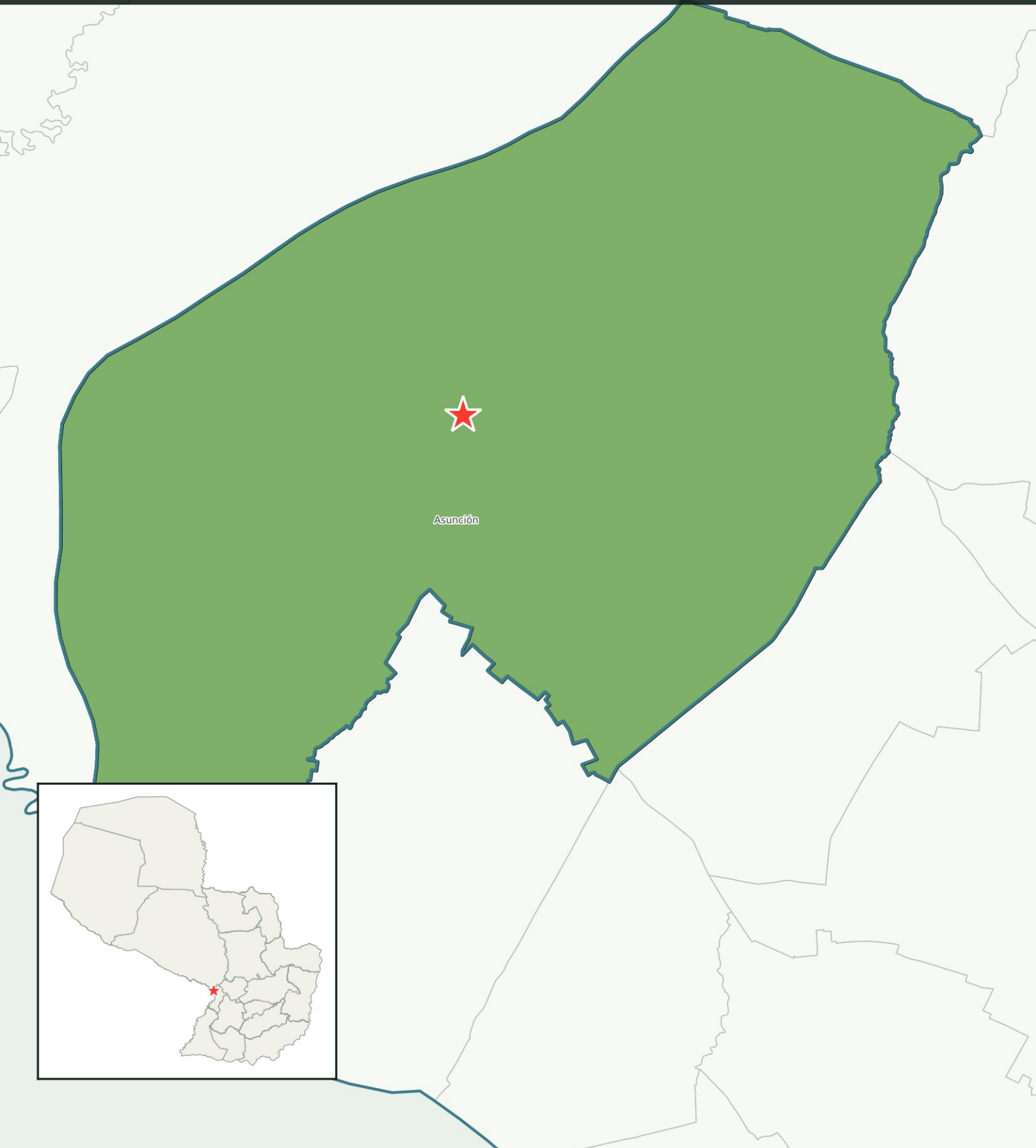




Regional location · Z12-B543-L34

Asunción District · Asunción Department





