Welcome to the paradisical world of the Galapagos Islands...

The Galapagos Archipelago is a unique world heritage. Situated on the equator some 600 miles off the coast of South America, this remote volcanic archipelago remains much as it was millions of years ago. Over the course of centuries, animal and plant life from the Americas reached the islands and gradually evolved into new forms. Many of its species are found nowhere else on earth.

Since Darwin’s famous voyage, the archipelago’s marine and terrestrial ecosystems have provided a wealth of information and a source of inspiration for people throughout the world. The “Enchanted Islands” continue to play an important role in our understanding of life on earth. The Galapagos experience offers world travelers a way to step back in time, to visit an isolated, relatively untouched place on earth.

Each of the Galapagos islands have its own character. Some of them are one of the world’s best diving spots. On San Cristobal island you’ll also find beautiful beaches, opportunities for hiking and biking, horseback riding, and of course a chance to delve into the island’s fascinating geology and wildlife. Activities you can partake in throughout the islands include the magnificent world of snorkeling, diving, and fishing.

How To Get There?

The main gateway to the Galapagos Islands is Guayaquil, the biggest city, and economical capital of Ecuador.

Guayaquil, through its recently renewed airport, offers direct flights to the United States, Europe, and many South American countries; this city offers first class lodging, a wide variety of
international and domestic cuisine, handcraft shops, malls, the Malecon (waterfront walking path with shops, restaurants, etc.), churches, museums, and much more...

**Direct Flights from the United States**

**Houston**
Continental Airlines has direct flights from Houston (IAH) to Guayaquil. The flight departs Houston at 6:50 pm (CST) and arrives in Quito at 1:10 pm (EST). Total flying time is 5h 20m.

**Miami**
American Airlines has one direct flight each day between Miami and Guayaquil, departing Miami at 7:03 pm (EST) and arriving in Guayaquil at 11:11 pm (EST). Flight time from Miami is approximately 4h 08m.

**New York**
Continental Airlines has direct flights from Newark International Airport to Guayaquil. The flight from Newark departs at 11:30 pm (EST) and arrives in Guayaquil at 6:00 am (EST), a flying time of 6h 30m.

There are several more flights through other airlines such as, Lan Chile, Avianca, Copa, Iberia, Air Madrid, KLM, etc.

Once in Guayaquil, travelers spend one night enjoying the warming welcome that Guayaquil offers to all tourists... The next day, continuing the journey to the Galapagos on board of the renewed fleet of Tame Airlines or Aerogal. This is a ninety-minute domestic flight.

Landing at San Cristobal, guests have to pay the standard $100 Galapagos National Park entrance fee for visitors to the Galapagos Islands.
**The Galapagos Islands, a Natural World Heritage site...**

Galapagos is known as the place that still remains untouched since primitive era; a magic land that belongs to our collective unconscious. It's a piece of Eden where harmony between man and nature is still preserved.

The word “Galapagos” evoke a pristine landscape, and tameness animals that justify its reputation. It’s a unique experience of finding yourself on unpopulated islands among sea birds, marine iguanas and fearless finches observing the mystic Giant Tortoises. The Archipelago is a strong personality, arid and volcanic landscape, burnt under a merciless sun. This land reveals its secret to those who can appreciate its fragility and uniqueness.

The Galapagos archipelago is a protected area where 97% is National Park, real estate is very limited, and the sea shore land is exceptional.

Since 1978, the Galapagos Islands are part of the **UNESCO World Heritage List** and **are internationally recognised as a Biosphere Reserve** under the UNESCO Man and the Biosphere Programme in 1984.

Now you have the opportunity to acquire the most beautiful land available on San Cristobal Island - Galapagos, as a business investment or as your personal asset.

*Be welcome to the Galapagos Islands and discover this very special land...*
San Cristóbal Island

The old Chatham (as San Cristóbal was called in the past) is a truly charming place, where you will find magical sunsets over one of the most beautiful bays of the Galapagos archipelago, with gorgeous white sandy beaches stretched along its coast.

