



HORTUS
DELICARUM

Private Preserve

ALAMOS GARDEN
Flumina Amazonica vitae



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98,84 ± acres

\$9.800.000
+ taxes

**HORTUS
DELICARUM**



*“An ecological revolution is **inevitable** but human nature is **predictable**”*

Virgin rainforest is legacy.

Hortus Deliciarum operates directly in the acquisition, structuring and preservation of assets of exceptional character.

We work with entrepreneurs and families who understand the value of continuity. Our practice is centered on strategic conservation, wealth optimization, rigorous technical assessment, and absolute confidentiality.

Every property is evaluated on its capacity for permanence — ecological and legal.

We do not manage transactions. We accompany decisions that transcend generations.

OFFICE
QUITO, ECUADOR



EXECUTIVE SUMMARY

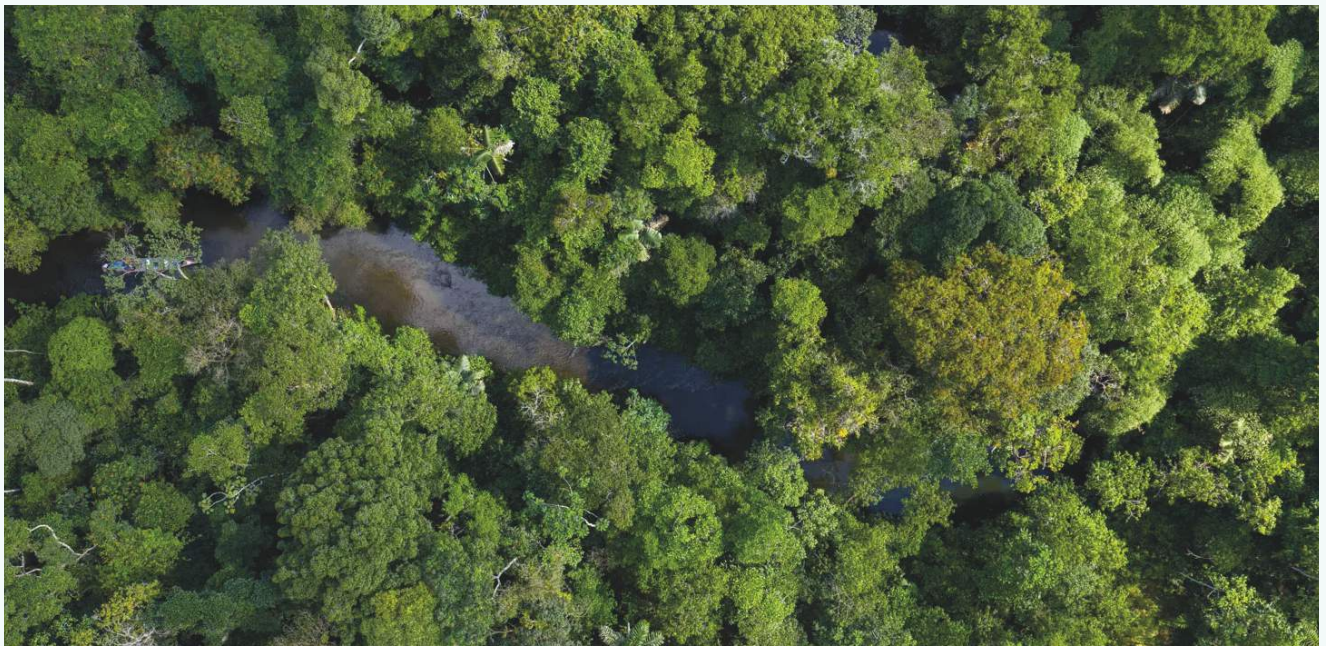
Álamos Garden is a $98.84 \pm$ acre territorial holding located in the Ecuadorian Amazon, in the region of Morona Santiago — a high-precision functional ecosystem far beyond a simple parcel of land. The property encompasses intact tropical rainforest, living wetlands and natural freshwater sources, sustained by a stable microclimate that fosters an exceptional ecological diversity.