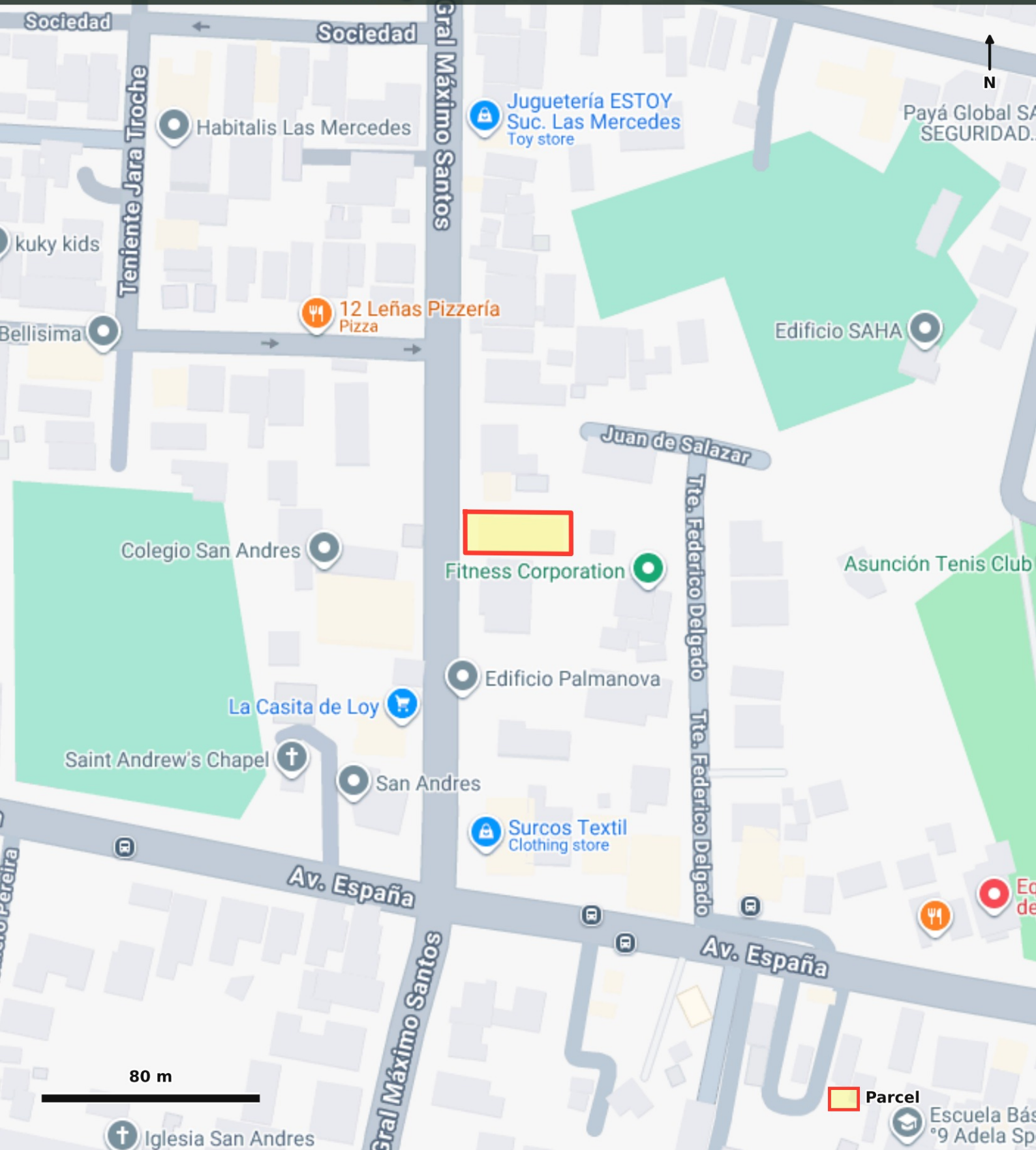
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Location and access · Z12-B543-L34

