



Nueva Pudahuel S.A.  
Vista Cordillera

# Nueva Pudahuel S.A.

## Real state development VISTA CORDILLERA PROJECT

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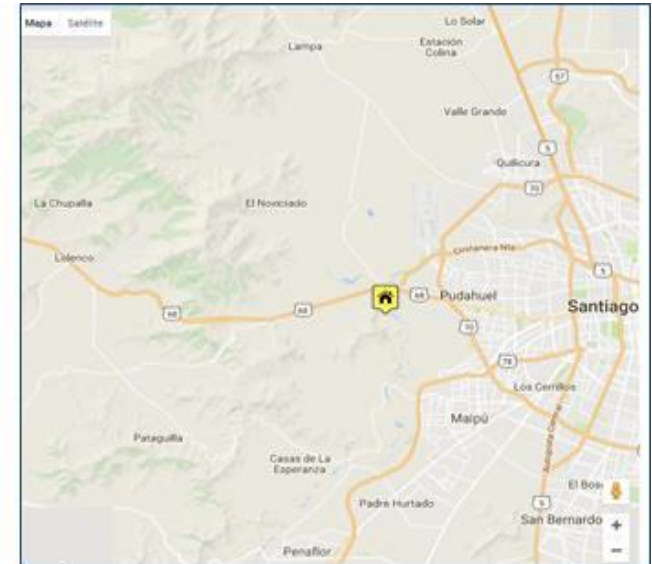


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# Master Plan Vista Cordillera

## Land location

The property is located next to the real estate development "Lomas de Lo Aguirre", Metropolitan Region, Pudahuel commune. Route 68, Km 12, Pudahuel commune, Santiago



Due to its location, easy connectivity with the port of Valparaíso/Viña del Mar and San Antonio; Airport and center of Santiago.

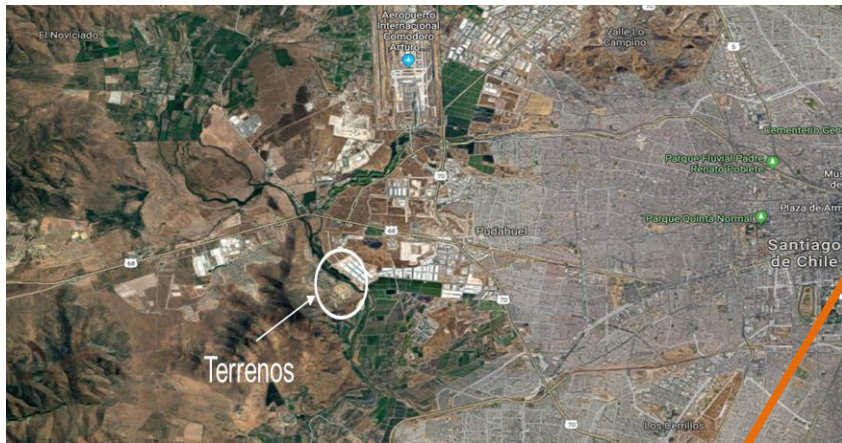




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## Ubicación de los terrenos





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### Environment Characteristics

Inserted into the land of the former La Africana Mine, is the urban development called "Lomas de Lo Aguirre", which has established itself as a neighborhood that has a good level of equipment, such as; controlled access; private surveillance system; squares with children's games; sport's zone; Club House; swimming pools; tennis court; transportation to the Metro; Supermarket; kindergarten and church



#### Plusvalía del sector

Precio U.F./m<sup>2</sup>



land unit value 3,6 UF/ m<sup>2</sup> and built  
on the order of 45,9 UF/ m<sup>2</sup>

Its accessibility conditions is another advantage that these areas have gained with the presence of Costanera Norte, Norte Sur, Américo Vespucio and Route 68, closer to the metro and airport, Mall Arauco Maipú, Las Rejas Metro station.



