MEDIO MUNDO LAND PROPERTY

Huaura Province, Lima Region — Premier 1,468-Hectare Strategic Asset near Chancay Megaport

TOTAL LAND AREA	STRATEGIC ANCHOR	HIGHWAY ACCESS	LEGAL STATUS
1,468 Hectares	Chancay Megaport	North Pan-American	Clean Title & Titled



STRATEGIC LOCATION & MEGAPORT GATEWAY

Strategically located in the Province of Huaura, this titled property encompassing 1,468 hectares stands out as an exceptional investment asset due to its direct proximity to the Chancay Megaport, a world-class logistics hub poised to redefine maritime trade across the Pacific.

CONNECTIVITY & REGIONAL SYNERGY

The property enjoys excellent access to the North Pan-American Highway and outstanding connectivity with the region's primary agricultural and industrial zones, complemented by a highly favorable year-round climate that enhances development opportunities.

> **Development Versatility:** Its strategic position provides enormous versatility and impact potential, enabling the development of a large-scale logistics hub, storage facilities, specialized parking infrastructure, or intensive agro-export megaprojects. Supported by solid legal certainty, clean title, and full regulatory compliance, this property represents a highly attractive opportunity to capitalize on the economic expansion of Peru's northern coastal region.