San Roque, Capital · streets and roads





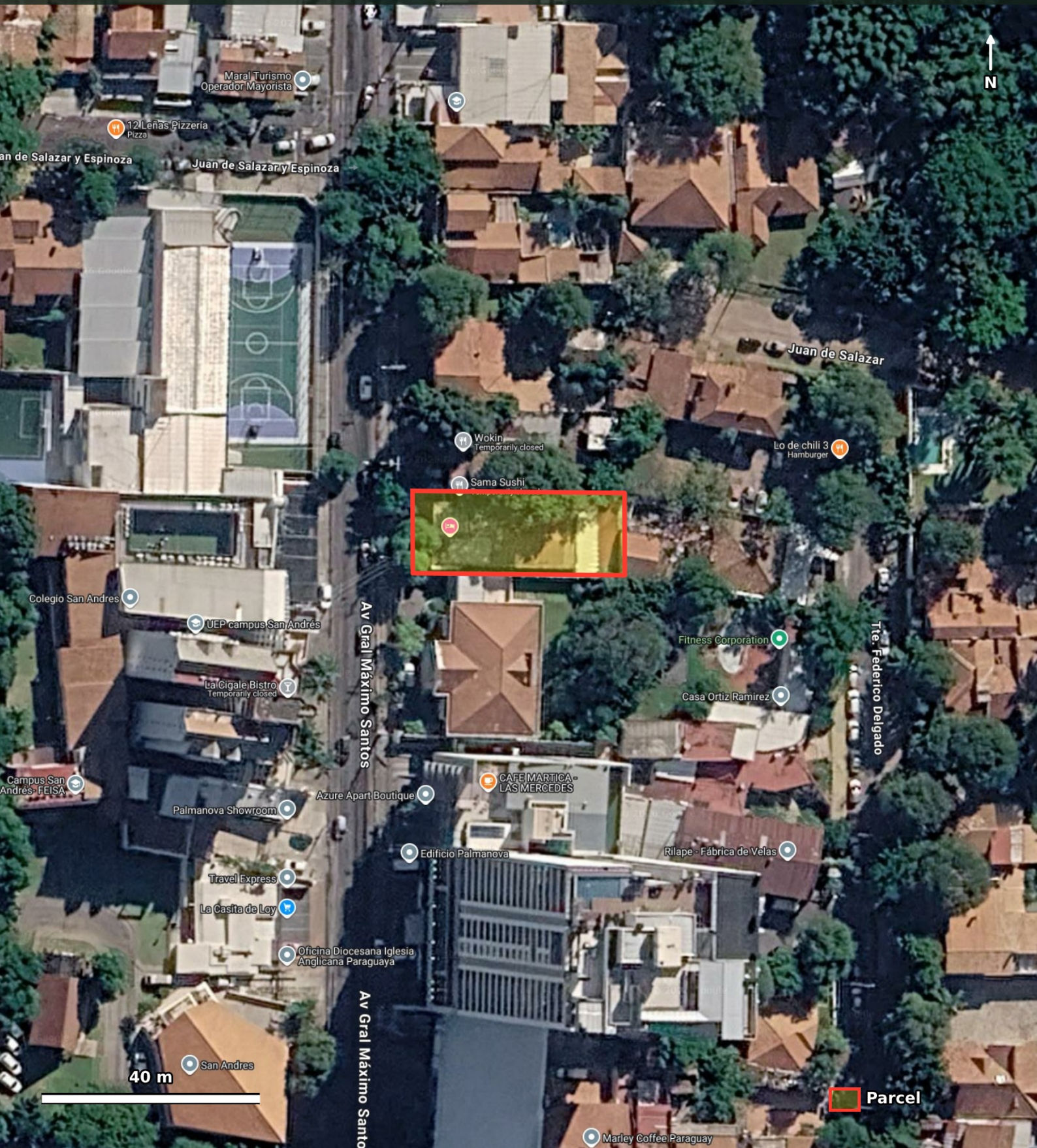
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Hybrid view with place names · Z12-B543-L34