Delightful sights of lazy sea lions lounging on the deck of a fishing boat anchored in the harbor, is a daily experience at San Cristóbal.

It is an island that will discreetly bewitch you, as it has done before with so many travelers, pioneers, mystics, scientists, and ordinary people who never left its shores again.

The mystery of freshwater lakes, bewitching dawns, and the welcoming indolence of its inhabitants will fascinate you.

San Cristóbal is the eastern island of the Archipelago, also one of the oldest, and the only one to possess fresh water. It’s also a port, a fishing harbor, and a naval base, a town whose legends talk about long journeys, about mariners, sprays, tides, wrecks and deaths. An island intimately interlaced with the sea, forever immersed in the timeless mystery of the Galapagos Islands.

This island offers unique attractive sites to practice non-contaminating water sports, such as scuba diving, kayaking, etc. San Cristóbal is also recognized to be one of the best surf spots in the world.

Wreck Bay receive a regular wind, ideal for Hobby Cat or sailing and the numerous beaches and bays offers some amazing snorkeling sites.

*The Kicker Rock, in the direct offshore of San Cristóbal is a eroded tuffcone. Its shallowed waters offers one of the best Scuba Dive in Galapagos*
Puerto Baquerizo Moreno

The ship that dropped anchor in front of Chatham Island one day in September in 1835 is until now the most famous boat that has visited the Galapagos Islands. One of its passengers is still the most illustrious visitor of these coasts: Charles Darwin on board the HMS Beagle started his exploration of the islands from here to Floreana, Santiago, Isabela and the remaining area of San Cristóbal.

Puerto Baquerizo Moreno still conserves the trace of its history. The remembrance of the whaler’s tales and the Pirates’ hidden treasure are still alive.

The first colony led by Manuel J. Cobos who established a large sugar refinery has left a historical patrimony and a dramatic history that forged the identity of Chatham Island (old English name of the island).

In this town you will find the old wooden houses that tell about the second world war U.S Navy Base, settled on Baltra island and link to San Cristóbal for fresh water supply.

San Cristóbal is famous for his sea lion colony that lives on the beach inside the port itself. Here human and those sea mammals learned to live together on the same space and respecting to each others.

The crystalline water of the bay are perfect for snorkeling or swimming and its beach offers the perfect scenario to enjoy the nicest Galapagos sunset.

Nowadays Chatham affirms its culture and its peaceful way of life that charm so many travelers.

San Cristóbal is charming and its town, Puerto Baquerizo Moreno, is the capital of the islands. This island hosts the second biggest population on the Galapagos of about 7,400 people, and many of them work for the government, in fisheries (the Galapagos’ second largest income source) or in the tourist industry.
Puerto Baquerizo is equipped with all basic infrastructures. The Airport is five minutes away from town and the city offers fresh water and electric power supply. Puerto Baquerizo Moreno is also the only town in Galapagos to have a sewage system that prevent from polluting the bay.

It offers all the facilities of a small town; schools (www.usfq.edu.ec), internet access, postal services (domestic and international through Fedex), telephone access (land lines and mobile roaming), hospital, travel agencies, banking services (ATM, wired transfers, etc), and a good selection of shops and stores.

There are plenty of restaurants, bars, discos and peñas with live music open at night in San Cristóbal, most of them being concentrated in streets along or just off the “Malecón” (water front main street).

It’s a charming, peaceful island, and worth the visit. Take your time in the village to get to know the people.

*The great chance to discover the wonderful world of the Galapagos, is waiting for you at Puerto Baquerizo!*
The strategic location of the **Punta Carola Eco Estate** offers wonderful sightseeing to the National Park pristine landscape. The Beach is oriented west where you can receive the afternoon light and enjoying the sunset. From northeast lies Kicker Rock and the open sea.. Close from the village but isolated at the same time, **Punta Carola Eco Estate** is a secluded land.
Whether your international real estate investment interest is in a waterfront property for sale at attractive prices or land for investment and/or development, this is a unique and excellent opportunity.

