



a unique place
for a new life
pure energy
for body and soul
for you...for yours





PROJECT DESCRIPTION



It is the invitation that this unique project in development makes to us, located in a virgin territory, in the property called “Comlejo Nativo Bosque Valdés y Faldas de la Zorra” that belongs to “**ONE SINGLE OWNER**”, a new and innovative real estate project is born - tourist - commercial and cultural, "**PROJECT - CITY OF THE MOUNTAIN**", which is designed and will be developed according to the standard GUIDE presentation acceptable by the Government of Chile.

The project invites us to be participants and protagonists of a new way of life in communion with nature and in tune with our dreams.

MOUNTAIN CITY

- An original, unique, comprehensive and ecological proposal that respects nature; It cares for it, preserves it, and invites us to enjoy it fully, contemplatively and participatively, at the same time.
- Dreamy landscapes, but... real: native forests, unique and native species, rivers, tributaries and the imposing Andean mountain as a backdrop.
- A total pleasure for the senses that gives new meaning to our lives and allows us to have a deep sensory and spiritual experience, to give a twist to the crazy and hectic life we lead and give ourselves time... time to discover the essential meaning of life and reconnect with ourselves. themselves.
- The magnificent nature that is presented to us in full before our senses is an eloquent sign that such perfection is not the result of chance.
- No, that perfection that moves, that excites - like the face of a child - contains a mystery that is beyond comprehension. A mystery that has moved and moved us since ancient times



A PLACE TO ENJOY AND CARE :

todos buscamos una mejor calidad de vida
más tranquila, más armónica y plena
en contacto con la naturaleza
y con nosotros mismos



6,400 hectares of virgin territory, located 450 kilometers from Santiago de Chile, in the Ñuble Region, in the south-central part of the country. Commune of San Fabian de Alico – San Carlos. An untouched pre-mountain and mountain range area, with wild flora and fauna: forests, water courses, ravines, valleys, hills and plains with a benign climate for much of the year, which allows you to enjoy temperate summers and take advantage of mountain life and the snow. in winter.

A landscape that invites you to enjoy it responsibly, which is why **CIUDAD DE MONTAÑA** is a sustainable and sustainable project. It is **sustainable because its value proposition**, its explicit mission, its purpose, is to enjoy, preserve and strengthen natural resources. And **it is sustainable, because the project has been designed and is being developed so that** it can be sustained over time based on a circular economy model.

MOUNTAIN CITY is a dream that has begun to become a reality: designing and founding a citadel from its origin and in a territory that has never been touched. It is dreaming and building a place... a refuge, where you can start a new life, or spend seasons to find tranquility and fully enjoy yourself. Consider the following zoning:

I CIVIC AND COMMUNITY CENTER AREA

II PRESERVED AREAS: Flora, Fauna, Tributaries

III URBAN AND COMMUNITY AREAS: Roads / Access / Routes / Landscape

IV SERVICE AREAS

V RESIDENTIAL AREAS: Plots / Cabins

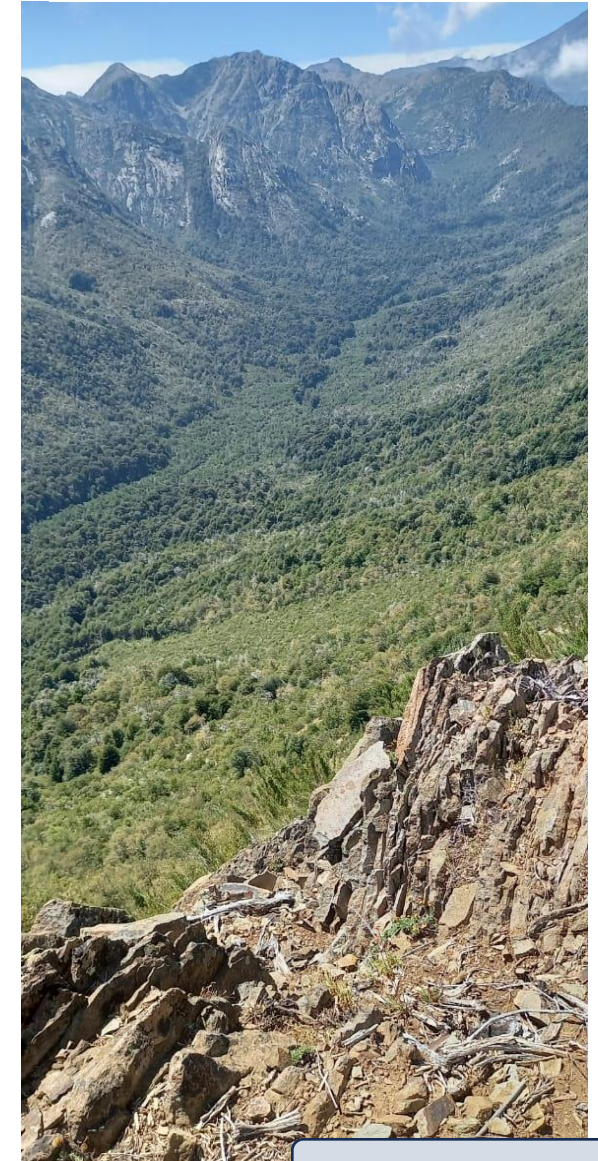
VI TOURIST AREAS: Hotels / Gastronomy / Tourist Services (various)