San Roque, Capital · satellite with streets and place names





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Cadastral survey with neighboring lots · Z12-B543-L34

San Roque, Capital · 144 neighboring lots from the national cadastre





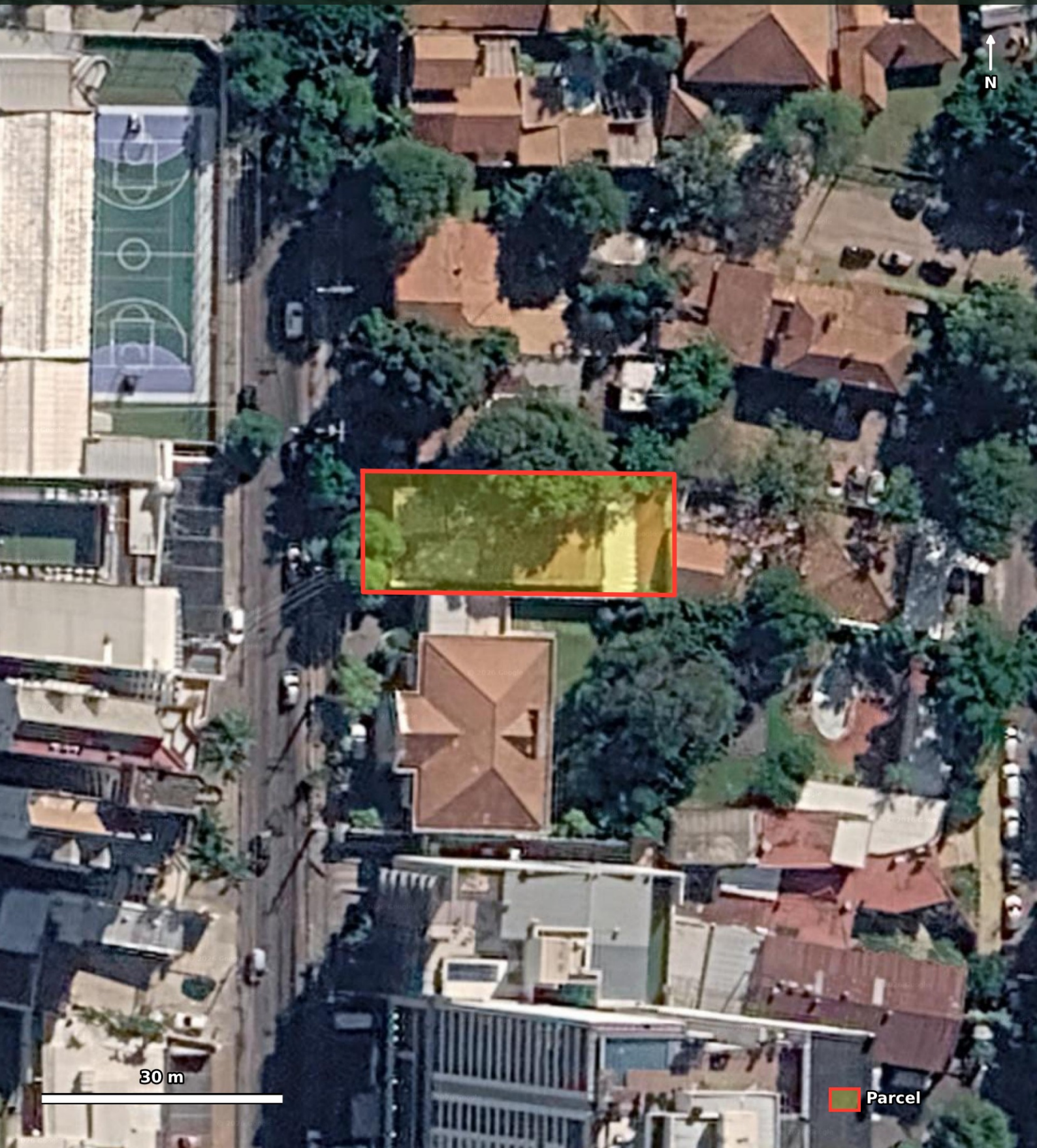
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Urban account - Zone 12, Block 543, Lot 34 · San Roque, Capital

