

FLORIDA

CAPE CORAL.

LIVE AND ENJOY THE SUN AND THE SEA IN ONE OF THE
SAFEST CITIES IN THE UNITED STATE

TOTAL SIZE

2,605 ft²

TOTAL LIVING AREA

1,851 ft²



4

BEDROOMS

3

BATHROOMS

2

GARAGE

PRICES STARTING AT

US\$525,000

Why CAPE CORAL?

Cape Coral is located in Lee County, on the southwest coast of Florida. It has over 400 miles of navigable waterways, and the city boasts around 40,000 waterfront properties, which is unique in the world. It's a highly sought-after area due to the increasing number of retirees and families of executives from large cities who work remotely.



SOME REASONS TO CHOOSE CAPE CORAL



Ranked among the top 20 fastest-growing cities in the USA in 2021

Excellent climate, with over **300 days of sunshine** per year

Variety of beaches and marinas within a 4-mile ratio

Direct access to the **Gulf of Mexico**

Good **income/housing cost** ratio

High safety, **ranked in the top 13** nationally

Top-tier public and private schools

INTERCITY ACCESS THROUGH THE I-75 HIGHWAY

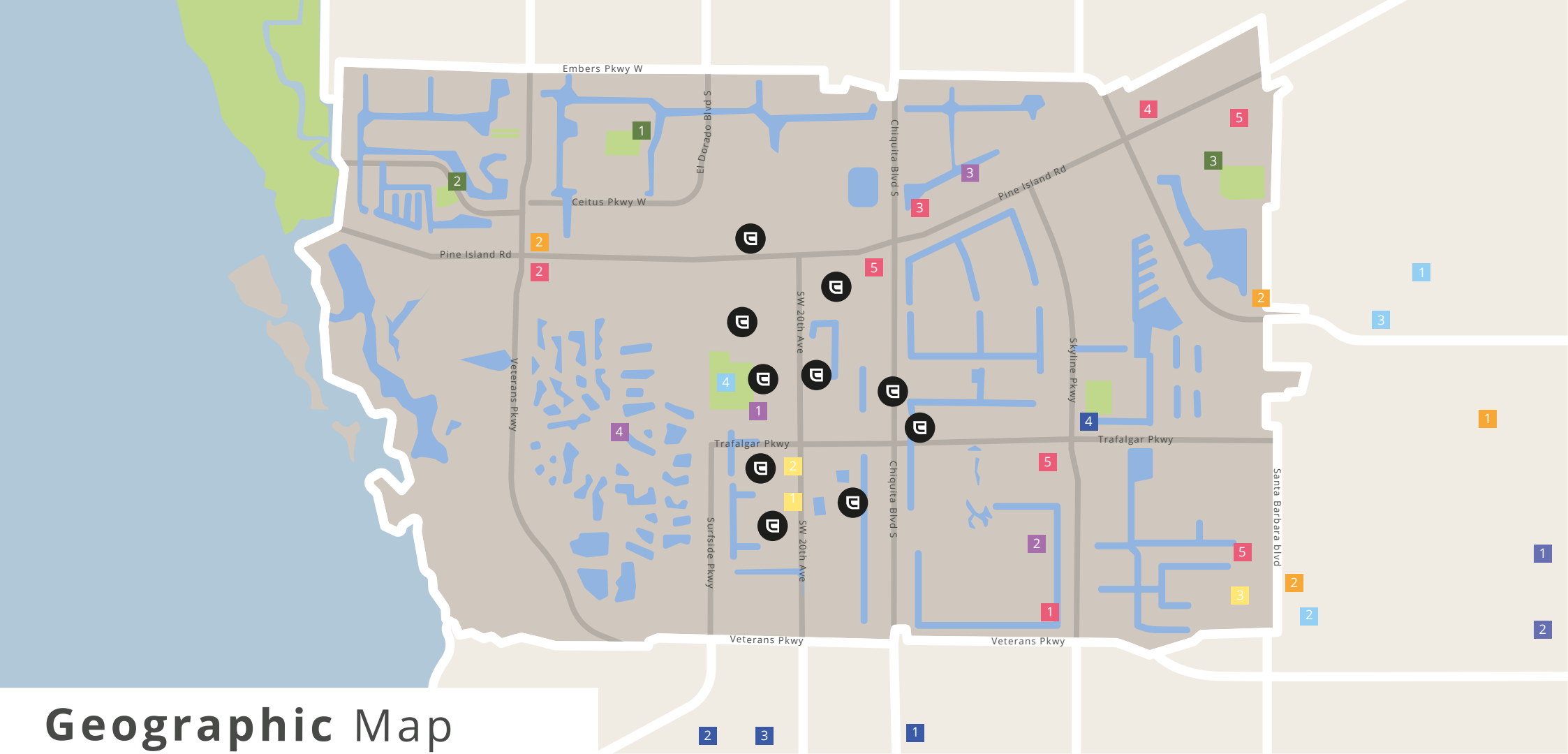
2.5 hrs
Miami

3.5 hrs
Orlando

2.5 hrs
Tampa

25 min
Ft. Myers

Southwest Florida International Airport (16 Miles) - Lee County Airport (10 miles)



Geographic Map



- 1. Trafalgar Elementary School
- 2. Trafalgar Middle School
- 3. Cape Coral High School



- 1. Cape Coral Hospital
- 2. MD Now Urgent Care
- 3. Florida Heart Associates
- 4. Lee Health Cape Coral



- 1. Jim Jeffers Park
- 2. Cape Coral Joe Stonis Park
- 3. Lake Kennedy Community Park



- 1. Cape Coral Yacht Club
- 2. Freedom Boat Club
- 3. Tarpon Point Marina
- 4. RBMX Park Boat Ramp



- 1. Exit to the Golf of Mexico
- 2. Interstate 75 Multiple exits



- 1. Cape Coral Sports Complex
- 2. Palmetto Pine Country Club
- 3. Cape Coral Racquet Club
- 4. Cape Royal Golf Club



- 1. Walmart
- 2. Walgreens / CVS



- 1. Southwest Florida
