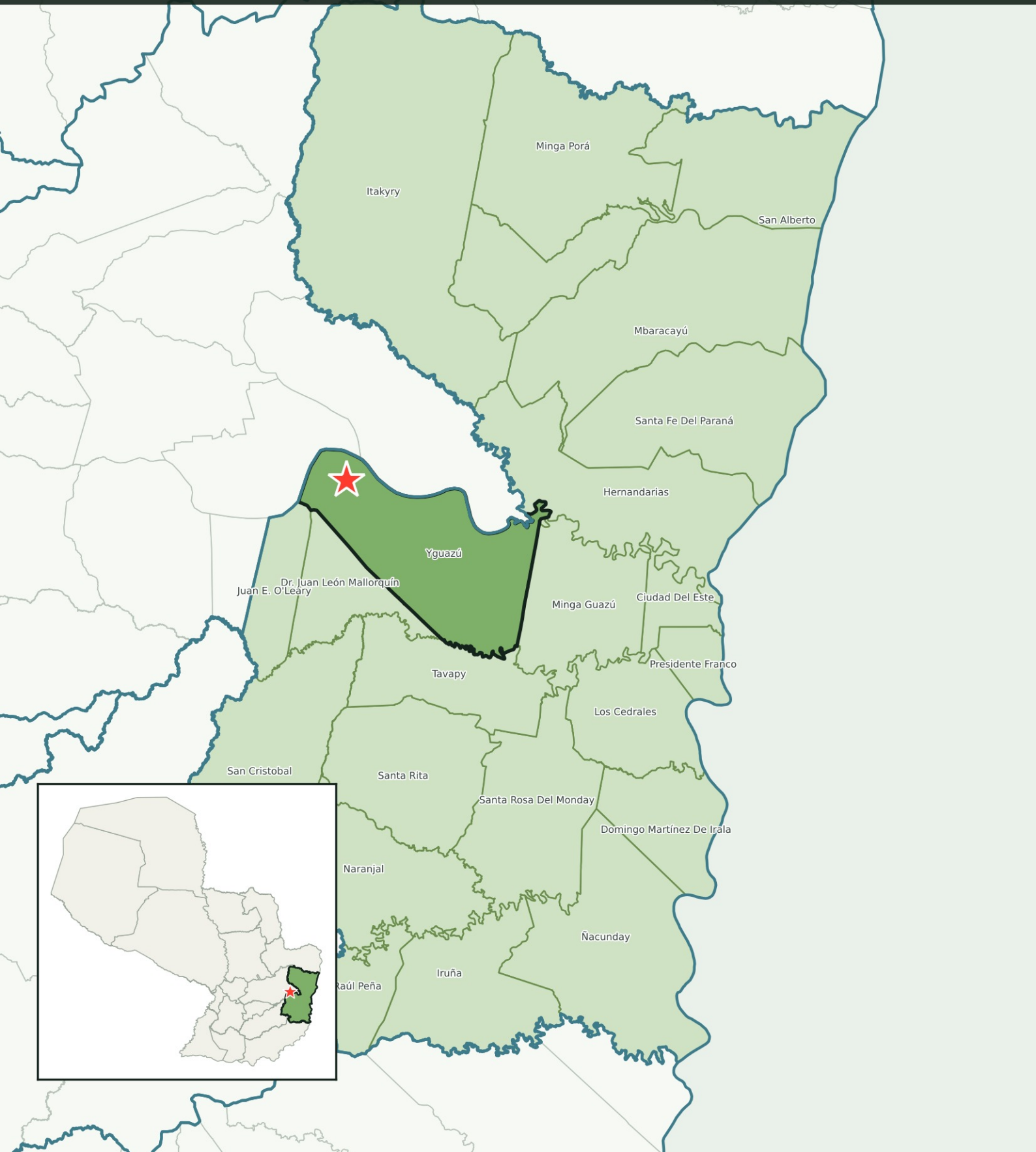




Regional location · Cadastral no. 791

Yguazú District · Alto Paraná Department





Location and access · Cadastral no. 791

Yguazu, Alto Parana · streets and roads





Paraguay Land Development

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Hybrid view with place names · Cadastral no. 791

Yguazu, Alto Parana · satellite with streets and place names





Cadastral survey with neighboring lots · Cadastral no. 791

Yguazu, Alto Parana · 40 neighboring lots from the national cadastre





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Rural cadastral no. 791 · Yguazu, Alto Parana

