

Fincas Altamira - Cribran

This presentation introduces a prime vineyard property in the heart of Mendoza's wine country, showcasing its exceptional features, location, and investment potential.

 **by Nadia Binesh**



Prime Location in Altamira

Location

The Cibran Vineyard enjoys a strategic location within the Altamira region, recognized for its exceptional soil and terroir, conducive to producing world-class wines.

[Google Maps Link](#)

Explore the property's location on Google Maps to envision its potential.

Strategic Location & Water Rights

Exceptional Location

The property is strategically situated in a prime wine-growing region, known for its ideal climate and soil conditions.

Abundant Water Rights

The vineyard benefits from surface water rights, sourced from the first intake of the Tunuyán River, ensuring ample water availability.



Altamira: Terroir and Wine

Soil

Altamira's distinctive soils, characterized by alluvial deposits and high levels of calcium carbonate, contribute to the unique character of its wines.

Terroir

The region's altitude, cool climate, and unique microclimate play a vital role in shaping the grapes, resulting in wines known for their intensity, structure, and elegance.

Wine Styles

Altamira produces exceptional Malbecs with deep color, bold tannins, and complex aromas, along with other notable varietals like Cabernet Sauvignon and Syrah.



Vineyard Composition & Infrastructure

1

The property encompasses 43 hectares, divided into three plots of approximately 14 hectares each.

2

Two plots are dedicated to vineyards, boasting a variety of grape varieties, including Pinot Noir, Cabernet Franc, Petit Verdot, and Malbec.

3

The vineyard is equipped with a dedicated reservoir and irrigation system, ensuring optimal water management for the vines.

Walnut Trees & Infrastructure

Walnut Orchard

One plot is dedicated to walnut trees, offering a diverse source of revenue and a valuable asset.

Separate Infrastructure

The walnut orchard has its own reservoir and irrigation system, ensuring proper water management for the trees.

Main House & Investment Potential

Main House

The main house is situated on a 1-hectare plot and can be sold separately or included in the purchase.

Investment Potential

The property presents an exceptional opportunity for investors seeking to capitalize on the thriving wine industry in Mendoza, offering both income generation and potential appreciation.





Detailed Land Breakdown & Varietals

Plot 1	14 Hectares	Vineyard	1 Hectares Pinot Noir, 1 Hectares Cabernet Franc, 1 Hectares Petit Verdot, Remaining Malbec
Plot 2	14 Hectares	Vineyard	1 Hectares Pinot Noir, 1 Hectares Cabernet Franc, 1 Hectares Petit Verdot, Remaining Malbec
Plot 3	15 Hectares	Walnut Orchard	Walnut Trees

Asking Price & Ownership

Asking Price

The asking price for each 14-hectare plot is \$60,000 USD per hectare. The price for the plot with the house will be determined separately.

Ownership & Legalities

Ownership is registered under CRIBRAN S.A., and all legal documents are in order, ensuring a smooth and transparent transaction.

Contact Us

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