VII SUPPORT AREAS AND GENERAL SERVICES: Energy / Security / Collection and Supply of
Water / Waste and Wastewater Treatment



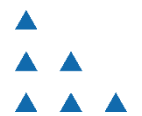
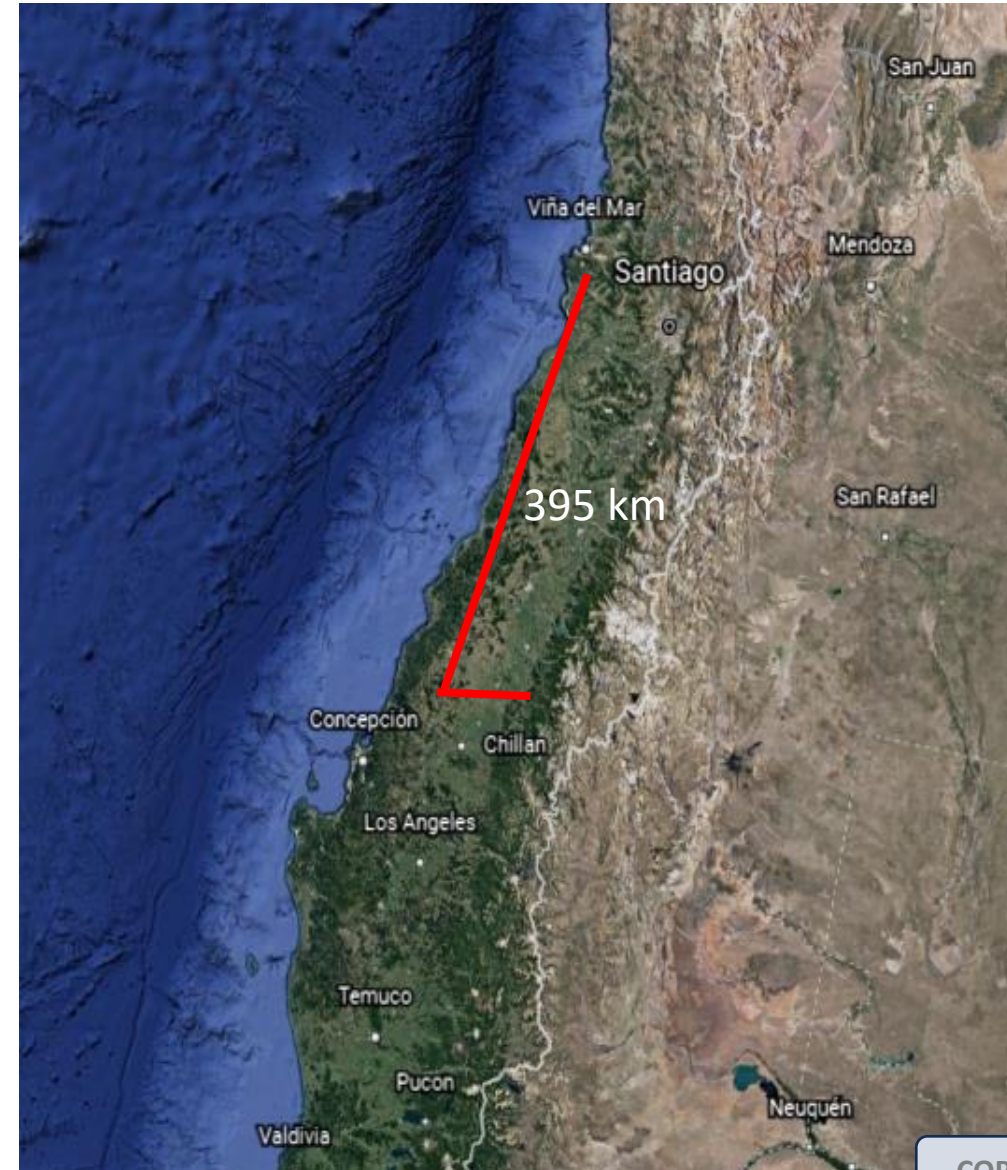
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LOCATION :

