LindHome

INVESTMENT PROJECT • URUGUAY

Four homes for sale in Punta Colorada 2

~1,000 m² coastal plot • 4 units of ~70 m² • sale of completed homes • investment from $50,000

October 2026

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PROJECT AT A GLANCE

Build four coastal homes and sell each separately

$679k
turnkey project budget • base case

12.2%
net project ROI at $200,000 per home

$50,000
minimum investor commitment

~20 months
to return of capital and profit

Acquire an approximately 1,000 m² plot in Punta Colorada where four homes are permitted. Build four ~70 m² homes and sell them completed. Investors receive a proportional project interest and capital plus profit after sales. Target case ROI at $1,300/m² construction is 23.4%.

MARKET

Punta Colorada: a sought-after balneario near Piriápolis

New 62 m² two-bedroom home

$195,800

PH • Tamba neighbourhood

New 82 m² two-bedroom duplex

$225,000

200 m from the sea

Our price for a ~70 m² home

$200,000

positioned within the market

Balneario land plots

~$105,000

average asking price • 104 listings

New two-bedroom homes are listed from $196k to $225k and above, while land remains comparatively affordable. Compact PH homes without common charges are a key new-build format, with growing year-round demand around Piriápolis.

Source: InfoCasas listings • March–October 2026

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LOCATION AND INFRASTRUCTURE

Sea, forest and daily needs within easy reach

Two bays
sheltered water and open surf

Piriápolis centre
7 km • waterfront, shops and marina

Rocks and forest
hill and sunset views

Quiet neighbourhood
low-rise development

Punta del Este
≈ 40 minutes by car

Airport
Laguna del Sauce ≈ 25 minutes

Montevideo
≈ 1 h 20 min via Interbalnearia

Carrasco Airport
≈ 1 h 10 min

Target buyers: coastal leisure, seasonal rental or year-round living

Travel times are map estimates without traffic

LAND

Approximately 1,000 m² • up to five dwellings permitted

Parameter	Value
Location	Punta Colorada • Piriápolis • Maldonado Department
Area	900–1,100 m² • frontage from 18 m
Price	up to $105,000
Density	170 m² of land per dwelling • up to 5 units • we build 4
Height	up to 7 m • two storeys
Utilities	OSE water • UTE electricity
Setbacks	4 m from street • 3 m sides and rear
Sea distance	up to 600 m on foot

Planning source: TONE ordinance, Intendencia de Maldonado, articles 257 and 275. Prices: InfoCasas, October 2026

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SITE CONCEPT

Four homes in two pairs • each with a private yard



~70 m² per home

2 bedrooms • open-plan living • 1.5 bathrooms • private yard of about 150 m²

Separate entrance

Street or internal access and parking for every home

No common charges

Each home is a separate PH unit and sold separately

Conceptual diagram • not to scale. Final site plan by the architect

IMPORTANT

We select and verify the plot before purchase

Every option is checked with the Intendencia de Maldonado: permitted dwellings, water, electricity, sewerage and terrain. We will not buy without written confirmation that four homes are permitted.

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WHAT WE BUILD

Four homes of ~70 m² • two formats under review



Option A • two-storey duplex

Kitchen-living area and WC downstairs; bedrooms and bathroom upstairs. More outdoor space and an upper-level view.



Option B • single-storey home

Everything on one level, with no stairs: convenient for families and older buyers.

Each home: 2 bedrooms • open-plan living • bathrooms • private yard with parrillero • parking

FINISHES

Move-in-ready homes



Wood-effect porcelain flooring • TV niche



Fitted kitchen • access to the yard



Aluminium windows • complete finishes

Finish reference: Casas de la Costa, Solymar, October 2026

SAMPLE LAYOUT

A separate entrance and private yard for each home



Ground floor

Kitchen-living room • WC • yard with parrillero

First floor

Two bedrooms with wardrobes • bathroom

On the plot

Separate entrance and parking for every home

Casas de la Costa four-unit plan. Our architect will adapt the layout to the selected plot.

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PROJECT BUDGET

All costs through sale: $612k–679k

Item, $	Base • $1,500/m²	Target • $1,300/m²
~1,000 m² plot • Punta Colorada	105,000	105,000
Transaction taxes, notary and commission • 9%	9,450	9,450
Turnkey construction • 4 × 70 = 280 m²	420,000	364,000
Architect and permit • 7%	29,400	25,480
Water and electricity • four homes	16,000	16,000
Fences, parrilleros and landscaping	20,000	20,000
Insurance and taxes during construction	3,000	3,000
Construction contingency • 7%	29,400	25,480
PH registration and plans • four homes	8,000	8,000
Marketing and sales	6,000	6,000
Construction management • 5%	32,312	29,120
Total investment	678,562	611,530

Cost per home: $153k–170k

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SALES RETURN

Investor profit: $83k–143k over ~20 months

Calculation, $	$1,500/m²	$1,300/m²
Sale of 4 homes × 200,000	800,000	800,000
Broker fee 3% + IVA	−29,280	−29,280
Project investment	−678,562	−611,530
Management fee • 10% of profit	−9,216	−15,919
Investor profit	82,942	143,271
Project ROI	12.2%	23.4%
Annualised return	7.2%	13.5%

$50,000 investment

+$6,100–11,700

returned with capital after the homes are sold

$200,000 is the lower end of the model. At $210,000 per home, profit is $118k–178k. Before profit tax.

INVESTMENT TERMS

Project ownership and profit proportional to investment

Investor

- Entry from $50,000 • proportional project interest
- Monthly reporting: construction, costs and reservations
- Capital and profit distributed after home sales
- Exit after approximately 20 months

Management company

- 5% construction management fee • included in budget
- 10% performance fee on profit • included in returns
- Manages marketing and home sales

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TIMELINE

First buyer receives keys after 14 months

Month 0–1
Land
Intendencia checks • capital commitments • closing

Month 1–4
Design
Architect • surveyor • Maldonado permit

Month 4–14
Construction
Fixed contractor quote • milestone payments

From month 8
Pre-sales
Renders • site visits • reservation deposits

Month 14–20
Sales
PH registration • closings • distributions

Planned start in November 2026: pre-sales from July 2027 and completed homes in January 2028, during the peak summer buying season.

RISKS

What may go wrong and how we respond

Risk	Mitigation
Sale price below plan	$200,000 is the lower bound; break-even is $159k–176k per home
Construction cost increase	7% contingency and fixed contractor quote
Permits	Confirm four homes with the Intendencia before purchase; local architect manages approvals
Homes take longer to sell	Pre-sales during construction and summer launch; seasonal rental if required
Construction delays	On-site management oversight and milestone payments
Plot sells before closing	Select an equivalent plot and repeat due diligence

TEAM

Construction experience and local partners

Our management company

Experience delivering modern homes in Russia and Europe. We manage the project from land acquisition through the final sale.

Partners in Uruguay

Project manager • architect and surveyor • broker • pricing contractor






Photos: projects delivered by the team

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NEXT STEPS

Let’s discuss your investment

1

Confirm interest and investment amount

2

Select the plot and complete Intendencia checks

3

Obtain contractor quotation and concept design

4

Sign the agreement and purchase the plot

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