Centroid 25.286352S, 57.609268W · Area 600 m² (0.06 ha) · 29/09/2026





Complete cadastral record

Urban account - Zone 12, Block 543, Lot 34 · San Roque, Capital

IDENTIFICATION

PROPERTY TYPE	Urbano
DEPARTMENT (CODE)	A
DISTRICT (CODE)	3
IDENTIFIER	Urban account - Zone 12, Block 543, Lot 34

CADASTRE AND REGISTRY

DEPARTMENT	Capital
DISTRICT	San Roque

SURFACE AREA

MEASURED SURFACE AREA	0.06 ha (600 m ²)
SURFACE AREA (CADASTRE)	0.06 ha (583 m ²)

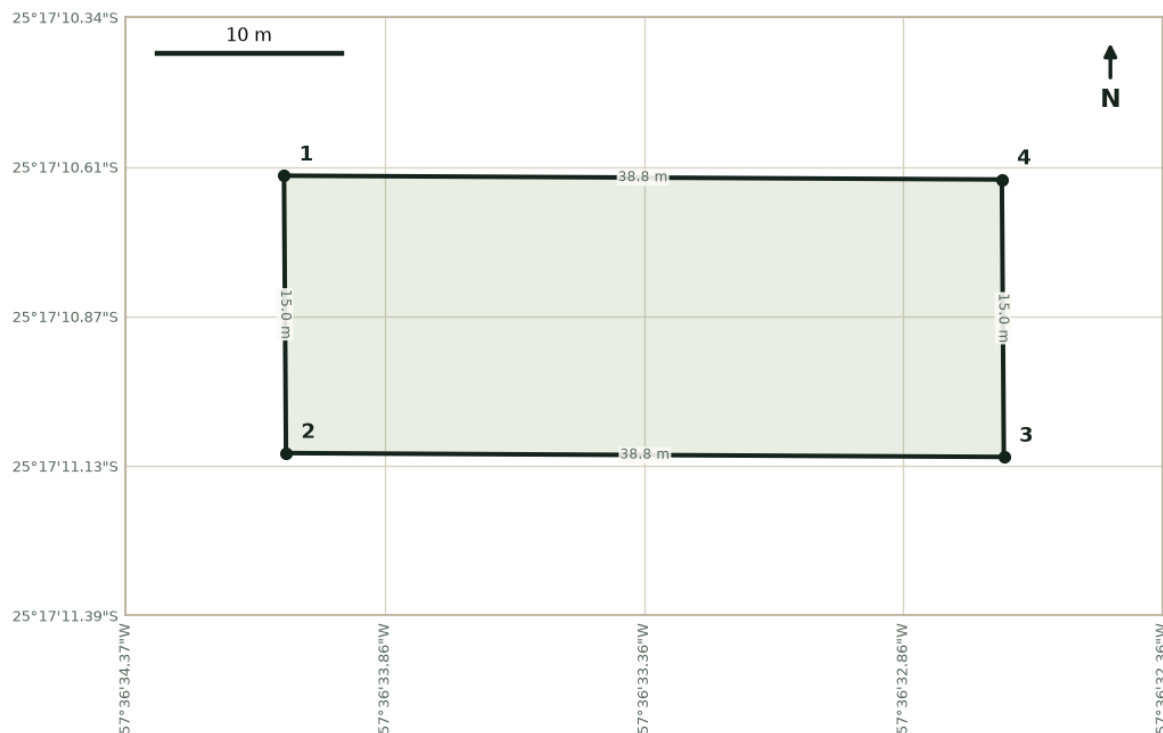
VIEW LOCATION ON GOOGLE MAPS (TAP)

Tap the link above: it opens the point in Google Maps, like any other shared location.