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PROJECT DESCRIPTION





PRELIMINARY INVESTMENTS



1.- PRELIMINARY WORKS AND OTHERS :

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Consider the construction of access roads to the property and a solid bridge that guarantees entry to residents and tourists. In addition, the River that originates and crosses the property will be intervened to prevent future overflows.



There are 15 km that must be built from the communal road to the access to the property. For this road, the normal materiality for the construction of this type of roads is considered.



The construction of a solid bridge is contemplated that will resist the attacks of rising water in the river caused by strong storms, as well as the thawing process. It is a very sensitive investment for the project.



Company associated with the project that intervenes in the rivers that cross the property that will allow obtaining aggregates, an input at a lower cost for the construction of roads, fences and homes at a very competitive cost.

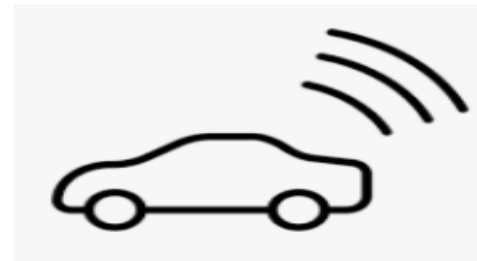


INFRASTRUCTURE INVESTMENT AND ADMINISTRATION



2.- GENERAL PROJECT MANAGEMENT AND DIRECT RELATED SERVICES:

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Administrative
offices built
according to the
materiality of the
entire place

Main Access Control and to
all micro neighborhoods by
telemetry

Four Lighting Modes

Four lighting modes available, can be set freely within 30 meters by remote control.



Solar lighting independent of electrical grid



CBASIC AND MEDIE EDUCATION SCHOOLA

One of the main services that the new community requires is a school, close, high quality, excellent infrastructure and with an educational model in accordance with the regulations regulated by the Ministry of Education, but with a high emphasis on the environment. recycling and nature. The main focus of the school is on the concept of the Equestrian College, where Horse Riding will be taught.



KINDERGARTEN AND NURSERIES

Sector adapted as a daycare that seeks to take care of children while their parents are in fun activities or are teleworking
In addition, it offers a kindergarten service that seeks to offer quality, meaningful emotional education focused on promoting their emotional, social and affective development, to form autonomous, creative, self-confident girls and boys who love nature for its educational environment.



2.- GENERAL PROJECT MANAGEMENT AND DIRECT RELATED SERVICES: cont.

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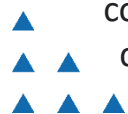
Villas for staff who will stay in the project



Main Alameda double track with materials recycling and solar lighting



The installation of a Fire and Rescue Station is contemplated, which will collaborate with the fire control of the CONAF Fire Brigade + ambulance.



Medical and dental service, which will attend to medical consultations of residents and visitors. For major emergencies - Assistance Service in the City of Coihueco. Major Emergency hospitals and clinics in the provincial capital - Chillán.



ALL ROADS WILL BE ECOLOGICAL AND SUSTAINABLE.



ECOLOGICAL ROADS

In order to be consistent with these principles, the interior roads will be built with products based on cutting-edge technologies, 100% environmentally friendly, biodegradable and that when applied do not harm the human, plant or animal environment and also preserve the landscape.

New research has developed an innovative type of asphalt that could be considered doubly ecological.

On the one hand, it incorporates rubber dust from out-of-use tires into the bitumen, a highly complex environmental management waste.

With this, it will be possible to have a material that, although recyclable, represents a serious environmental problem. In addition, bitumen - which is a natural resource that comes from crude oil - and the energy involved in its production will be saved.





