

PLOT PACK

FOR SALE · LA LIBERTAD · EL SALVADOR

# Bypass Lots 5 and 6

US$400,000

3,553 varas² · 2,483 m²

US$113 / vara²

TWO HOUSES ON SITE




THE STORY · SURF CITY BYPASS · LA LIBERTAD, EL SALVADOR

Two block houses already standing under mango and almond trees, just off the highway to San Salvador and four minutes from the port.

## Above the port, on the road to the capital

The bypass is the road the government built to bring San Salvador down to the surf beaches, and it runs right past this land. Puerto de La Libertad, with its pier, its seafront and Punta Roca, is four minutes below.

Lots 5 and 6 are one registered parcel of 3,553 varas², the largest piece of the subdivision. Two rustic block houses already stand on Lot 5 under mango and almond trees, and Lot 6 beside it is open ground with the same view of the Pacific. Take both, or one lot for US$200,000. Water and power are to connect, and everything on the bypass is new.

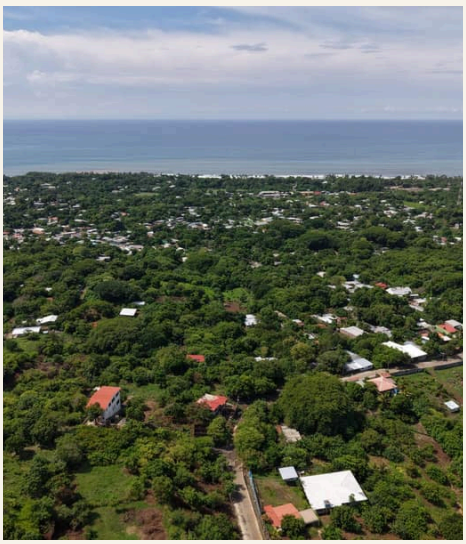
It is zoned for multi-family housing, in a corridor the national planning office has marked for growth.

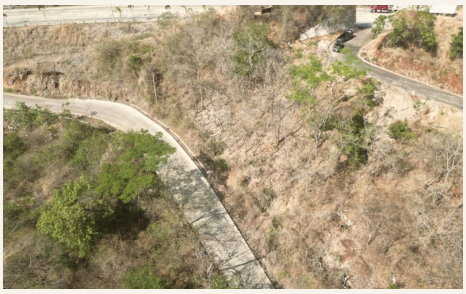
WHY HERE

### The centre of the coast

This is the busiest stretch of the Surf City coast and the closest to the capital. The port and its seafront are minutes away, Punta Roca is just along the shore, and a new US$15 million shopping centre, Plaza Espacio La Libertad, broke ground in La Libertad in 2026.

THE LAND

Photographs of the land and its setting.

PRICE
US$400,000

SIZE
3,553 varas²
2,483 m²

PRICE PER VARA²
US$113

FOR SALE
Two houses on site

AT A GLANCE

LAND
3,553 varas²
2,483 m², two lots

STANDING
Two block houses
under mango and almond

ACCESS
Paved road
same sea view

SERVICES
Water and power
to connect, all new

ZONING
Multi-family
housing

THE PORT
Four minutes
Puerto de La Libertad

## Take one, or take them all

Lots 3, 5 and 6 sit together. Between them, 5,101 varas² just off the highway.

All three lots, US$600,000

WHERE IT IS

# On the map




The site, the road and the sea. The circle marks the approximate location.




On the Surf City coast

BY ROAD

| | |
|---|---|
| Puerto de La Libertad | 4 min |
| Punta Roca | 8 min |
| El Tunco | 10 min |
| San Salvador | 32 min |
| El Salvador International | 34 min |

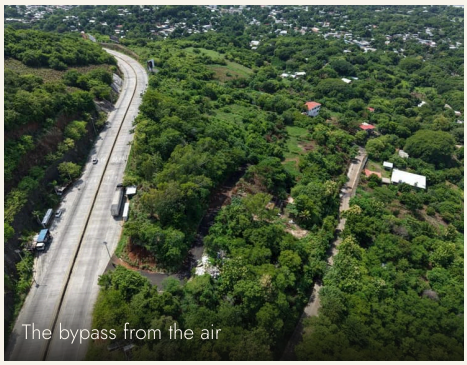
WHAT YOU COULD BUILD

# A head start on whatever comes next

The houses give you a footing on the land from day one. Beyond them the zoning allows multi-family housing: more homes, villas to let, or apartments facing the sea.

Two houses | Family home | Villas to let | Apartments


Down to the coast


The bypass from the air


The view from the land

Photographs of the land and its setting.

NEXT STEPS

### What does it cost to buy?

Transfer tax and registry come to US$13,662.86 on this plot, plus the notary's fee, agreed in writing. After that there is no annual property tax.

### How do I know the title is clean?

Your own notary checks the registry before any money moves. It is our family's land and we sell it directly: Brianna Alfaro, the registered owner, signs the deed before a notary.

### Can I buy from abroad?

Yes. An apostilled power of attorney lets your attorney here sign for you. Plan on four to eight weeks to title.

INTERESTED?

# Let's talk

We will send the plans and anything else you need, and walk you round the land in person or on a video call. English and Spanish.


YOUR CONTACT

James

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For brokers: our terms Details are believed accurate and are provided for guidance. Drive times are approximate.