Centroid 25.300524S, 55.244746W · Area 1,176,400 m² (117.64 ha) · 29/09/2026





Complete cadastral record

Rural cadastral no. 791 · Yguazu, Alto Parana

IDENTIFICATION

PROPERTY TYPE	Rural
DEPARTMENT (CODE)	K
DISTRICT (CODE)	9
IDENTIFIER	Rural cadastral no. 791

CADASTRE AND REGISTRY

DEPARTMENT	Alto Parana
DISTRICT	Yguazu

SURFACE AREA

MEASURED SURFACE AREA	117.64 ha (1,176,400 m ²)
SURFACE AREA (CADASTRE)	117.00 ha (1,170,000 m ²)

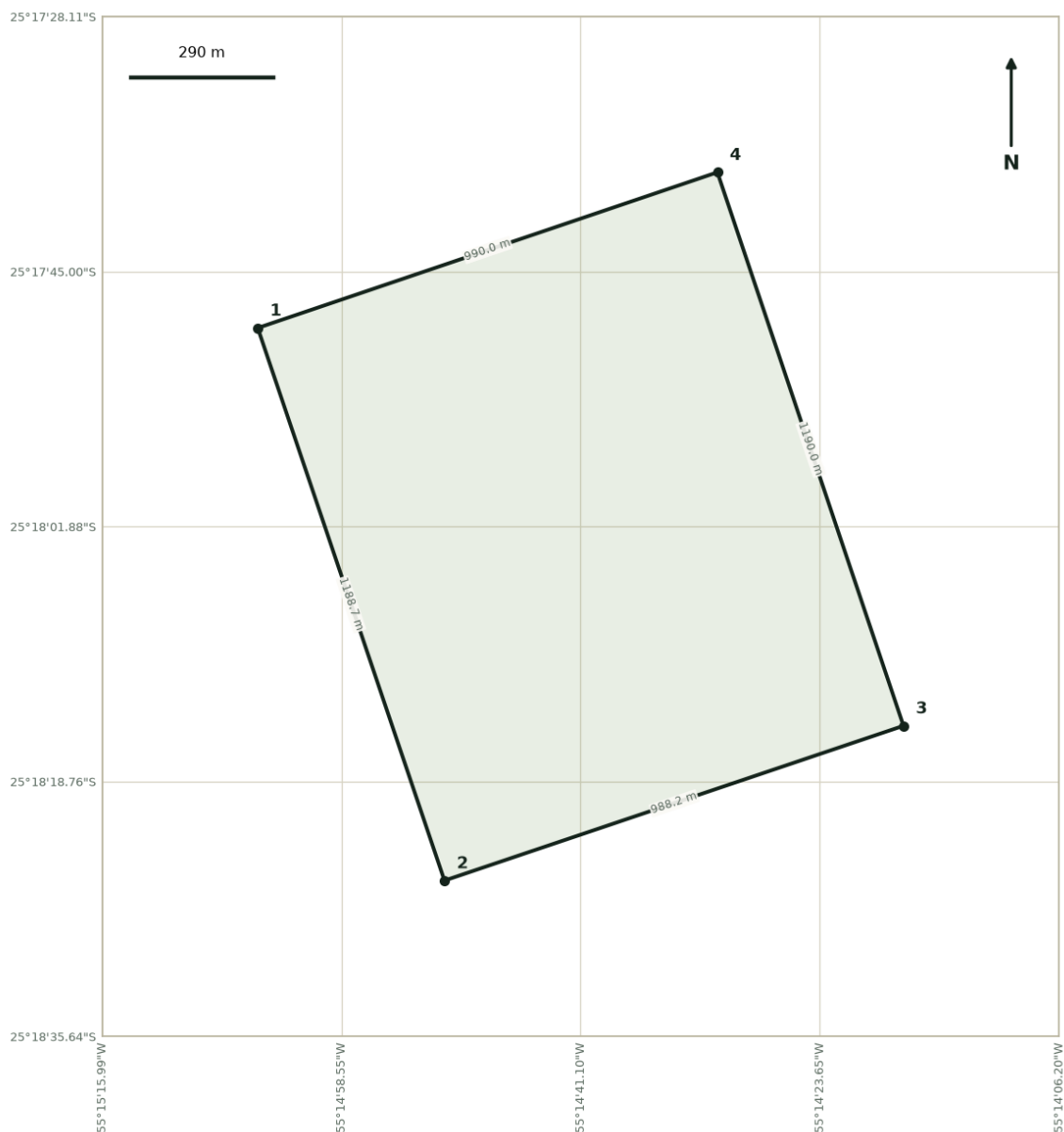
VIEW LOCATION ON GOOGLE MAPS (TAP)

