Guaravia

The Paraguay *Investment Guide.*

Asunción real estate for international buyers — districts, prices, yields, taxes, the buying process, and the honest risks.

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Why Paraguay, *why now.*

Paraguay has quietly become the most dynamic economy in South America: 6.6% GDP growth in 2025 — the fastest in the region — with the lowest public debt in Latin America and a currency (the guaraní) that strengthened roughly 17% against the dollar in 2025. It runs the region's simplest tax system: a flat 10% across income, corporate and VAT.

Meanwhile its capital is repricing. Only 12.7% of Asunción residents live in apartments today. More than sixty towers are under construction simultaneously, backed by over US$750M in urban investment, and the development sector grew 38.4% in 2024 alone. Yet prices remain a fraction of comparable capitals.

6.6% GDP growth 2025 — fastest in the region (World Bank)	**7–12%** gross rental yields in USD, investor districts
$900–1,800 per m² in Asunción vs $3,000–5,000 in Buenos Aires / Santiago	**10%** flat tax — income, corporate and VAT

The comparison that matters: a new-build apartment in a good Asunción district costs three to five times less per square metre than its equivalent in Buenos Aires or Santiago — while renting in dollars to a growing executive class.

Asunción in *numbers.*

ILLUSTRATIVE — 25+ TOWERS ARE RISING IN THE TRINIDAD CORRIDOR ALONE

- **Supply:** 510+ existing buildings across 16 neighbourhoods (~9,700 apartments), with 50+ new buildings projected annually for the next 3–5 years.
- **Demand:** compact units lead the market — studios (30–40 m²) and 1-bedrooms (45–55 m²) match what Asunción's young professional class actually rents.
- **Yields:** market-level gross rental yields run 5–7% city-wide, and 7–12% in the investor districts; well-run temporary rentals can exceed this.
- **Financing:** most pre-construction projects are developer-financed — typically 10–30% down with the balance in instalments during construction. Local mortgages exist at 8–12% but most international buyers don't need them.
- **Entry:** verified current entry points start around $62,900 (boutique Villa Morra) and $68,000 (Trinidad corridor).

WHAT THIS MEANS

Asunción is an early-cycle market: low apartment penetration, accelerating supply, real rental demand, and per-m² prices that still price in "unknown market" risk while the macro numbers no longer justify it.

The districts that *matter.*

DISTRICT	PROFILE	INVESTOR ANGLE
Villa Morra	Financial & commercial heart; Shopping del Sol zone	Strongest short-rental micro-market; net district yields ~6–8%
Recoleta	Consolidated upscale; La Cuadrita gastronomy zone	Deep long-rental demand; La Cuadrita proximity carries a 10–15% premium
Las Lomas	The "new golden mile" — the city's most affluent address	Capital preservation; scarcest land, blue-chip behaviour
Trinidad / Salvador del Mundo	25+ towers under construction; the growth corridor	Lowest entry ($68k+, $900–1,300/m²); maximum appreciation exposure
Ykua Satí / Aviadores	Corporate corridor — offices, multinationals, WTC	Executive rentals; compact units absorb fastest
Centro	Historic centre, early regeneration; Petra flagships	Highest risk/reward; follow the flagship projects
Luque (Gran Asunción)	Airport side, 30–50% below Asunción pricing	Budget entry; longer horizon

Rule of thumb: buy where people already rent (Villa Morra, Recoleta, Aviadores) for yield — buy where the cranes are (Trinidad) for growth — buy the golden mile (Las Lomas) to preserve capital.

Buying with just *your passport.*

Paraguay is one of the easiest countries in the world for foreign property ownership: non-residents can own real estate outright — no residency, no citizenship, no local partner, no local company. You need a valid passport and documentation of the origin of your funds.

01 **Choose the project and unit.** Review the developer's track record, the district data and the payment schedule — not just the render.

02 **Reserve.** A small reservation deposit (typically $1,000–5,000) takes the unit off the market while due diligence runs.

03 **Independent legal review.** A local notary-lawyer (escribano) verifies title, the developer's registrations and the contract. Never skip this — it costs a few hundred dollars and removes the largest avoidable risk.

04 **Sign & pay the entry.** Typically 10–30% down on a pre-construction contract, with the balance in monthly or staged instalments during construction.

05 **Pay in instalments to delivery.** No bank required — the developer finances the schedule. Delivery for projects starting now is typically 2–3 years out.