The estate possesses its own hydrological structure, which maintains flow and life without dependence on external factors, establishing it as a long-duration ecological asset. It is home to emblematic species such as jaguars, scarlet macaws and harpy eagles, and supports an extraordinarily rich flora, with more than 1,200 plant species per hectare. The property represents a system of environmental equilibrium with strategic value and intrinsic sustainability — suited for conservation, heritage investment and impact projects alike.

LOCATION

Álamos Garden is situated in the southern Amazon region of Ecuador, within the province of Morona Santiago. It lies in the Morona canton — among the most biologically diverse territories on the planet.

The estate forms part of the Andean-Amazonian biogeographic corridor, extending toward the Kutukú mountain range. It belongs to a humid tropical forest zone with an active secondary hydrographic network.



Access is by paved interprovincial highway from Macas, continuing along secondary roads that cross virgin rainforest — a three-to-five-hour journey by land, or two to three hours from Buena Esperanza.

The property may also be reached by helicopter, ideal for private visits or rapid inspections.

The nearest commercial airport is located in the city of Macas, approximately three hours away, with connections to Quito and Guayaquil.

This combination of terrestrial and aerial access ensures full connectivity without compromising the privacy or ecological isolation of the property.

RIVER ACCESS

In addition to terrestrial and aerial access, the property enjoys a strategic river entry by way of the active secondary hydrographic network that traverses the humid tropical forest and links into the Andean-Amazonian corridor. This natural system allows navigation by light craft throughout most of the year, subject to seasonal variation in water flow. River access not only enhances the ecological authenticity of the setting, but serves as an efficient logistical alternative for the movement of supplies, personnel or technical expeditions. Its navigability reinforces the property's overall connectivity, offering a discreet and scenic approach — without compromise to privacy or environmental integrity.





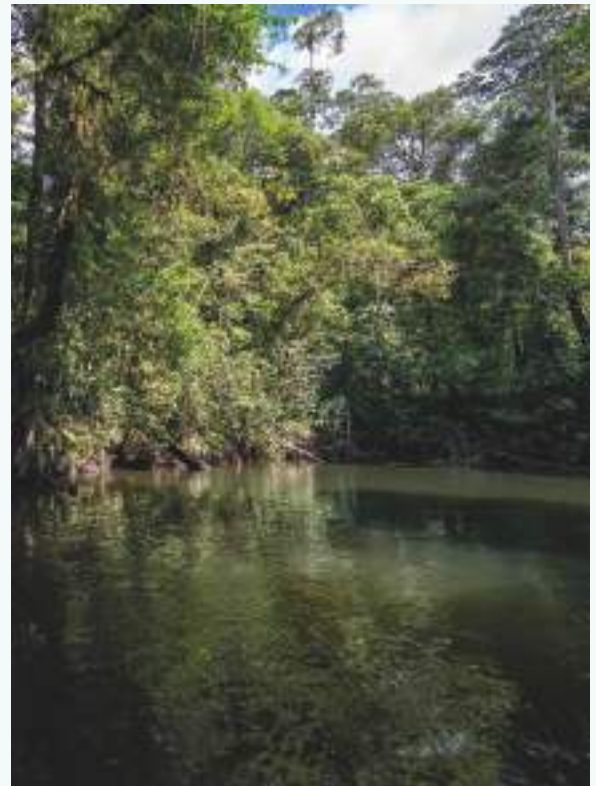
GENERAL DESCRIPTION

Álamos Garden is a territorial reserve of $98.84 \pm$ acres set in the Ecuadorian Amazon, province of Morona Santiago. More than a tract of land, it is a high-precision functional ecosystem, where life operates in natural equilibrium. The property sits between 300 and 600 meters above sea level, in a hyper-stable climate — with mean temperatures of $24\text{--}26^{\circ}\text{C}$ and high humidity — favoring the biodiversity of humid tropical forests and living wetlands.

The hydrological system is fed by strategic springs, generating a continuous flow of water that sustains interior rivers and wetlands. The vegetative cover is intact primary forest, with emergent trees reaching up to 50 meters and dense populations of *Guadua* bamboo, which stabilize the soil and capture carbon naturally.

