



PORTFOLIO OF TURISTIC INVESTMENT PROJECTS

LA TORTUGA ISLAND

AREA OF TOURISTIC INTEREST

TOURISM IN NATURE

Contenido

Introduction

1. Prime Location

2. Splendid Nature

3. Settlers and visitors

4. Tourism

4.1. Multi-destination Venezuela

5. Protected Area

6. Investments

6.1. Investment Opportunities

7. Eco- Guidelines

Bibliographic References



Prime Location



Located in the South Caribbean Sea, in the north-eastern part, between the Caribbean island cordon and the mainland. With this excellent geographic location, it is only 48 nautical miles from the mainland, from the village of Carenero in Higuerote, Miranda state, about 85 km from Rio Chico state Miranda; 170 km from the northeast of La Guaira; 120 km west of Isla de Margarita; about 85 k. to the north of the Laguna de Unare in the state of Anzoátegui State and to 72 km to the northeast of the Cape Codera.

Splendid Nature

La Tortuga Island is a tropical paradise, beautiful place almost flat, surrounded by small cliffs, mangroves, reefs, beaches and spectacular keys such as Los Tortuguillos, Cayo Herradura or Palomino Island and the Palanquins, which has an excellent beach with very good conditions for the enjoyment of all visitors.

The island owes its name to the number of sea turtles that were at that time.

It is considered as the second largest island of Venezuela, it is approximately 25 km from east to west and 8 km from north to south, at its widest part. La Tortuga Island has all the elements necessary for you to enjoy and know a unique and incomparable place for recreation, recreation and a lot of contact with nature.



Settlers and visitors



Long before the European conquest, the island was visited by Amerindians from the coast of Venezuela to exploit its natural resources, including salt, fish and sea turtles.

Currently, La Tortuga Island is practically uninhabited, although curiously you can find some feral goats left by the old Dutch settlers. Its only temporary inhabitants are artisanal fishermen, from the Island of Margarita and nearby populations of the continent, such as Higuerote, 85 km to the southwest in the state of Miranda; there are recent plans of the central government to build an airport, a desalination plant, roads and access roads and a set of hotels with the intention of attracting tourism.



Occasionally visited by diving groups that from this point make small incursions to the coral barriers and the southern slopes of the main island. As well as tourists on weekends and holidays.

Tourism



Currently, the tourism activity on the island is limited, the visit of people for the enjoyment of its natural attractiveness of sun and beach, as well as its landscape value. However, this activity is conditioned to the fact that the only facilities in which the tourist service has been provided, is located north in Punta Delgada or Punta del Este, exactly in Caldera beach, but these cabins are in precarious conditions, since they have been used as a shelter. It does not have port or airport facilities, however, usually the tourist that visits La Tortuga Island, moves in luxury boats (yachts, sailboats, catamaran) or also by private general aviation; representing at this time the only means of transport.

Based on it, the largest flow of tourists is observed in Cayo Herradura and Playa Caldera; they are from Venezuela, specifically Caracas, Carenero, La Guaira, Puerto La Cruz and Margarita; however, occasionally foreign visitors may be observed, mainly from countries in Europe and the Caribbean Islands.



Multi-destination Venezuela



From La Tortuga

A 20-minute flight from Simón Bolívar International Airport located in Maiquetía is La Tortuga Island, Federal Dependency.

The flights arrive at a small temporary landing strip that is currently used by the different visitors and tourists who decide to go, it is located in Punta Delgada, near the town of the fishermen.

The island is also reached by sea, by different points of the north coast of the country.

Protected Area



On March 9, 1974, **Official Gazette No. 30,348, Presidential Decree No. 1675**, which establishes the Plan for the Ordering of Federal Dependencies, is published, which constitutes the first legal attempt for the tourist development of the island. The turtle. In said publication, it is granted classification as a zone of public utility and tourist interest, corresponding to the **Tourism Corporation of Venezuela**, currently the **Ministry of Popular Power for Tourism, (Mintur)**, ensuring its proper development, in consensus with the other organisms of the state that have inherence in this territory.

The Organic Law of Territorial Organization, establishes in its article 15 the Zones of Tourist Interest as Areas under special administration regime (Abrae), entering la Tortuga Island within the system of protected areas of Venezuela.

Then, for the period of government 1994-1999 the **IX Plan of the Nation** was elaborated, in it the strategic line of ordering and tourist development is ratified, with the objective of "efficiently taking advantage of the investments in high level projects, within the long-term territorial concessions and concessions, which give rise to large poles of attraction such as La Tortuga Island".