Technical cadastral survey

Urban account - Zone 12, Block 543, Lot 34 · Real vertices, bearings and distances of the polygon



COORDINATE TABLE AND SIDE DATA

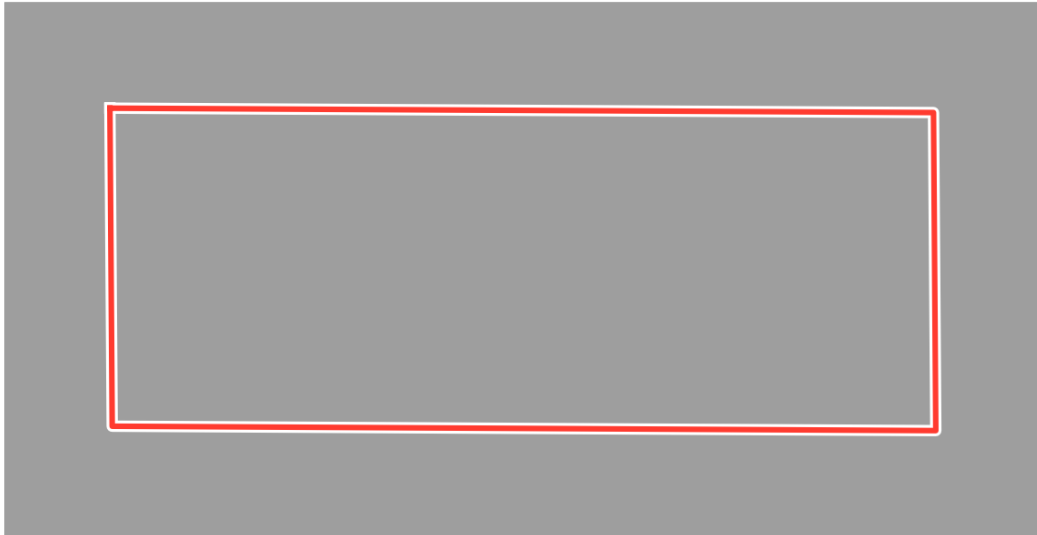
V.	X (m)	Y (m)	Latitude	Longitude	Bearing to next	Dist. (m)
1	438,642.03	7,203,212.56	25°17'10.62"S	57°36'34.06"W	S 0°24'52.0" E	15.00
2	438,642.14	7,203,197.56	25°17'11.11"S	57°36'34.06"W	S 89°41'38.0" E	38.84
3	438,680.98	7,203,197.35	25°17'11.12"S	57°36'32.67"W	N 0°24'45.1" W	15.00
4	438,680.87	7,203,212.35	25°17'10.63"S	57°36'32.67"W	N 89°41'40.7" W	38.84

Coordinates in UTM 21S (EPSG:32721). Total perimeter: 107.68 m. Surface area: 0.06 ha (600 m²).



Land use of the property

Urban account - Zone 12, Block 543, Lot 34 · National land cover and land use layer (INFONA/MADES)



LAND USE DETECTED ON THE PROPERTY

 Built-up area
100.0% (583 m²)

REFERENCE: LAND USE CATEGORIES (INFONA / MADES)