Biodiversity here is exceptional. Indicator species of ecological health are documented across the estate — including the jaguar, the Amazonian tapir and the neotropical otter — alongside more than 350 bird species, among them scarlet macaws and harpy eagles. Flora exceeds 1,200 species of vascular plants per hectare, forming ecological corridors of outstanding value.

Álamos Garden constitutes a rare and strategic territorial asset of ecological, scientific and patrimonial significance. Its combination of preserved forest, biodiversity and hydrological resources makes it ideally suited to sustainable projects, long-term conservation, or initiatives of evolutionary vision.



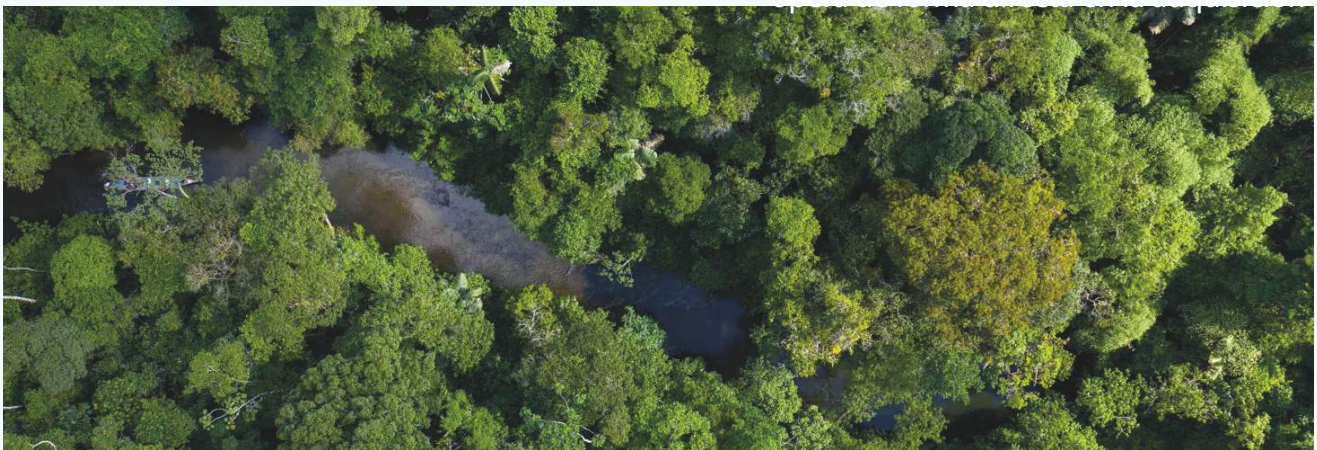


CLIMATE

The region presents a humid tropical Amazonian climate, with mean annual temperatures of 24–26°C, minimums of 15–17°C and maximums of 23–25°C. Annual precipitation is estimated at 1,500–2,000 mm, with relative humidity consistently around 80% or higher throughout the year. Rainfall is frequent in every month, most intense between January and March, while between July and September intensity softens slightly — though humidity remains elevated and stable. This hyper-stable climate sustains biodiversity and maintains the equilibrium of the property's internal ecosystems, ensuring a natural and self-sustaining environment year-round.

TAXES

Annual property taxes on Álamos Garden are estimated at approximately \$2,500–\$3,000, calculated on the basis of cadastral value and municipal obligations in Morona Santiago.





PRICE

\$9.800.000

+ taxes

At Hortus Deliciarum, every property is directly managed by our firm, ensuring the exhaustive verification of titles, boundaries, hydrology and territorial characteristics through rigorous professional processes and specialized technical analysis. All information concerning the property is conveyed with the utmost precision, transparency and responsibility — reflecting our position of decision and control over each territorial asset.

While this information has been carefully verified, prospective buyers are encouraged to conduct their own legal and technical due diligence prior to acquisition. This approach unites assurance, trust and transparency, enabling fully informed and secure patrimonial decisions — without compromise to the exclusivity or integrity of the property.

