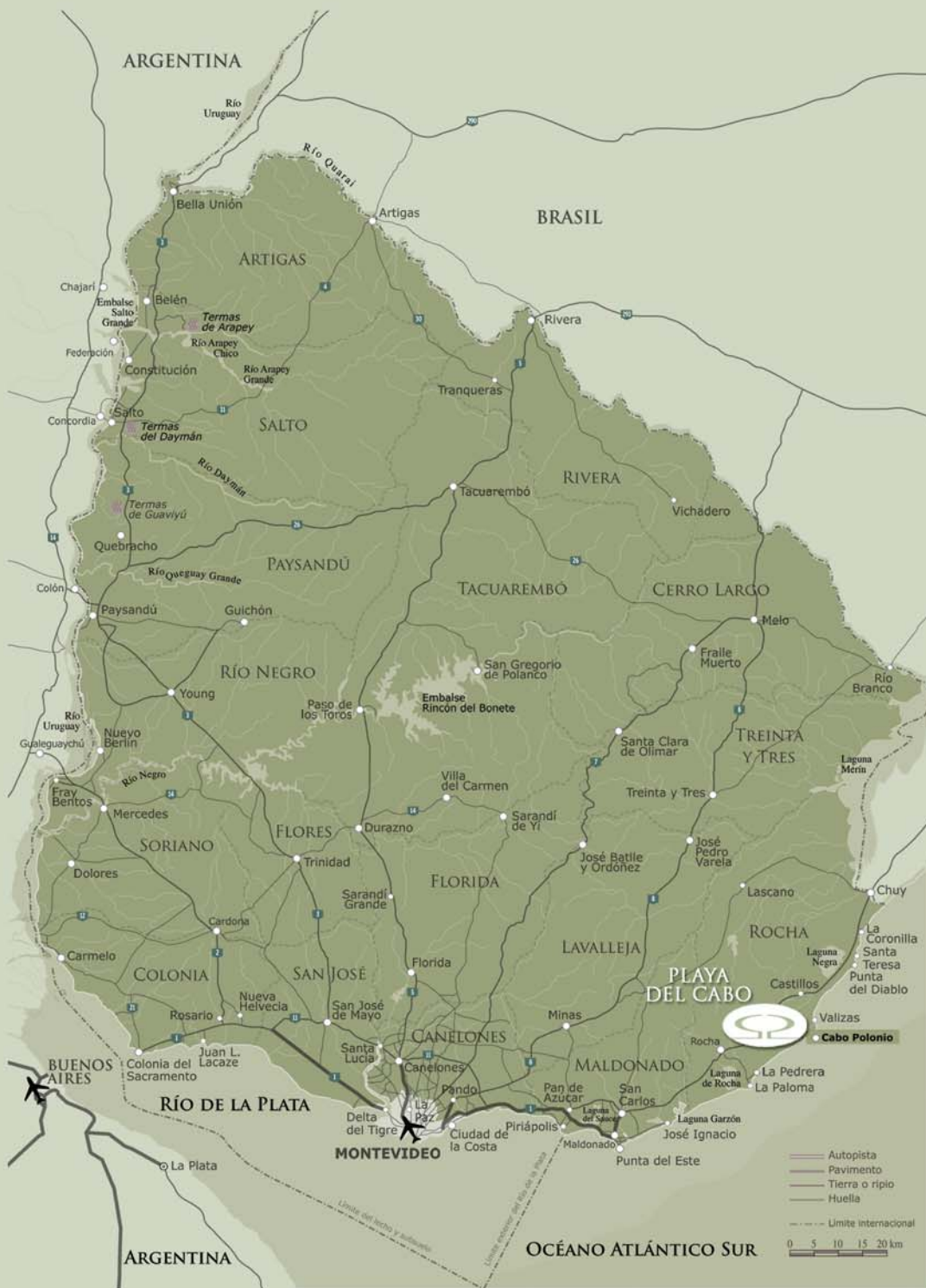


# PLAYA DEL CABO



  
PAMPA PARTNERS

URUGUAY



Lat: 34°23' 52" S  
 Long: 53° 49' 48" W



## PROPERTY DETAILS



Location	Cabo Polonio, Department of Rocha, Uruguay.
Area	280 ha (692 acres).
Access and distances	Overland: One-and-a-half hour drive from Punta del Este city Two-and-a-half hour drive from Montevideo, Uruguay's capital.
Climate	Annual temperature average of 16°C (60.8°F). Summer average: 20.8°C (69.4°F). Winter average: 11.5°C (52.7°F). Warm summers with cool nights.
Infrastructure	None.
Conservation values	Property borders the Cabo Polonio Natural Reserve. Ordinary and bottlenose dolphins and sea lions are part of the local fauna. Fishes are abundant since they're safe from commercial fishing.
Recreational attributes	Water sports such as surfing, diving, fishing, sailing and submarine hunt. Horseback riding through the beach or trekking through Cabo Polonio's Natural Reserve are other alternatives.

I AM A MILLIONAIRE OWNER OF SUNS  
WHICH I STORE IN THE COFFERS OF THE HORIZON.

CARLOS PÁEZ VILARÓ







## PLAYA DEL CABO

CABO POLONIO

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ROCHA

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URUGUAY

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The Playa del Cabo lands lie on the Atlantic coast in northern Uruguay, just south of the little fishing village of Cabo Polonio. Its 280 hectares (692 acres) adjoin a local nature preserve.