This Area of Tourist Interest governs its development through the Plan of Regulation and Regulation of Use of the Areas of Public Utility and Tourist Interest, Federal Dependencies: La Tortuga Island, Las Tortuguillas Islands, Cayo Herradura and Los Palanquines, Decree No. 3448 of the January 31, 2001, Official Gazette No. 38,179 of May 4, 2005.



Investments

Investment Opportunities

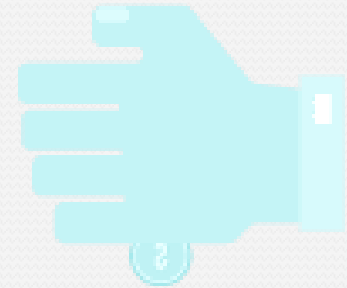
- Infrastructure Development
 - Airport
 - Sea Port
 - Roads
 - Others (Basic Services)
- Tourist accommodation facilities
- Development of aquatic sports and recreational activities
- Tourism transportation

Investment Modalities

- Mixed (Public - Private)
- Private
- Business Alliance

Management model

The Venezuelan State provides the land to locate the agreed investment, through a concession contract or commercial alliance defined for a specific time, where the investment partner performs the architecture project, builds and / or manages the establishment under ecological guidelines and of sustainability.



Investment Opportunities



LEYENDA:





WIND-SURF

WATER SKIING



SCUBA DIVING



PUNTA
DELGADA 1

Punta Delgada



It corresponds to priority areas for the development of tourist accommodation facilities, as well as for the sustainable use of tourist resources, associated with the areas near Los Yaques and Caldera Beaches. It covers an area of one hundred and sixty four hectares with three areas (164.3 ha), with one representing zero six percent (1.06%) of the total surface area of the Public Utility Areas of Tourist Interest.

A high-action photograph of a surfer in a black wetsuit riding a wave. The surfer is in a crouched position, leaning into the turn, with a large splash of white water behind them. The water is a deep teal color.

SNORKELING

An underwater photograph showing a diver in a light-colored suit swimming near a coral reef. The water is clear, and various fish, including a large manta ray and several smaller fish, are visible. The lighting is natural, coming from above.

SAILING

SURFING

An aerial photograph of a coastline. A sandy beach curves along the edge of a turquoise sea. The land is arid and brown. The text 'PUNTA DEL MEDIO' is written vertically in large white letters over the image.

**PUNTA
DEL MEDIO**

2

Punta Del Medio

It corresponds to priority areas for the development of holiday facilities and tourist accommodation, as well as for the sustainable use of tourist resources, associated, to the areas near Punta del Medio or Punta Rancho. It covers an area of two hundred and fourteen hectares with four areas (214.4 ha), representing one point thirty-three percent (1.38%) of the total area of the Areas of Public Interest and Tourist Interest.



Investment Opportunity

4 lots without services are offered for the development of four (04) hotel establishments of category 5 stars superior, to be implanted in the surfaces number of rooms indicated in the table that is shown next.

LOTS	SURFACE (ha)	ROOMS	ESTIMATED INVESTMENT \$USD
1	24.2	180	75.600.000
2	11.8	140	58.800.000
3	12.4	140	58.800.000
4	12.8	140	58.800.000
TOTAL		600	252.000.000 ¹

Type of Accommodation: Eco accommodation / boutique hotels

Category	5*	5* Superior
Minimum area per room in m ²	75	120
Referential Average Construction cost per room \$ USD	270.000	420.000

Source: Mintur- Inatur Plan Director Nacional de Turismo, 2014

¹ Average international reference construction cost per room in category 5 * Superior

General Development Conditions

Maximum Density: 20 rooms / ha.

Maximum Location Percentage: 30%

Maximum Construction Percentage: 30%

Maximum Height: 7 meters or 2 floors

Batch Legal Condition: land owned by the Venezuelan State.

Permitted use: tourist- hotel, holiday, recreational, conservation and protection, equipment and services, security and defense

Zoning: Tourist Unit (UT-NO)



