

FOR SALE

\$ 638,000.00 USD

El Salvador - Santa Ana

Flor Amarilla Abajo

Listing ID: 003133331008

?? Cantón Flor Amarilla Arriba | 4 km from PriceSmart Santa Ana ?? Property Overview: An exceptional opportunity to invest in 44 manzanas of land (approx. 305,980 m² / 75.6 acres), located just 3.5 km from the Pan-American Highway, along the scenic Old Road to Lake Coatepeque. Whether you're looking to develop a residential retreat or agricultural project, this property offers versatility, accessibility, and potential. ?? Key Features: Size: 44 manzanas | 440,000 v² | 305,980 m² Topography: 95% flat, 5% sloped Elevation: 950 to 1,150 meters above sea level Zoning Potential: Agricultural, Residential, Recreational Water Supply: 3 rainwater storage tanks Utilities: Electricity feasibility confirmed Access: Road suitable for all types of vehicles ?? Strategic Location: Just 4 km from PriceSmart Santa Ana Easy access to supermarkets, pharmacies, shopping centers Nearby schools, hospitals, and public transport Peaceful setting with proximity to the city and Lake Coatepeque ?? Ideal for: Development of residential estates, weekend



[SEE PROPERTY ON GOOGLE MAPS](#)



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RE/MAX 503

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