INFRASTRUCTURE INVESTMENTS REAL ESTATE



3.- REAL ESTATE INVESTMENT

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EJEMPLO DE LOTEO



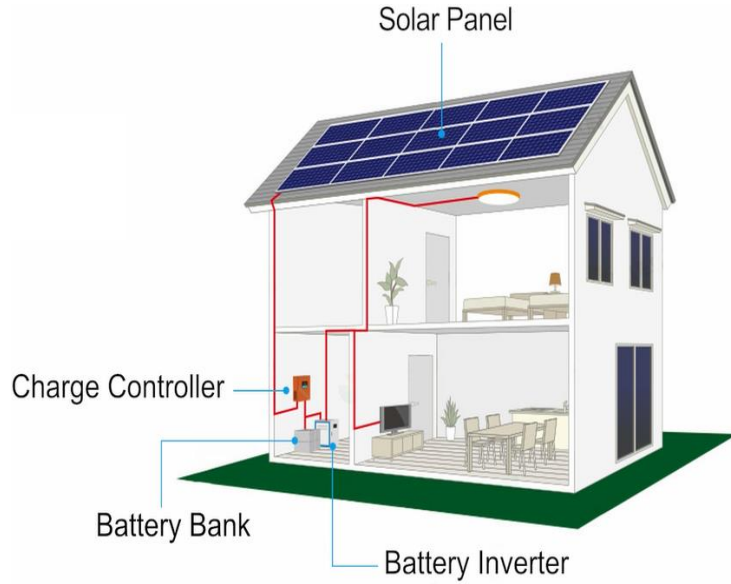
CIERRES PERIETRALES DE TRANQUERAS



PAVIMENTOS

3.- REAL ESTATE INVESTMENT ... cont.

All the houses delivered will have a solar energy collection system and its transformation into electrical energy.



PURIFIED WATER EQUIPMENT FOR HUMAN CONSUMPTION

- With the purchase of each plot, the delivery of equipment that produces up to 30 liters per day of high purity alkaline water obtained from the air, using relative humidity, is contemplated.
- This equipment, whose minimum annual maintenance is the responsibility of each owner, is delivered with the technical attention of companies certified by the ADMINISTRATION of the project.
- It ensures permanent consumption not dependent on external sources.

5.5KW (batería LifePo4)

Panel solar: Polietileno/Mono
350W*10pcs
Inversor: 5500 W * 1 pieza
Batería: Batería LifePo4 48V / 100AH *
2 piezas
Bastidor de panel solar: Tipo de techo
Cables: Estándar internacional PVF-
1*4*30m, rojo o negro
Módulo WIFI: monitor, solución de
problemas o comunicación * 1 pieza



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HOUSE CONSTRUCTION MATERIALS





INFRASTRUCTURE INVESTMENTS TOURISM



4.- INVESTMENT IN TOURISM

42 km of circuits will be built - immersed in the total extension of the native forest property - to carry out trekking, running, mountain biking or horseback riding activities and a sector designated for CANOPY.

A unique experience for those who love outdoor sports.

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4.- INVESTMENT IN TOURISM

- The project will have 36 cabins equipped to a high standard, for 2, 4, 6 and 8 people; with or without hot water jars.,
- The cabins are located on the banks of the river and will be available for rent all year round.
- They will be arranged in an area with excellent views, for the enjoyment of the family.
- Those who rent the cabins will have the option of using the project's services, with excellent offers.



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INVESTMENTS BROKERAGE OF PROPERTIES



- It is the central office that will make rental charges for all subcontracts for products, facilities and services contemplated in the project.
- In addition, it is the unit in charge of collecting common expenses from residents and from companies and services installed in the CUDAD DE MONTAÑA project.
- Reports directly to the General Project Management.