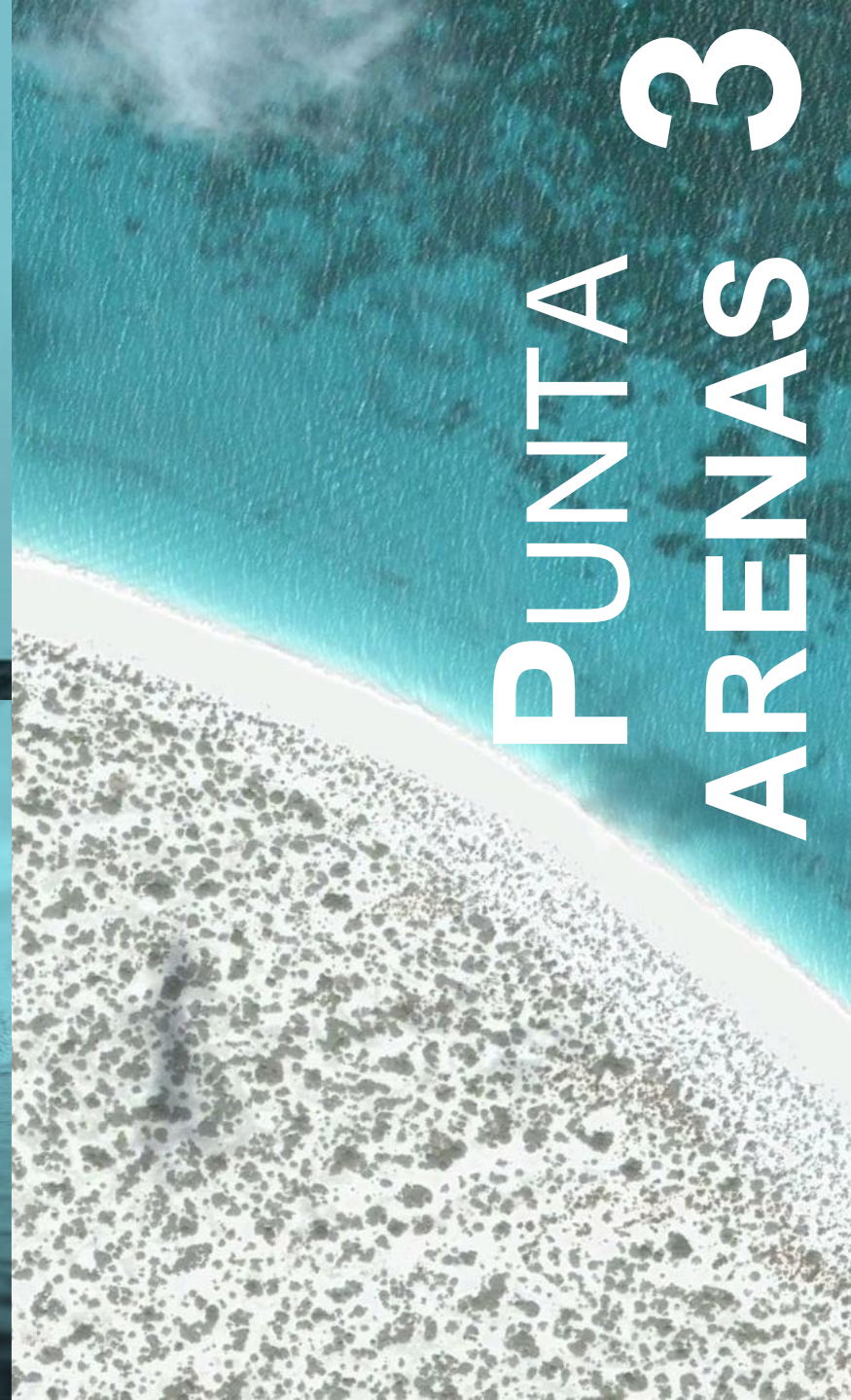


WIND-SURF



WATER SKIING

SAILING



**PUNTA
ARENAS 3**

It corresponds to areas destined in the future to the development of infrastructures and tourist accommodation facilities, once the Northeast and North Sectors of La Tortuga Island have been fully consolidated, as established in this Decree. This Sector is associated to the areas near Playa Brava, Ensenada del Mangle, Punta Tamarindo and Punta Arenas. It covers an area of two hundred and thirty-two hectares with seven areas (232.7 ha), representing one point fifty percent (1.50%) of the total area of the Areas of Public Utility and Tourist Interest.

Punta Arenas



Investment Opportunity

Offer 01 lot without services destined to the development of a (01) hotel establishment of category 5 stars superior associated to a golf course of 18 holes in desert areas watered by purified desalinated water and to be implanted in a surface 38,5 hectares with a maximum capacity of 180 rooms.