ECUADORIAN AMAZON
RAINFOREST



Much of the Ecuadorian **Amazon** remains scientifically under-explored territory.

34% OF ECUADORIAN TERRITORY IS AMAZONIAN

10%

of all known species on Earth are found in the Amazon



+1000 PLANT SPECIES
MEDICINAL

The Amazon contains the **largest** freshwater network on the **planet**



+1
Sangre de Drágo

cleansing and anti-inflammatory



+2
Uña de gato

immuostimulant and anti-inflammatory



+3
Guayusa

natural energizing agent and antioxidant



+4
Copaiba

anti-inflammatory and analgesic

The Amazon contains the **largest** **red** de agua dulce del **planeta**

Ecuador holds **2%** of the Amazon basin.

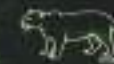
Up to **173**

tree species **per hectare** (world record registered in **YASUNÍ**)



+600
Bird Species

+200
Mammal Species



+170
Reptile Species

+650
Amphibian Species



Dinizia excelsa (Ángelico Rojo)

88.5 m - Confirmed record as one of the tallest trees in South America

Ceiba pentandra (Ceiba)

60-70 m - Sacred tree in several Amazonian cultures

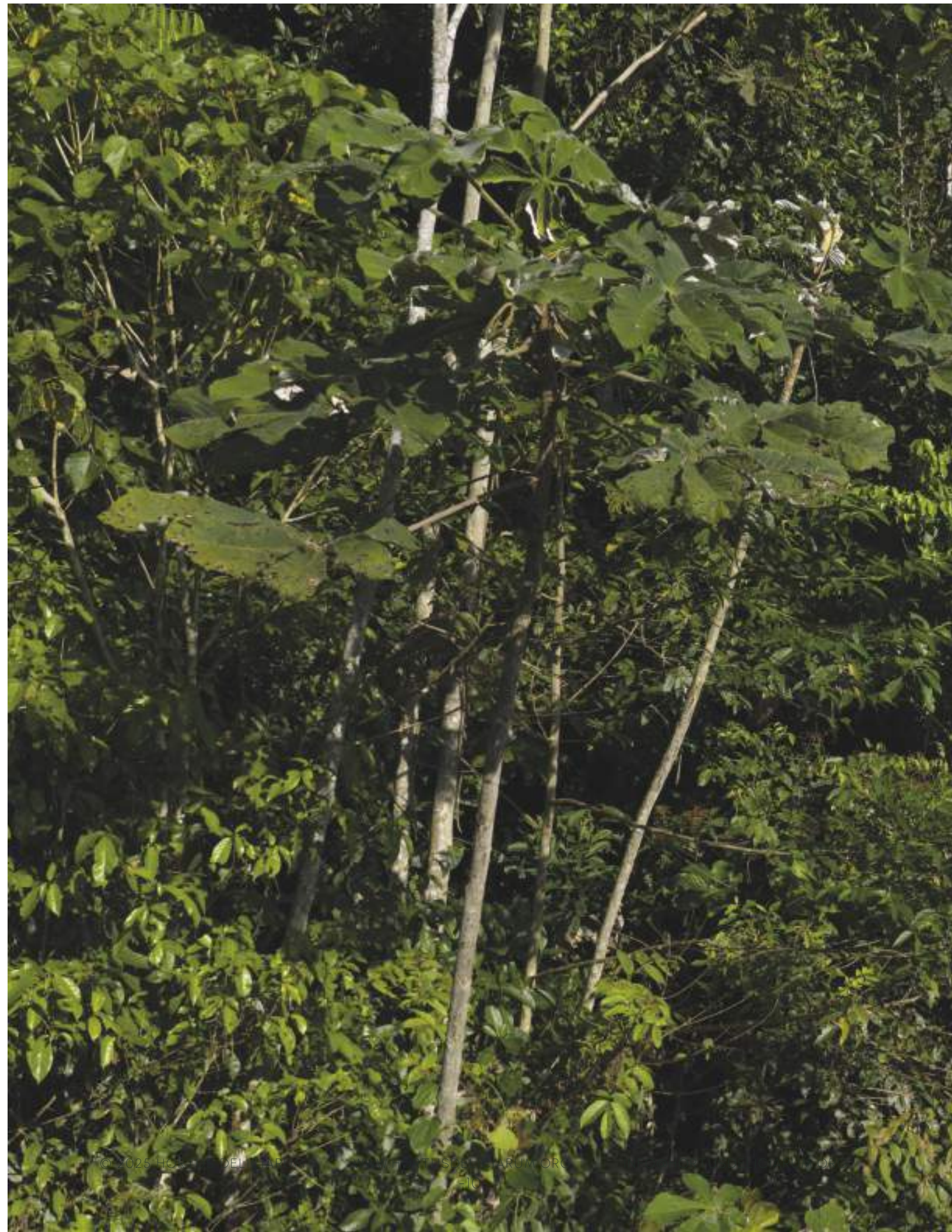
Cedrelinga cateniformis (Tornillo)

