

PRIVATE ISLANDS INC.

ISLA AYSEN

CHILEAN PATAGONIA, CHILE



178 ACRES · FREEHOLD
72 HECTARES · ONE ISLAND

45.414°S 72.795°W

ELEVATION — SUMMIT 10 FT



THE ESTATE

At a Glance

LOCATION	Río Aysén delta, Chile
TENURE	Freehold
LAND AREA	178 acres (72 ha)
SETTING	Fjord-head river island
BUILDINGS	Caretaker house + shed
SUMMIT	10 ft

HECTARES OF DELTA ISLAND

One freehold island where the Río Aysén meets its fjord — native forest, pasture and river frontage on every side.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	178 acres
TENURE	SUMMIT
Freehold	10 ft
WATERS	NEAREST TOWN
Río Aysén delta	Puerto Aysén

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REGION — CHILE

Chile's Aysén region is the quiet heart of northern Patagonia — a fjord-cut coast of temperate rainforest, hanging glaciers and big rivers, strung along the Carretera Austral. Land here is held in registered freehold title, and foreign buyers purchase on the same footing as Chileans.





THE ISLAND

Reserva Río Aysén

The island the listing calls Reserva Río Aysén fills 72 hectares where the river spreads into its delta — native forest, marsh grass and open pasture, surrounded by mountains, waterfalls and glaciers, with the Austral Highway corridor and Puerto Aysén close at hand.

THE HOLDING

A Caretaker's House and a Shed

The only buildings are a small caretaker's house and a shed. With no associated restrictions recorded, the listing frames the property's potential plainly: significant room for tourism or development, on an island that is otherwise untouched.

THE LANDSCAPE

Forest, Pasture, Snow Ranges

Poplar rows stand over the pasture clearings on the island's eastern shore; behind them the land runs to native forest and marsh. Every outlook closes on the snow ranges walling the fjord — the backdrop in nearly every photograph the listing carries.

THE LIFE

Quiet, by Design

The listing frames the island as a quiet, nature-focused environment — suited to retreat living, conservation, or development. Its scenery and freshwater surroundings sit minutes from regional infrastructure, yet the island reads as its own world.





LAND AND WATER

Encircled by the River

Reserva Río Aysén is encircled by a freshwater river the listing rates as suitable for water activities — the Río Aysén dividing around the island before it opens west into the fjord. Inside that ring of moving water: 72 hectares of forest, pasture and marsh shore.

KNOWN FOR

A whole freehold island in the Río Aysén delta — ten minutes by boat from Puerto Aysén, at the head of the Aysén Fjord.

SUMMER HIGH 70°F · WINTER LOW 33°F



BY BOAT

Ten Minutes on the Water

Isla Aysen is reached by boat — about ten minutes in the listing's figure, from Puerto Aysén (5 mi straight-line, upriver to the east) or from Puerto Chacabuco, the fjord's deep-water port (4 mi to the south-west). Arrival is by water either way.

THE GATEWAY

Balmaceda & the Austral Highway

Balmaceda International Airport lies 64 mi straight-line to the east — about an hour and a half by road in the listing's figure. Puerto Aysén itself sits on the Carretera Austral, the Austral Highway that threads Chilean Patagonia north to south.

DISTANCES — STRAIGHT LINE

Puerto Aysén 5 mi · Puerto Chacabuco 4 mi · Balmaceda Airport 64 mi

ONE ISLAND • 178 ACRES • RIVER ON EVERY SIDE

LOCATION

On the Map

RÍO AYSÉN DELTA • AYSÉN FJORD, CHILE



GALLERY

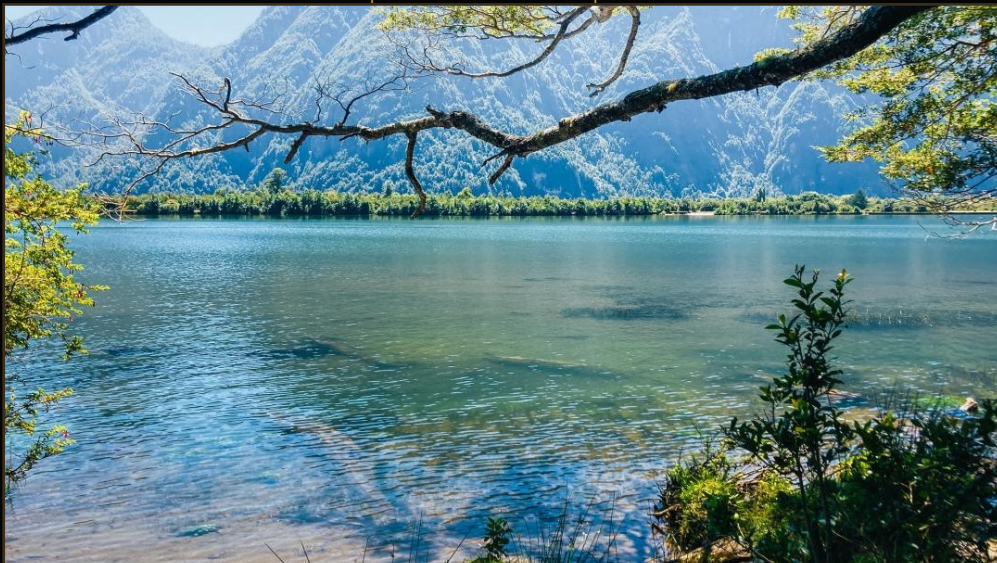
The Estate in Frames



Poplars over the east-shore pasture



Across the water to the snow ranges



The river shore in native forest



Pasture at the island's edge



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ISLA AYSEN

CHILEAN PATAGONIA, CHILE

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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