06 **Title transfer & rent.** On delivery the escritura (deed) transfers to your name. Rental administration can be handled by the developer (some, like EYDISA, run this in-house) or a local administrator.

REMOTE BUYING

The entire process can be completed remotely with a power of attorney — many international buyers never visit before delivery. We still recommend one trip: flights are the cheapest part of a six-figure decision.

Taxes & *residency.*

The 10-10-10 system

Paraguay runs the lowest tax burden in Latin America: 10% personal income tax, 10% corporate tax, 10% VAT. Annual property taxes are low — typically 0.3–1% of the (conservative) fiscal value, not the market value.

On your investment

- Rental income is taxed lightly under the flat regime; many international owners net materially more than in their home markets.
- No capital gains tax applies to real estate sales for residents; non-residents should structure with local advice.
- The guaraní was one of the region's strongest currencies in 2025 — but your asset and rent are effectively dollarised anyway: the market prices and often contracts in USD.

Residency — optional, but interesting

You do not need residency to buy. But Paraguay's residency programs are among the most accessible anywhere, and in April 2026 the new **Investor Pass** launched: permanent residency directly through qualifying investments (real estate, securities or tourism projects), with no temporary phase. Thresholds and conditions are new and evolving — verify the current rules with a local advisor before planning around them.

Tax residency (with the 10% flat regime and territorial taxation) can make Paraguay a legitimate base for location-independent investors — a separate decision from the property itself, and one to make with proper cross-border tax advice.

The honest *risks.*

Every guide that skips this page is selling you something. Here is what can actually go wrong, and how to reduce each risk.

RISK	REALITY	MITIGATION
Construction delay	Common everywhere; more so in fast-growing markets	Buy from developers with delivered track records; check contractual delivery penalties
Developer default	The main pre-construction risk	Track record + escribano verification; prefer staged payments over large upfronts
Currency movement	Guaraní strength cuts both ways	Market prices largely in USD; keep contracts dollarised
Young rental market	Limited historical data; yields are market estimates, not guarantees	Buy compact units in proven rental districts; verify with actual rental comps in the dossier
Oversupply	50+ new buildings per year will test absorption in some corridors	District selection matters more than project selection; avoid commodity product in saturated micro-zones
Liquidity	Resale market is thinner than mature capitals	Plan a 5+ year horizon; buy what renters want, not what brochures push

OUR POSITION

We only list developers with delivered track records, we flag developer-provided projections as claims to verify, and we recommend an independent escribano on every purchase — even when buying through us.

Five mistakes first-time buyers *make.*

01 **Buying the render, not the developer.** A beautiful visualisation costs $2,000. A delivered track record costs a decade. Weight them accordingly.

02 **Skipping the escribano.** The independent legal check is a few hundred dollars against a six-figure purchase. It is the single highest-ROI step in the process.

03 **Chasing headline yields.** "Up to 14%" usually describes the best month of a furnished short-rental in high season. Underwrite on conservative long-rental comps; let upside surprise you.

04 **Ignoring the micro-location.** The same $1,300/m² buys a corner next to Shopping del Sol or a plot three blocks from anything. District averages hide this; street addresses don't.

05 **Planning around residency rules that just changed.** The Investor Pass is new (April 2026). Buy the property on its own merits; treat evolving residency benefits as a bonus, not the thesis.

ILLUSTRATIVE — BOUTIQUE PRODUCT IN PROVEN MICRO-LOCATIONS BEATS COMMODITY TOWERS

Your next *step.*

Guaravia is an independent introduction platform for international buyers in Asunción. We curate the projects worth attention, hand you the district data and the honest risk picture, and connect you directly to the developer — free for buyers. We're compensated by developers when an introduction leads to a sale, and we tell you exactly which projects we have agreements with.

- **Browse the current opportunities** — curated from 60+ active developments, with verified entry pricing where published: **guaravia.pages.dev**
- **Request a project dossier** — floor plans, current price list, payment schedule and district rental data, direct from the developer.
- **Book a 20-minute intro call** — English, Spanish or Dutch. We walk through your budget, the districts that fit, and the honest trade-offs. No obligation.

Disclaimer. This guide is for information only and is not investment, legal or tax advice. Market figures are historical indicators or third-party estimates, not guarantees of future performance. Sources include World Bank data (2025), Paraguayan market reports (2024–2026) and public developer materials; figures may change. Property images in Guaravia materials are illustrative AI-generated impressions unless marked as official developer renders. Always verify directly with the developer and engage independent legal counsel (escribano) before any purchase.