## THE PROPERTY



The perfect setting for a boutique posada, or the chance to make the most of your own 'slow farm', the estate and its private coastline are a haven of tranquility which also offer the opportunity to practice beach and water sports.

Playa del Cabo is a one and a half hour's drive from the exclusive coastal resort of Punta del Este, two and a half hour's from Montevideo, the capital of Uruguay, and one hour from Chuy, the popular market town on the Brazilian frontier.

In spring and summer, the days are warm with fresh, mild evenings, while in winter the weather is cool and windy: the climate on the Uruguayan coast is generally temperate and outdoor activities can be enjoyed all year round.











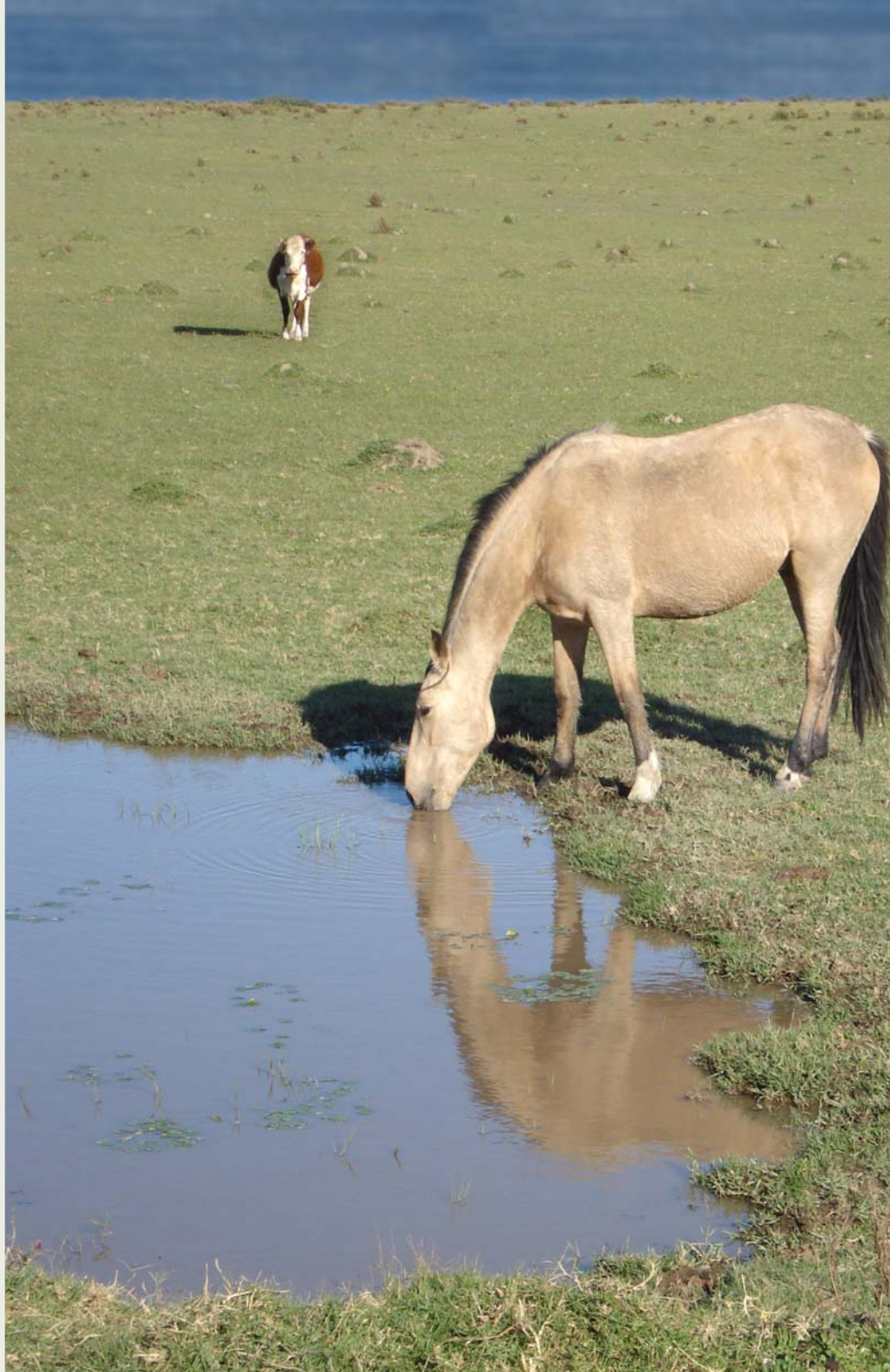


## RECREATIONAL ATTRIBUTES



The waves along the coast are good for surfing, while the Argentine silverside, or *pejerrey*, is a prized catch for fishermen whether off-shore or casting from the beach. Divers can explore the 19<sup>th</sup> century submerged shipwrecks along the coast or go harpooning, and the broad sandy beaches and mountainous sand dunes are good for riding and walking. The nearby nature preserve with its collection of local fauna is also very attractive for walkers. Golf, polo and tennis are available one hour's drive away.







## CONSERVATION VALUES



The nature preserve was originally created to protect the sea lion colony which has become one of the largest in the world, making its home on the rocky islets off the coast. Southern right whales, dolphins, tuna and sea-turtles are also commonly sighted.

Behind the beaches, the drifting sand dunes, some reaching 30 meters in height, have been declared a natural monument by the Polonio municipality, their billowing curves giving the landscape a serene and unusual beauty.

















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