

INSTITUTIONAL INVESTMENT TEASER

42-Hectare Prime Riverfront Macro-Parcel

High-Density Condominium Towers & Mixed-Use Waterfront Development — Santiago del Nuevo Samborondón

PROJECTED GDV

+\$400M

USD Gross Revenue

TOTAL LAND AREA

42 Ha

420,000 m² (103.7 Acres)

WATER FRONTAGE

**Prime
Shoreline**

Direct Babahoyo
Riverfront

HEALTHCARE ANCHOR

Jan 2027

Santiago Hospital Opening

EXECUTIVE OPPORTUNITY SUMMARY

Exclusivity & Scalability

A rare institutional investment opportunity to acquire or joint-venture on a master-planned **42-hectare (420,000 m² / 103.7-acre)** waterfront land parcel located in the prime expansion corridor of Samborondón, Ecuador. The parcel commands extensive direct river frontage along the Babahoyo River, presenting an ideal canvas for high-density luxury residential condo towers, private marina amenities, and lifestyle retail centers.

The property directly anchors **Santiago del Nuevo Samborondón**, a 150-hectare, **\$1 Billion+ USD master-planned smart city** designed under the international "15-Minute City" framework, integrating high-end healthcare, education, commercial hubs, and residential zones.



Immediate Catalyst: Santiago Hospital (In Strategic Alliance with Baptist Hospital of Miami)

The primary demand generator for the corridor is the new **Santiago Hospital**, developed in collaboration with **Baptist Health South Florida / Baptist Hospital of Miami**. Currently at **90% structural completion**, the facility is scheduled to open in **January 2027**. This world-class medical complex will drive sustained, high-income demand for medical personnel, executive housing, short-term stays, and residential condos.

PROPERTY SPECIFICATION SHEET

PARAMETER	TECHNICAL SPECIFICATION / DETAIL
Total Land Footprint	42 Hectares / 420,000 m ² / 103.7 Acres (Continuous parcel).
Geographic Location	Santiago del Nuevo Samborondón, Babahoyo Riverfront, Samborondón, Ecuador.
Zoning & Permitted Uses	High-Density Residential (Condominium Towers), Mixed-Use Retail, Commercial & Marina.
Projected GDV	+\$400,000,000 USD (Gross Development Value).
Development Models	Outright Purchase / Land Contribution / Joint-Venture (JV) Equity Partnership by Phase.

URBAN MASTER PLAN & MACRO CONTEXT

Vision 2024 - 2030+

Santiago del Nuevo Samborondón addresses the growing demand for modern, high-density infrastructure in Ecuador's wealthiest canton. The master plan bridges healthcare, elite international schooling, corporate parks, and waterfront residential living within a secure, fully integrated ecosystem.

15-Minute City Concept

Integrated pedestrian and bike networks linking luxury residences, business parks, top-tier schools, and retail plazas.

Waterfront Lifestyle

Extensive riverfront allows for private marina development, boardwalk promenades, water taxis, and nautical lifestyle offerings.

Infrastructure In Place

Phase 1 road networks, utility grids, and trunk infrastructure are actively under construction with 2024–2027 delivery milestones.

CORE INVESTMENT VALUE DRIVERS

- **Captured High-Income Demand:** The inauguration of Baptist Hospital of Miami's affiliate facility will generate hundreds of high-earning medical positions and ongoing demand for luxury rental and for-sale condos.
- **High Barriers to Entry & Land Scarcity:** Contiguous 42-hectare riverfront parcels within Samborondón are virtually non-existent, ensuring accelerated capital appreciation and strong pricing power.
- **Phased Modular Development:** The scale of the site allows developers to execute in phased condo cluster releases, optimizing cash flow and matching market absorption rates.
- **Resilient Micro-Market:** Samborondón remains the country's most stable real estate submarket, historically outperforming national averages in value retention and appreciation.

TRANSACTION & PARTNERSHIP OPTIONS

Flexible structuring pathways are available for qualified institutional developers and private equity real estate funds:

1. Joint-Venture / Co-Development

Land contributed into a special purpose trust (Fideicomiso) participating in vertical condo tower development profits.

2. Direct Institutional Acquisition

Outright purchase of the complete 42-hectare macro-parcel or subdivided phase lots for master developers.

CONFIDENTIAL CONTACT & MLS DESK

INVESTOR RELATIONS:

Commercial Real Estate Desk

AVAILABLE DOCUMENTATION:

Teaser, Topographic Survey, Zoning Clearances

PROJECT LOCATION:

Santiago del Nuevo Samborondón, Ecuador

TRANSACTION STATUS:

Accepting Letters of Intent (LOI)