- 2. International
- 3. Airport (16 Miles)
- 4. Lee Country Airport (10 Miles)



- 1. Home Depot
- 2. Publix
- 3. Farmers Joes
- 4. Kohls
- 5. Multiple restaurants



REASONS AND BENEFITS TO LIVE IN CAPE CORAL

Safety: Ranked #13 in the USA according to the latest 'Safest Cities in America' ranking published in October 2022

	CAPE CORAL	MIAMI	ORLANDO	TAMPA	NEW YORK	CHICAGO	BOSTON	SAN FRANCISCO
Safety Ranking	13	198	163	68	132	133	129	146
Florida Safety Ranking	2	10	17	6	-	-	-	-
Cost of Living (vs. US Average)	-3%	12%	-1%	-6%	80%	15%	51%	84%
Cost of Living (vs. Cape Coral)	-	15%	2%	-2%	86%	19%	56%	90%
Cost of Healthcare (vs. US Average)	-24%	13%	-21%	-20%	4%	22%	33%	14%
Cost of Healthcare (vs. Cape Coral)	-	48%	3%	4%	36%	59%	74%	50%
Schools (Average National Rating)	7/10	6/10	6/10	6/10	4/10	5/10	7/10	8/10
Cost of Housing (vs USA Average)	-6%	23%	0%	-1%	54%	12%	35%	81%













FINISHED KITCHEN





1. living room

2. dining room

3. kitchen

4. master bedroom

5. bedroom two

6. bedroom three

7. den

8. main bathroom

9. bathroom two

10. bathroom three

11. laundry room

12. garage





ABOUT US

We are part of CAPAC ASOCIADOS, a business group with Latin American capital, with a presence in Peru, the United States, and Ecuador, and more than 13 years of successful development of real estate projects.

Our focus is on finding locations with high intrinsic value and great growth potential. We develop top-level products for both our final customers and our partners and investors.

WE ARE BACKED BY:



+13 years of impeccable business trajectory



+22 projects delivered



23 projects in progress (development, construction, and sales)



Sales in 2021
USD +31 million



Sales in 2022
(projected as of June 2022)
USD +40 million



Solid team of over 180 collaborators



CAPE CORAL.



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