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



Technical cadastral survey

Rural cadastral no. 791 · Real vertices, bearings and distances of the polygon



COORDINATE TABLE AND SIDE DATA

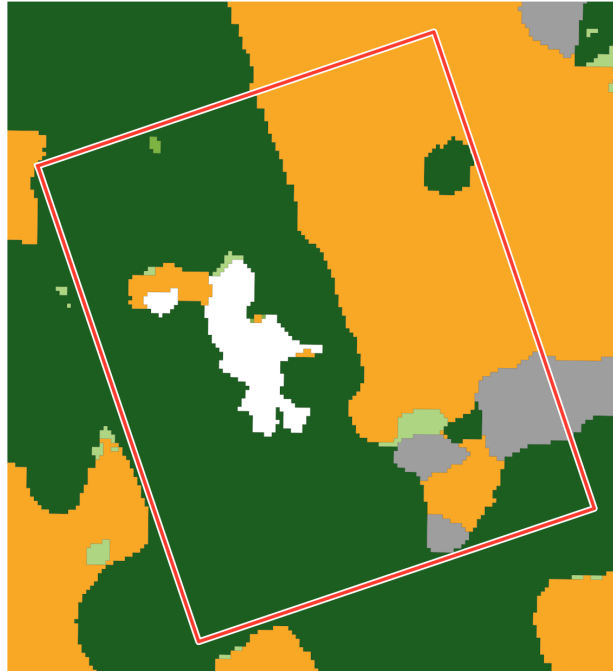
V.	X (m)	Y (m)	Latitude	Longitude	Bearing to next	Dist. (m)
1	676,047.48	7,201,022.64	25°17'49.02"S	55°15'04.83"W	S 18°41'36.5" E	1,188.68
2	676,428.46	7,199,896.66	25°18'25.44"S	55°14'50.69"W	N 71°23'28.8" E	988.20
3	677,365.00	7,200,212.00	25°18'14.80"S	55°14'17.36"W	N 18°36'24.3" W	1,190.00
4	676,985.31	7,201,339.80	25°17'38.31"S	55°14'31.46"W	S 71°18'53.5" W	990.00

Coordinates in UTM 21S (EPSG:32721). Total perimeter: 4,356.88 m. Surface area: 117.64 ha (1,176,400 m²).



Land use of the property

Rural cadastral no. 791 · National land cover and land use layer (INFONA/MADES)



LAND USE DETECTED ON THE PROPERTY

 Forest 56.3% (662,805 m ²)	 Cropland 33.4% (392,732 m ²)
 Built-up area 4.8% (56,564 m ²)	 Snow and ice 4.6% (54,462 m ²)
 Grassland 0.7% (8,732 m ²)	 Shrubland 0.1% (1,080 m ²)

REFERENCE: LAND USE CATEGORIES (INFONA / MADES)

