

FULL BLOCK ACQUISITION

CASA DEL VIRREY

MARIQUITA • TOLIMA, COLOMBIA

Heritage Opportunity and Master Plan
Development

Preserves the colonial BIC facade on two sides
with full freedom for modern development.

5,980 m²

TOTAL LOT AREA
Full Block

2,720 m²

BUILT AREA
Manor House + 35 Rms.

~1,170 m²

HISTORIC MANOR
Cultural Interest Asset

35 Rooms

**ACCOMMODATION &
POOL**
Rooms + 185m²

Executive Summary & Key Metrics

5,980 m²

TOTAL LOT AREA

Full block delimited by 4 public roads in a residential area.

2,720 m²

BUILT AREA

Period viceregal manor house and independent lodging modules.

~1,170 m²

HISTORIC MANOR

.Declared a Cultural Interest Asset (BIC) with intact colonial facade

35 Rooms

ACCOMMODATION CAPACITY

Units between 16 and 24 m² plus a 185 m² recreational pool area.



Historical, Political and Real Estate Potential



VICEREGAL HERITAGE & ECONOMIC GROWTH

- **18th Century Viceregal Legacy:** Mariquita was the official seat of the Viceroy of New Granada and the center of the famous Royal Botanical Expedition of Mutis (1783). Casa del Virrey is an irreplaceable historical gem.
- **Privileged Location & Climate:** Known as the 'Fruit Capital of Colombia', it features a constant warm climate (26°C-28°C) and direct connectivity to Bogotá, the Coffee Axis, and Medellín.
- **Tourism & Real Estate Boom:** High flow of ecological, health, and residential tourism. The full-block urban land offers accelerated appreciation for mixed-use and hotel developments.

CASA DEL VIRREY • MARIQUITA

Preserved Colonial Facade (Property of Cultural Interest)



Historical Regulations and Master Plan Development Rights



Preserved Colonial Facade

Historical Preservation Regulations (BIC)

- Declared Property of Cultural Interest (BIC).
- Facade protection on 2 sides (main corner).
- Preserves authentic colonial corridors and colonial clay slate tiles.
- Creates an impressive entrance gate and clubhouse.



3D Conceptual Vision

Development Rights for Developers

- Total freedom to replace non-historical structures.
- Luxury suite towers and eco-resort villas.
- Medical health complex, specialized clinic, or wellness center.
- University headquarters, educational campus, or residential project.

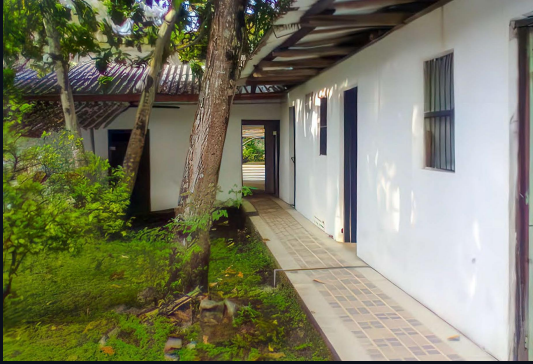


3D CONCEPTUAL VISION OF MASTER PLAN DEVELOPMENT

Harmonious integration between the preserved Colonial House and high-density contemporary developments.

CASA DEL VIRREY • MARIQUITA

Property Zones and Extension (5,980 m²)



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Property Zones and Extension (5,980 m²)



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Interiors of the Colonial House (~1,170 m²)



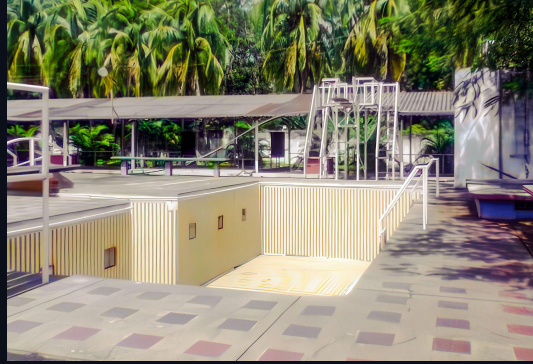
Interiores de la Casona Colonial (~1.170 m²)



Accommodation Modules and Rooms (35 Units, 16-24 m² aprx. each)



Pool Area and Outdoor Spaces (185 m²)





Mariquita, Tolima

Calle 2ª N° 2-87 / Carrera 3 # 1-70

Manzana Completa • 5.980 m²

SAN SEBASTIÁN DE MARIQUITA • TOLIMA

- **Honda, Tolima:** 19 KM ~20 min
Direct commercial neighbor and port on the Magdalena River
- **Manizales, Caldas:** 118 KM ~3 h 30 min
Gateway to the Coffee Axis region
- **Ibagué, Tolima:** 120 KM ~2 h 15 min
Departmental Capital and business center
- **Pereira, Risaralda** 163 KM ~3 h 40 min
Economic and logistics center of the Coffee Axis
- **Bogotá D.C.:** 166 KM ~3 h 45 min
Capital of Colombia and main issuing market
- **Armenia, Quindío:** 198 KM ~4 h 15 min
Trade and tourism hub of western Colombia
- **Medellín, Antioquia:** 284 KM ~4 h 45 min
Second city of the country and industrial and technological engine

CASA DEL VIRREY



INVESTMENT OPPORTUNITY

Calle 2ª N° 2-87 / Carrera 3 # 1-70
Mariquita, Tolima

For confidential investment dossiers, property visits, and complete architectural documentation.