PRODUCTION INVESTMENTS AGRICULTURAL AND RECYCLING

CIRCULAR ECONOMY



6.- INVESTMENT AGRICULTURAL PRODUCTION AND RECYCLING

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GREENHOUSES



FIELD EGGS PRODUCTION



**LITTLE
SHOP**



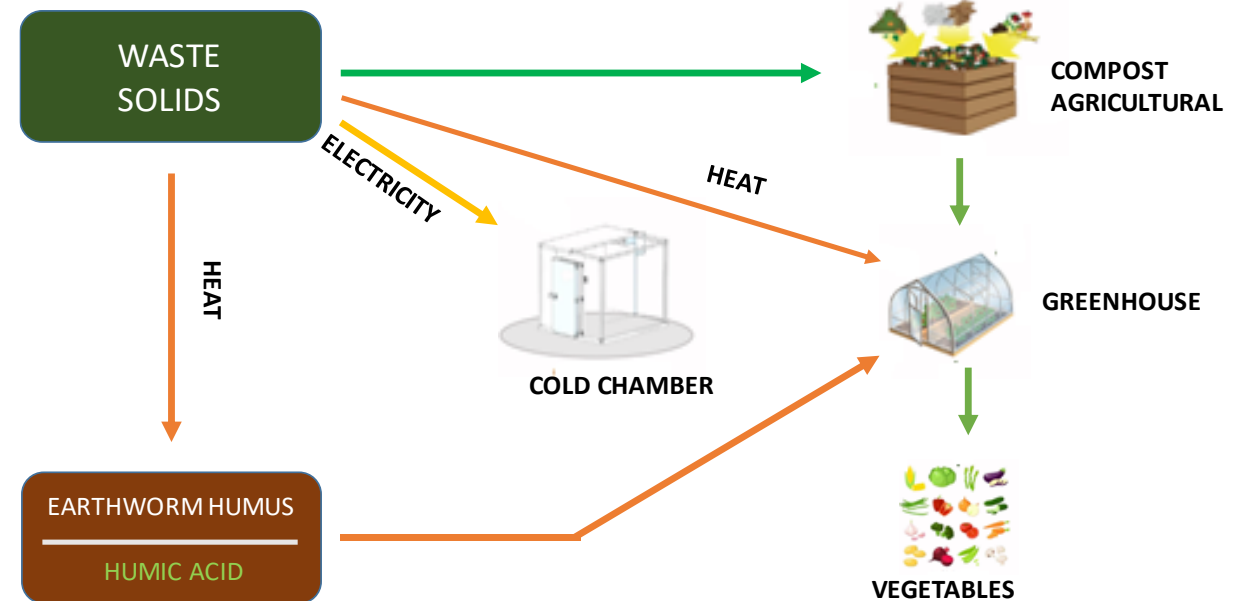
CHOCOLATE PRODUCING COMPANY OWN BRAND



COOKIE PRODUCING COMPANY OWN BRAND



CIRCULAR ECONOMY WITH SOLID WASTE DOMESTIC AND INDUSTRIAL



The cookie and chocolate factory, both will be outsourced. But they will produce with their own brand proposed for the project. The idea is to provide an exquisite souvenir associated with the city.

- The project was designed from its origin under the concepts of Circular Economy. For this reason, garbage removal services will be subcontracted, separated according to their nature (glass, cans, organics, cardboard, etc).
- For the withdrawal, only the use of electric vehicles is contemplated

RECYCLING AND CIRCULARITY

- A strict removal of household waste and waste from restaurants, cafes, hotels, etc. is contemplated, with separation according to its nature.
- The project contemplates developing a Supplier Development Program, through the promotion of local enterprises that will be established in the Prado mining sector, a CITY neighboring the project.
- It will be requested that these companies have a permanent R&D program, to be permanently innovating in industrial applications of these wastes.
- Each service provider is expected to contribute with the development of a productive unit, supported with project resources, to give value to waste such as:

Plastics

GATHERING
CHIPED
SALE



Glasses

GATHERING
CHIPED
SALE



Aluminum and other metals

GATHERING
PRESSING
SALE



Organic waste

GATHERING
COMPOSTING
LEAF LAND
HUMUS
LOMBRICULTURE
SALE





INVESTMENTS IN WATER PACKAGING MACHINE AND CRAFT BEER

7.- INVESTMENT IN PRODUCTION OF BOTTLED WATER AND CRAFT BEER

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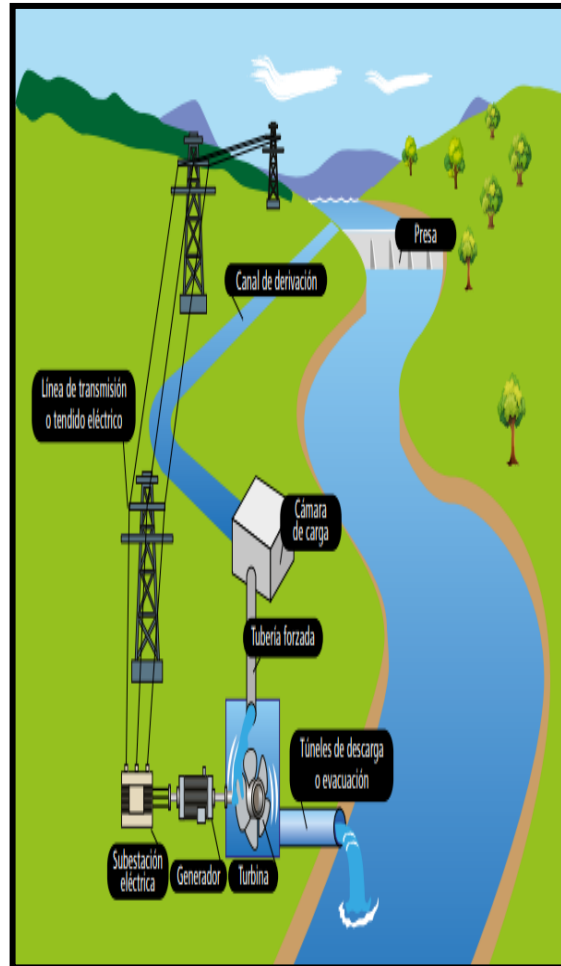




INVESTMENTS FOR ENERGY GENERATION



ENERGY GENERATION AND DISTRIBUTION



- In a place lower on the ground and close to the parcel, the first pass-through plant will be installed to generate 3 Megas.
- They use the flow of available water from a river or canal, with the generation of energy proportional to the flow entering the plant.
- The water collected from a surface water body at the intake is taken to the power house through a penstock in channels and pipes where electrical energy is generated. The water is then returned to the river, making it available for all types of uses.
- In this sense, these plants provide a continuous supply of electricity for base energy demand and cannot store reserves to adjust their generation.

SOLAR ENERGY PANELS

- Each house will have the installation of solar panels that will lower the cost of electricity consumption.
- The project includes the construction of a plant to produce solar energy during the off-season when the flow of water from the river decreases.
- All facilities that operate in the project will have to promote the use of alternative energies





INVESTMENTS FOR DRINKING WATER GENERATION



9.- INVESTMENT GENERATION AND DISTRIBUTION OF DRINKING WATER AND TREATMENT

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WATER SUPPLY

The construction of APR - Rural Potable Water is contemplated, which, strictly speaking, is a central collection, purification and distribution of water to the different departments of the project. It will seek to bring the water supply to the consumer in optimal hygienic conditions.

The aim will be to ensure that ALL WATERS CAPTURED AND PRODUCED POTABLE will be treated for subsequent return to natural channels.

The technology is absolutely environmentally friendly and will allow the generation of value-added sludge and clean water for irrigation of green areas of the same project.





INVESTMENTS FOR SERVICE SUBCONTRACTS



10.- INVESTMENTS IN FACILITIES FOR SERVICES FOR RESIDENTS AND TOURISTS

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THERMAL SPA

It offers relaxation therapies, using water as a base, which, taking the properties of the thermal water that flows inside the property, will be led to individual pools (tinajas) or normal, heated pools.

In addition, it will provide various services such as: Biomagnetism, massages, tarot, aromatherapy, Bach flowers, music therapy, family constellations, reiki, etc.

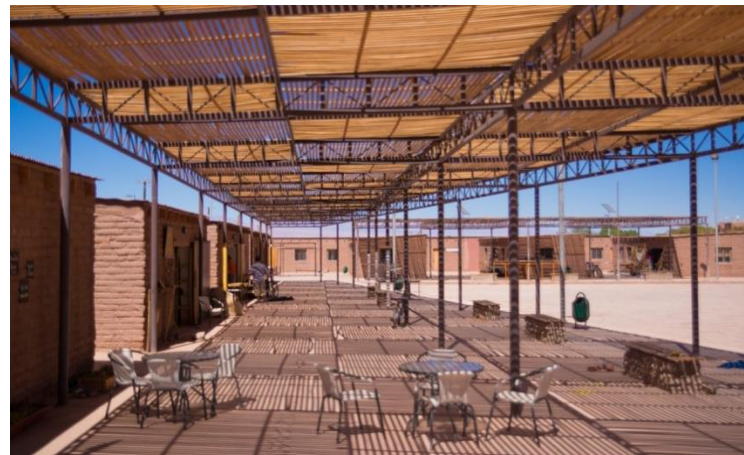


TYPICAL RESTAURANT

A restaurant will be built that will offer typical food from the region and the country.

