

FOR SALE

\$ 700,000.00 USD

Puerto Rico - Las Marias

Las Marias

Listing ID: 00204522105

Coffee and Oranges growers opportunity! The former Hacienda San Juan plantation presents a rare opportunity to own 151 acres of revitalized land. Untouched for over 50 years, this extraordinary property offers breathtaking natural beauty, agricultural potential, and abundant water resources. Located alongside the Guaba River, which borders one side and traverses the northern edge, the estate also features three natural water streams flowing through its rich terrain. The mountainous land, ranging from 312 to 500 feet above sea level, provides the ideal conditions of the tropical coffee belt, perfect for cultivating Arabica coffee beans: a tropical climate, warm temperatures, alternating wet and dry cycles, optimal altitude, and fertile soil characteristics. The property also supports the cultivation of oranges, for which Las Marias is renowned and hosts an annual festival. Whether for coffee, oranges, or the added potential of ecotourism, this property represents a perfect business investment. Take advantage of Puerto Rico's great Agricultural Tax Incentives. Prop Tax \$636.57. Zoning: C-R (Agropecuary, Reso



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EDUARDO VELEZ
Sales Agent
787 5951868
velezeduardo959@gmail.com
<http://www.remax-zone-pr.com>



RE/MAX ZONE
Cupey Plaza Suite 3B San Juan, PR. 00926

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