Galápagos offers exceptional opportunities for those who are seeking a unique real estate investment. The opportunity to own a piece of land in a World Heritage Site has high prospects for appreciation. This combined with a relaxed lifestyle, contact with nature and distance from the noise and bustle of the city, makes this properties very desirable.

This beachfront real estate is a great investment even if you do not plan on developing it, as prices are still undervalued and are just now appreciating 75% annually due to limited properties availability on Galápagos (97% of the archipelago is National Park’s protected area). Lands with such characteristics as Punta Carola Eco Estate are now exhausted on Galápagos.

According to the zone and local regulations, and permits, this luxurious property is ideal for a five-star eco-tourist hotel/resort, and could be used to build condos, villas, bungalows for private use or as time sharing.

It is located at the northeast limits of Puerto Baquerizo’s urban zone and remains immersed into the pristine nature of the islands. The boundaries of the property are the Galapagos National Park, the open sea and a beach, and the city, which guarantees the exclusivity of the property and the conservation of its surroundings.

This real estate is perfectly well delimited, and is free from encumbrances, liens and legally registered to a single owner, Hogalapagos S.A. – an Ecuadorian corporation.

Unique features:

- Close to town and secluded situation at the same time.
- Boundaries with the Galapagos National Park.
- Beach front.
- Access to a private deep water dock right next to the property.
- Tourist attractions at direct proximity to the property: Tijeretas Cove, Visitor Center (Interpretation Center), and much more.
- Ideal for snorkeling, kayaking, scuba diving, wildlife observing, leisure, etc.
- Natural landscape with native primary vegetation.
- Easy and direct access to the property by land or sea.
- Electric power access.
- Sewage pipe line is accessible.
- Permit to build a five-star hotel

This is a unique opportunity to invest in a real estate located in privileged region with an ideal weather and in the pristine land of the Galapagos Islands.

Total area: 18.19 acres (792,753.93 sq. feet)
7.36 hectares (73,649.25 sq. meters)
Eco-Hotel Project

Punta Carola Eco State is a perfect site to develop an exclusive luxury eco-touristic project, such as hotel development with rooms and bungalows and/or time sharing villas. This property has the only issued permit to build and operate a five-star hotel on the Galapagos Islands, for up to 200 guests with services such as lobby, bar, restaurant, cafeteria, banquet room and/or convention center, and casino. It has also access to a private dock.

The beauty and fragility of the site suggest to build something according to the natural surrounding. Here some example of architecture that could be developed:

A Home out of Home

Be one of the few that owns a piece of one of the most important ecological reserve in the world!

Just imagine having your home away from home, in front of one of the largest (about 1,000 feet) beaches of Puerto Baquerizo, enjoying the peace of spirit and mind, entertaining your guests like in no other part of the world, in the middle of an incomparable surroundings.

This real estate property could be used as a part time retirement place or just to be used as your vacation spot.

The boundaries of Punta Carola Eco Estate guarantee that your property will remain clear of big developments that could injure the beauty and peace of this site.
Conservation Project

Galapagos National Park is one of the most famous protected area on the world.

The observations Charles Darwin made during in his trip on the Archipelago, where used as basis to develop his revolutionary theory of evolution.

**Punta Carola Eco Estate** is an historical place in his journey, as is it supposed to be the first place where the young naturalist disembarked on the archipelago. A Charles Darwin statue stand at the Port Authority of San Cristobal as remembrance of the event.

This added value of the property can be the reason to conserve this site and commemorate this special moment who change our conception of the living world.

This real estate is a interesting investment for those foundations all over the world that are willing to have the Galapagos Islands as a living laboratory.

It is **ideal for universities** to have a research center that could be shared among them.

Or have your corporation have an **ecological reserve** for any or all purposes regarding the importance of contribution to the preservation and development of ecological research and studies of the incomparable surroundings of the Galápagos Islands.

A real view of Wreck Bay and Puerto Baquerizo Moreno; on first plan Punta Carola Eco Estate is marked in yellow.