It will be open every day of the year, especially during the peak tourist season.

This project will be awarded and evaluated every 2 years.



VILLAGE OF ARTISANS

The creation of a village for artisans is contemplated, which will deliver different artisanal products typical of the area, marketable as souvenirs. Suppliers of wood crafts, furniture, stones, glass, etc. will be developed.



SUPERMARKET AND STRIP CENTER

The construction of two Strip Center units is contemplated, which will provide complementary services to the supermarket, for example: Gym, pharmacy. Car spare parts, pet and veterinary food, oil change, vulcanizat





INVESTMENTS UNIVERSAL PRAYER CENTER AND OTHER DEPENDENCIES



11.- INVESTMENTS UNIVERSAL CENTER PRAYER + ADDED WORKS

- Consider installing a small-scale “ecumenical temple,” which allows people of different faiths to have a point in the project where they can meet their god, according to their beliefs. You will be able to profess and spread your creed freely and in harmony with the rest of the religions.
- The construction of a planetarium-type dome is contemplated, to show and disseminate aspects such as the creation of the universe or similar, in addition to training programs or other types of cultural programs.
- Using the height differences that the property has, access will be considered through three main channels:
 - One route will be a ditch or footprints, through which the faithful will climb on foot to the plain of the ecumenical temple, which will be above 1800 meters above sea level.
 - Normal access by vehicles, up to a certain height, where the parking will be. The rest of the way will be walking.
 - The construction of a CABLE CAR is contemplated, to facilitate access to elderly people and people with a disability to move, as well as for the general public made up mainly of families..



MAIN DOME



The place contemplated for the installation of the temples will also have a large room with a DOME or Cupular structure, for carrying out programs that explain to the attending tourists, the creation of the universe or other courses, talks or reports of high public interest. and cultural





INVESTMENTS
SKI CENTER – HOTEL – RESTAURANT
MOUNTAIN VILLAGE



12.- INVESTMENTS IN SKI CENTER, RESTAURANTS AND COMPLEMENTARY WORKS

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Fotografías son referenciales



▲
▲
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Cafeteria and Terrace for attendees



Convention Center
for 150 – 200 people



Mountain Village
Equipped and of high standard
30 units

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12.- INVESTMENTS IN RESTORAN SKI CENTER AND COMPLEMENTARY WORKS

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INVESTMENTS ORANGE NEIGHBORHOOD

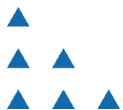


13.- INVESTMENTS IN NEIGHBORHOOD ORANGE + ADDED WORKS

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NEIGHBORHOOD ORANGE, is a beautiful and unique **NEIGHBORHOOD FOR SELF-VALENT SENIOR ADULTS** thought and designed as a modern, functional and welcoming micro neighborhood, with all the necessary services and facilities so that adults aged 60 or over can enjoy this new youth with beautiful landscape environment that will allow its residents to live this stage of life in an active, healthy and entertaining way.





MAIN CONCLUSIONS



- This is an investment project that integrates various areas of development - in which each one by itself - is self-sustaining and generates profitability for society.
- Each development area is a permanent business that, under the concept of circular economy, maintains the necessary care for the environment and the opportunity to be a source of employment for the inhabitants of the geographical area where it is located.
- A project where end clients and their families will have everything required to live in good conditions where they will have quality goods and services and also in a safe environment and with a nature that invites healthy living.
- There will be a wide range of entertainment and learning opportunities for all future resident owners and visitors to the site.
- Apart from living comfortably and safely, in contact with nature and its virtues, they will be able to connect with people of different religious faiths and together develop the deepening of their faith and the foundations that explain their existence on earth.
- In short, it is a profitable, environmentally friendly project that creates numerous permanent jobs in an area with high levels of unemployment, it also does not affect nature and is planned for eternity.
- As a special note, it can be noted that all specialized studies indicate that this area will be the least affected on the entire planet in the event of a possible nuclear explosion in Europe.