

DEVELOPMENT OF A REAL ESTATE MASTER PLAN IN HONDURAS THAT PRODUCES JOBS, HOMES, AND SUSTAINABILITY



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MASTER PLAN: A 450-hectare Master Planned Development in the greater Tegucigalpa MDC, Honduras, 20 minutes east of the freeway.

The 31 clusters development, which will be completed in ten phases, will feature 20,000 residences, an industrial park, a free zone, commercial areas, schools, sports and recreation spaces, and a solar park, among other things.

Engineer, Inspection, and Construction firms have been and will continue to be selected utilizing high-quality acquisition procedures.

MARKET: According to a market study conducted by the University of Princeton and the Honduran government, a 1,3 million housing deficit exists at the end of 2021.

According to Princeton University, by 2029, the population will have doubled; the market segment wanting and able to buy has surpassed 20,000 units and is rising.

In Tegucigalpa, the greater deficit market is conformed by families earning more than 1.5 times the minimum salary and renting.

IMMIGRATION: This project is ideal for reducing immigration because it will create over 10,000 employment opportunities. Hundreds of contractors can subcontract their workforce and create Commercial, Industrial, and Housing clusters under the open architectural business model.

We'd want to discuss the government program and the possibility of interest rate subsidies and other incentives for direct buyers.

SCARCITY OF LAND: Competitive advantage due to the land's location, as there are no other similar projects in the area. Tegucigalpa's topography limits the amount of land available for construction.

PRICE ADVANTAGE: With other Master Plan products/zones, the average beginning price per property is USD \$ 25,000.

ECONOMIC, SOCIAL, AND ENVIRONMENTAL ASPECTS: The project is built on three main pillars: environmental, social, and economic.

For further information, please contact ricardo@urbanisa.com

