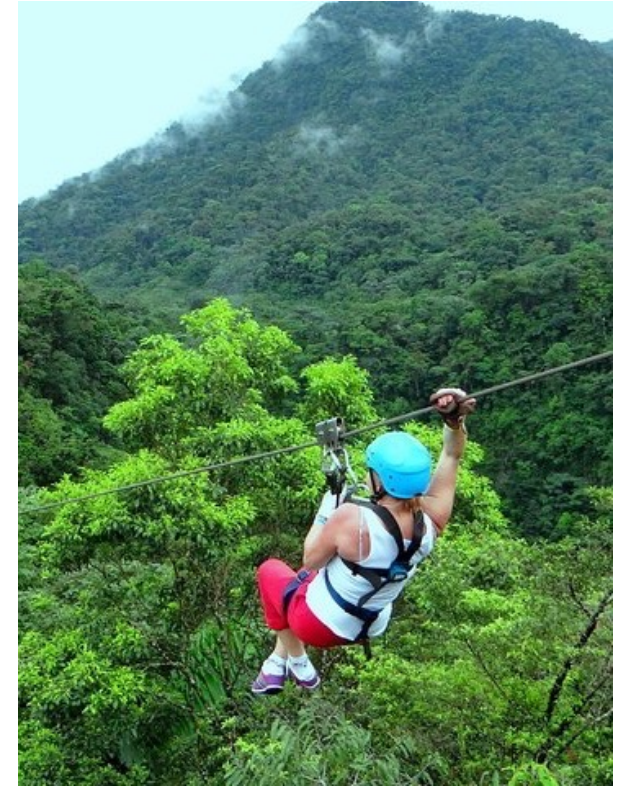
Lotificacion por sectores
y una Marina en común



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www.santizorealestate.com
contacto@santizorealestate.com
+503 7860-5981 +503 2264-6160



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