50-60 m - Prized hardwood, common in the Ecuadorian Amazon

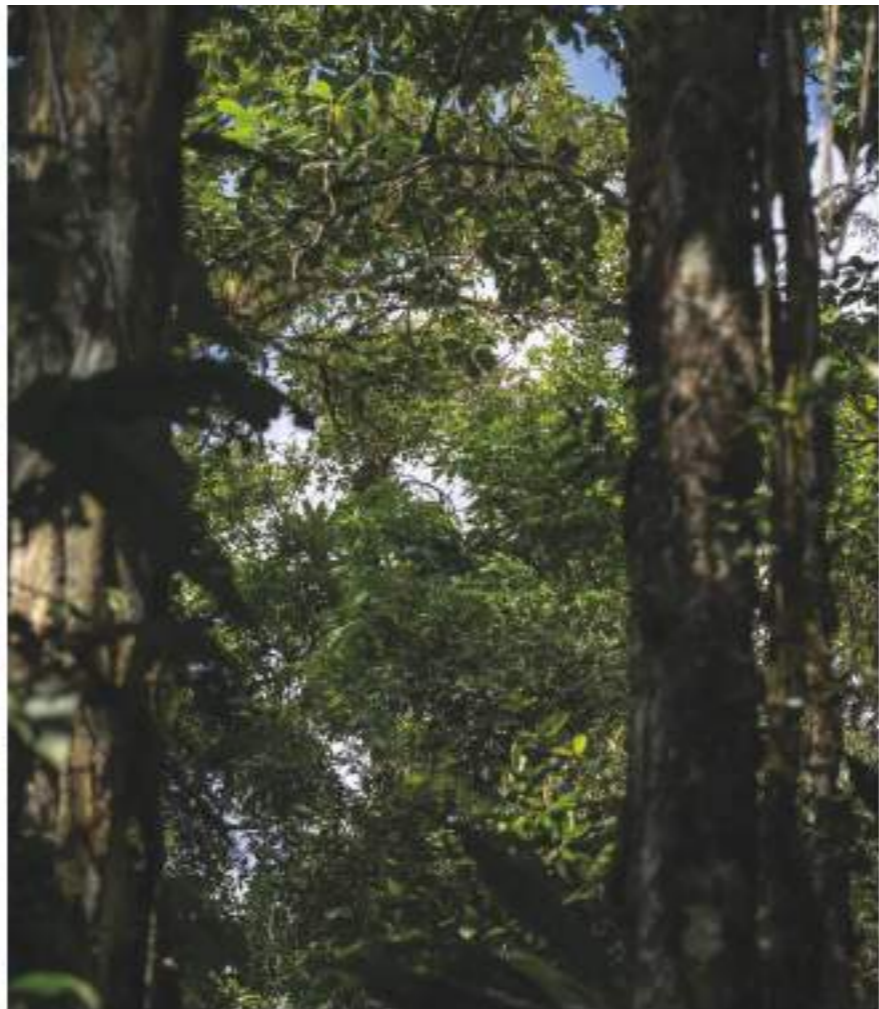


Many **trees** may exceed **300** to **500** years of age.













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