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## Definition of the project

The project consists of recovering the land through the total elimination of the environmental liabilities that affect it (tailings), leaving the land free of any restriction and suitable for real estate development. Its development considers includes two stages:

### **Stage I: Enabling land:**

Total elimination of environmental liabilities to be developed by the company. There is an authorization from the competent authority through an Environmental Qualification Resolution, approved and in force. (RCA) No. 369/2010 in force to date, according to SEA Resolution No. 0277 dated March 9, 2018. (see Congo Project)

### **Stage II: Development of the Real Estate Master Plan**

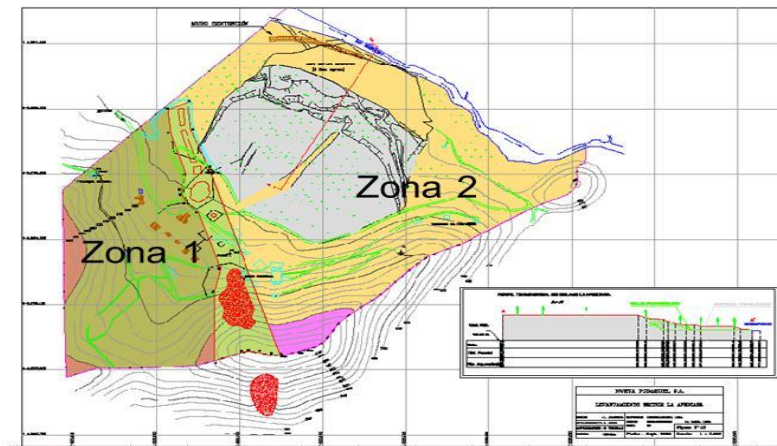
It contemplates a Loteo Preliminary Project and an Architecture Preliminary Project, with the definition of macro lots. Includes land use change.



# Master Plan Vista Cordillera

## Stage I: Enabling land

This contemplates the habitation of 81.2 hectares of land for real estate development, through the removal of 2.4 million tons of tailings.



Trazado relave-ducto Mina La Africana – Mina Lo Aguirre (y acueducto retorno de agua clara), longitud 12 km:

Trazado relave-ducto Mina Lo Aguirre Planta a Rajo principal (y acueducto retorno de agua clara), longitud 2 km:

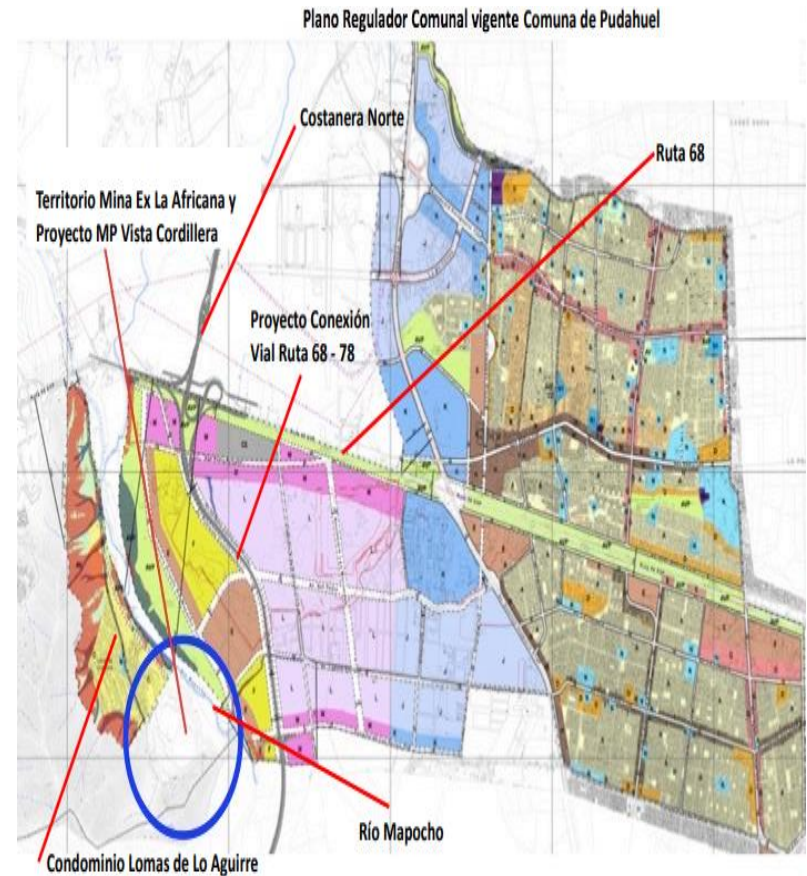
The transfer to the final deposit is carried out by means of a pipeline from La Africana to the place of final disposal, in the Pit Principal of the former Lo Aguirre Mine, owned by the company. The process acts in a closed circuit that does not generate externalities environmental, being an innovative, self-sustaining and ecological technology solution.