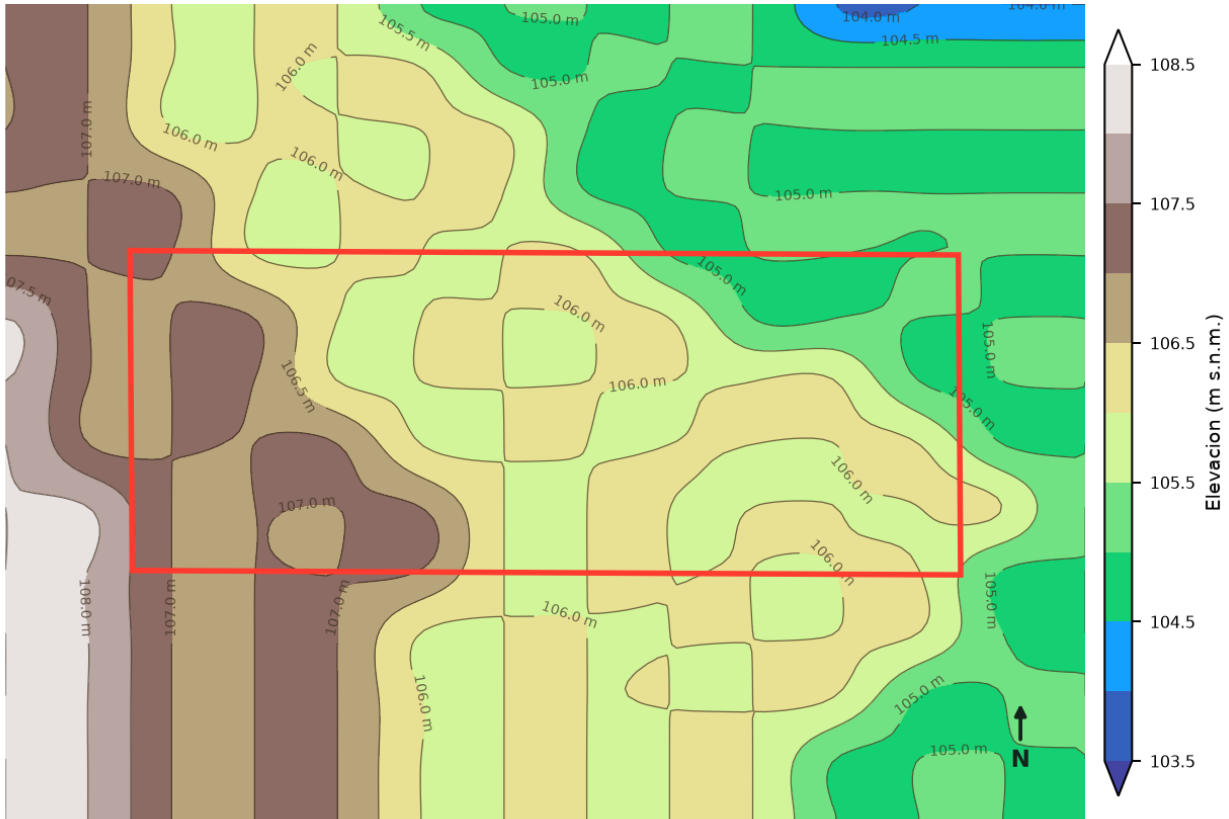
-  **Water**
Rivers, streams, lakes, lagoons and reservoirs.
-  **Forest**
Continuous, dense native or planted tree cover.
-  **Shrubland**
Low woody vegetation, sparser than forest (scrub, secondary growth).
-  **Grassland**
Herbaceous cover or pasture, natural or used for livestock.
-  **Cropland**
Land under active crop production, annual or perennial.
-  **Built-up area**
Urbanized land: buildings, streets and infrastructure.
-  **Barren land**
Bare or degraded soil, without significant vegetation cover.
-  **Flood-prone area**
Low-lying areas with periodic or seasonal flooding.
-  **Snow and ice**
Not actually present in Paraguay -- a category from the national scheme that does not apply to this territory.

Source: national land cover layer (same data as the "Land use" layer on the interactive cadastral map).

For reference only -- it does not replace an on-site survey or a land use certificate issued by INFONA/MADES.