LOTS	SURFACE (ha)	ROOMS	ESTIMATED INVESTMENT \$USD
1	38,5	180	75.600.000
TOTAL		180	75.600.000 ¹

Type of Accommodation: Eco accommodation / boutique hotels		
Category	5*	5* Superior
Minimum area per room in m²	75	120
Referential Average Construction cost per room (\$USD)	270.000	420.000

Source: Mintur- Inatur Plan Director Nacional de Turismo, 2014

¹ Average international reference construction cost per room in category 5 * Superior

General Development Conditions

Zoning: Tourist Unit (UT-SO)

Gross Density: 15 quarts / ha

Use: tourist- hotel, holiday, recreational, conservation and protection, equipment and services, security and defense

Maximum Location Percentage: 30%

Maximum Construction Percentage: 30%

Maximum Height: 7 meters or 2 floors

Land Legal Condition: Property of the Venezuelan State



Eco Guidelines

- **Reduction of the consumption of non-renewable natural resources**, preserving the physical integrity of ecosystems in the area. It implies the use of materials from renewable natural resources (wood, bamboo, fibers, etc.) and processes of reuse and recycling.
- **Efficiency and energy rationality**, throughout the life cycle of the building, from the production of raw materials, materials and components, use and maintenance of the building (habitability, modification and possible demolition)
- **Reduction of Pollution and Toxicity**, means using cleaner construction techniques on site, avoid the use of polluting materials (lead, asbestos, PVC and others)
- **Build well from the beginning**, is to design and build for a long life, build with quality, lower cost, durability, ease of maintenance and flexibility for changes and adjustments in buildings.
- **Build under the premise of "zero waste"**, corresponds to the reduction of waste from the preventive design, reuse, recycling and disposal of waste and incineration



1.



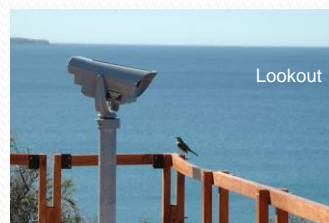
2.



Implementation of Structures

1. Seated directly on the ground
2. Palaphitic structures
3. Floating and Permeable Structures

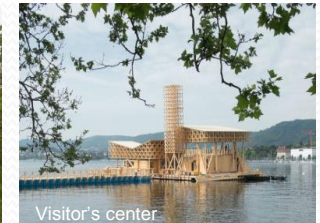
3.



Lookout



Observatory



Visitor's center

ESTUDIOS Y ACTIVIDADES REALIZADAS

BACKGROUND FROM 1998-2005

- Diagnosis of the Zones Of Tourism Interest (ZIT) La Tortuga Island, Las Tortuguillas, Cayo Herradura and Los Palanquines.
- Strategic Environmental Assessment of the ZIT La Tortuga Island, Las Tortuguillas, Cayo Herradura and Los Palanquines.
- Master Plan for Tourism Development.

STUDIES AND ACTIVITIES CARRIED OUT FROM THE YEAR 2005:

- Review, analysis of the Master Plan and the Planning Plan.
- Topobatic survey (some sectors of the island).
- Topographic Survey (sector is that corresponds to the proposed road).
- Environment Effect investigation.
- Study of Soils (some sectors of the island).
- Study of Urban Design and Open Spaces System and Landscaping of the Endogenous Tourism Nucleus (NET-2) Punta del Medio and Buildings of Cumbe Punta del Medio.
- Detail Engineering Project Access Road.
- Detail Engineering Project Service Dock.
- Study of Surf and Marine Currents.
- Terms of Reference for the contracting processes of the detailed engineering projects (Urban Design, Open Spaces, Drinking Water, Wastewater, Solid Waste, Dock, Electric Power and Communication Roads).
- Master Plan (THR)
- International Airport Master Plan (prepared by BAER)

Bibliographic References

- Plan de Ordenamientos y Reglamento de Uso de Las Zonas de Utilidad Pública y De Interés Turístico, Dependencias Federales: Isla La Tortuga, Islas Las Tortuguillas, Cayo Herradura y Los Palanquines.
- CORPOTURISMO. (Junio, 1999). *La Tortuga Plan Maestro. VOL. 1.* INTEPLANconsult, S.A./TTB & Asoc.
- CORPOTURISMO. (Junio, 1999). *La Tortuga Plan Maestro. VOL. 2.* INTEPLANconsult, S.A./TTB & Asoc.
- INNOVATIVE TOURISM ADVISORS (THR). (2014). *Plan Director Nacional de Turismo Planes Maestros de Macanao e Isla Tortuga Venezuela Experiencias Únicas.* MINTUR & INATUR. Barcelona.

Web pages:

- https://es.wikipedia.org/wiki/Isla_La_Tortuga
- https://www.venezuelatuya.com/islas/la_tortuga.htm
- <https://www.noticias24.com/fotos/noticia/19053/no-borrar-isla-la-tortuga/>
- <https://venezuela1811.com/10-datos-conocer-la-isla-la-tortuga/>