## Master Plan Vista Cordillera

### **Etapa I: Habilitación terrenos**

The strategy developed to recover and reconvert the territories of the former La Africana Mine as land for urban use, is through a proposal to Modify the PRMS, in process, through the change of use of Conditioned Land, which will allow it to be given significant value. commercial to this territory.

Once obtained, all the studies and certifications that are required will be carried out, both to demonstrate that the territories recovered by the extraction, transfer and confinement of the existing tailings have been completely cleaned up and recovered for urban developments.





# Master Plan Vista Cordillera

## Stage II: Real Estate Master Plan Development

The development of the Real Estate Strategic Master Plan, aims to generate feasible commercial alternatives for its implementation based on the cost/opportunity relationship, aimed at investors, real estate agents and/or construction companies.

Its stages of development are:

- Stage 1: Development of the technical/regulatory feasibility report.
- Stage 2: Development Master Development Plan, includes submission procedures to competent authorities.
- Stage 3: Subdivision Draft; File entry for Municipal DOM approval. (December 30, 2018)
- Stage 4: Development of the conceptual and detailed Master Plan
- Stage 5: Entry of the file with the proposal for conditional land use change, formally entered on March 5, 2022 Seremi Vivienda.
- Stage 6: Development of the real estate project.





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## Master Plan Vista Cordillera Stage II: Real Estate Master Plan Development

The comprehensive proposal of the Master Plan for inclusive, self-financing and self-sustaining residential development, which will allow, in a process of continuous successive stages over time, the provision of more than 81.21 hectares, with developable land of more than 56 .34 ha. of the new Interior Vista Cordillera Parks and more than 6.19 hectares. of fluvial native park with a frontage of 955 m. on the west bank of the Mapocho River.

### Macro batch designs



This solution allows the reconversion, recovery and reintegration, for the commune of Pudahuel and the Metropolitan Region, these territories.

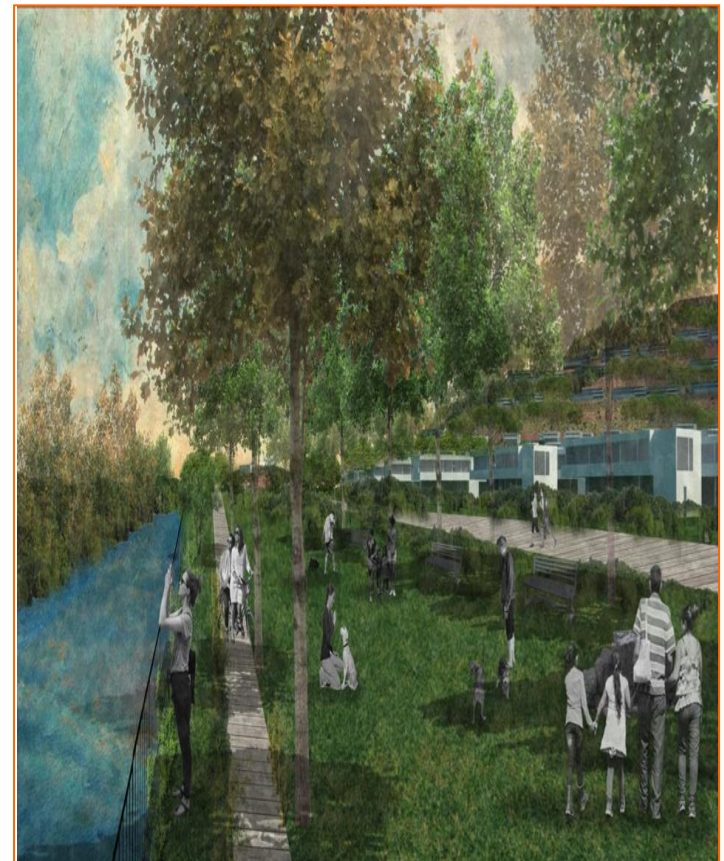


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## Master Plan Vista Cordillera Stage II: Real Estate Master Plan Development

### Features of its development

- Mixed and urban residential development project for social integration, self-financing, ecological, sustainable, with a circular economy and with zero carbon footprint emissions in its construction process,
- Development of 4 continuous and successive stages in a period of 3 years each, developable land of more than 56.34 hectares, providing a housing offer of more than 1,100 new homes.
- The development of the 6.19-hectare Interior Park and the development of the Rivera Poniente del Río Mapocho Native Fluvial Park, which is in full stylistic and landscape concordance with the Mapocho 42K project (Interconnected Park System of the Mapocho River)





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