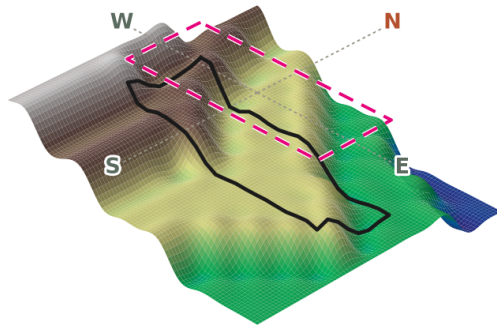
PROPERTY TOPOGRAPHY



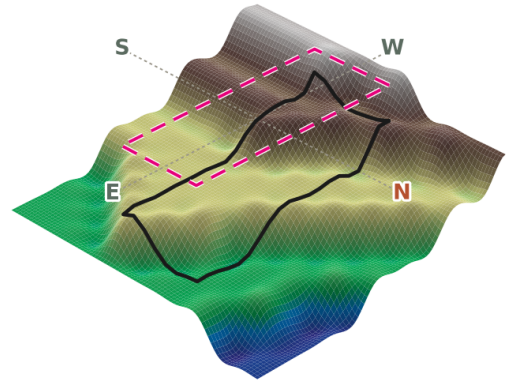
Curvas de nivel cada 0.5 m · Area: 0.06 ha · 29/09/2026



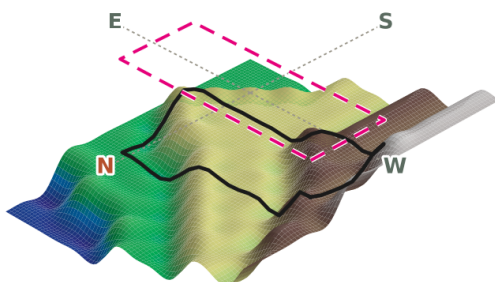
3D PROPERTY TOPOGRAPHY



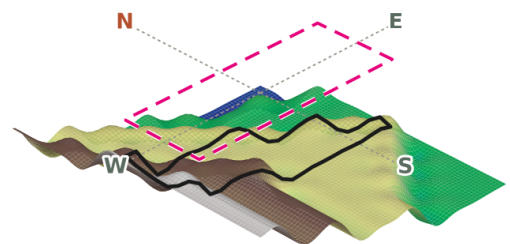
Northwest view



Northeast view



Southeast view



Southwest view

Vertical scale exaggerated 3.3x to highlight the relief (so it shows even on nearly flat properties) · Area: 0.06 ha



AVAILABLE SERVICES

Subdivision preliminary design

Preliminary urban design over your title deed: layout of streets, lots and green areas.

Full management through approval

The whole process in one service: preliminary design, survey, municipal and RUN approval, start to finish.

Land staking

Field staking and layout of lots, streets and axes with concrete stakes and markers.

Environmental impact study

EIA/RIMA assessment under Law 294/93 and MADES, a prerequisite for any subdivision.

Land subdivision

Complete project ready to file: plans, descriptive report and lot schedule per current regulations.

Georeferenced survey plan

Survey plan of your property tied to the official reference frame of the RUN (National Unified Registry).

Municipal / RUN approval

Full handling of paperwork before the Municipality and the RUN (National Unified Registry).

Property management

Ongoing custody and management of your property: occupant control, taxes, maintenance and periodic reports.

PLANS AND PRICING

BASIC

Preliminary design

Subdivision preliminary design over your title deed.

PRO

Complete project

Preliminary design + complete subdivision project, ready to file with the municipality.

PREMIUM

Legal turnkey

All of the above + environmental study + paperwork before the RUN and the municipality.



Ask us about your property

Scan the code or message us on WhatsApp at 0987 137 000 with your property's details (Z12-B543-L34, San Roque, Capital) and we'll reply within 24 business hours with what can be done and its potential return.



WHATSAPP +595987137000

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