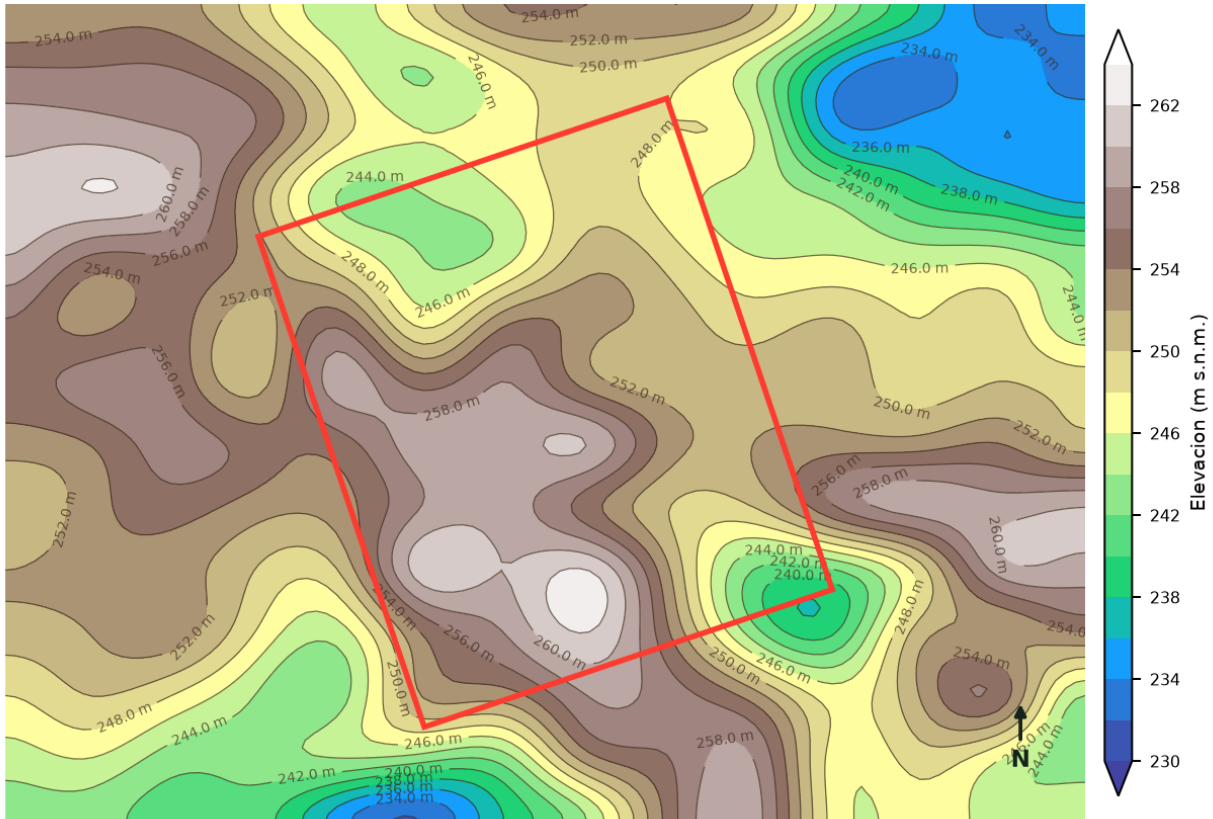
 Water Rivers, streams, lakes, lagoons and reservoirs.
 Forest Continuous, dense native or planted tree cover.
 Shrubland Low woody vegetation, sparser than forest (scrub, secondary growth).
 Grassland Herbaceous cover or pasture, natural or used for livestock.
 Cropland Land under active crop production, 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.



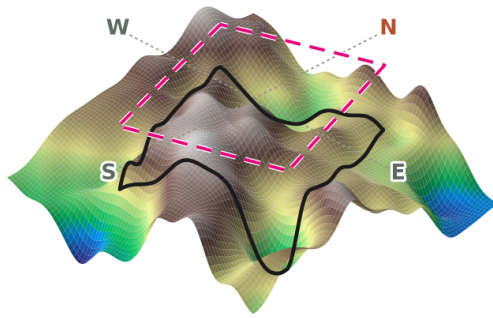
PROPERTY TOPOGRAPHY



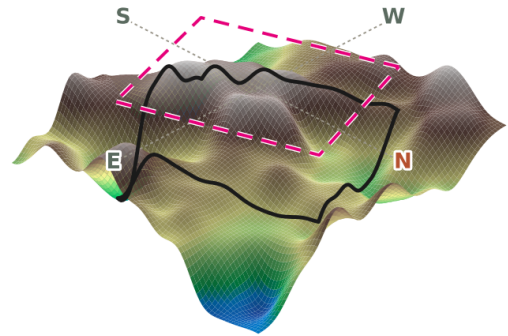
Curvas de nivel cada 2 m · Area: 117.64 ha · 29/09/2026



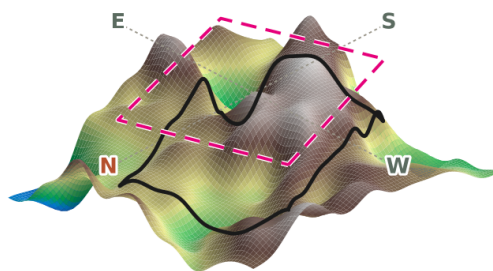
3D PROPERTY TOPOGRAPHY



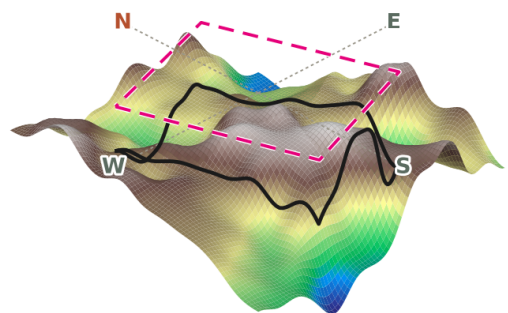
Northwest view



Northeast view



Southeast view



Southwest view

Vertical scale exaggerated 15.2x to highlight the relief (so it shows even on nearly flat properties) · Area: 117.64 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 (Cadastral no. 791, Yguazu, Alto Parana) and we'll reply within 24 business hours with what can be done and its potential return.



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