Perú Market Spotlight 2025

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MIAMI GLOBAL REAL ESTATE CONGRESS NOVEMBER 9-12, 2025

WOW: Discover Perú

Peru, a rising star in Latin America, offers some of the most promising real estate opportunities today, particularly for global investors looking to diversify their portfolios

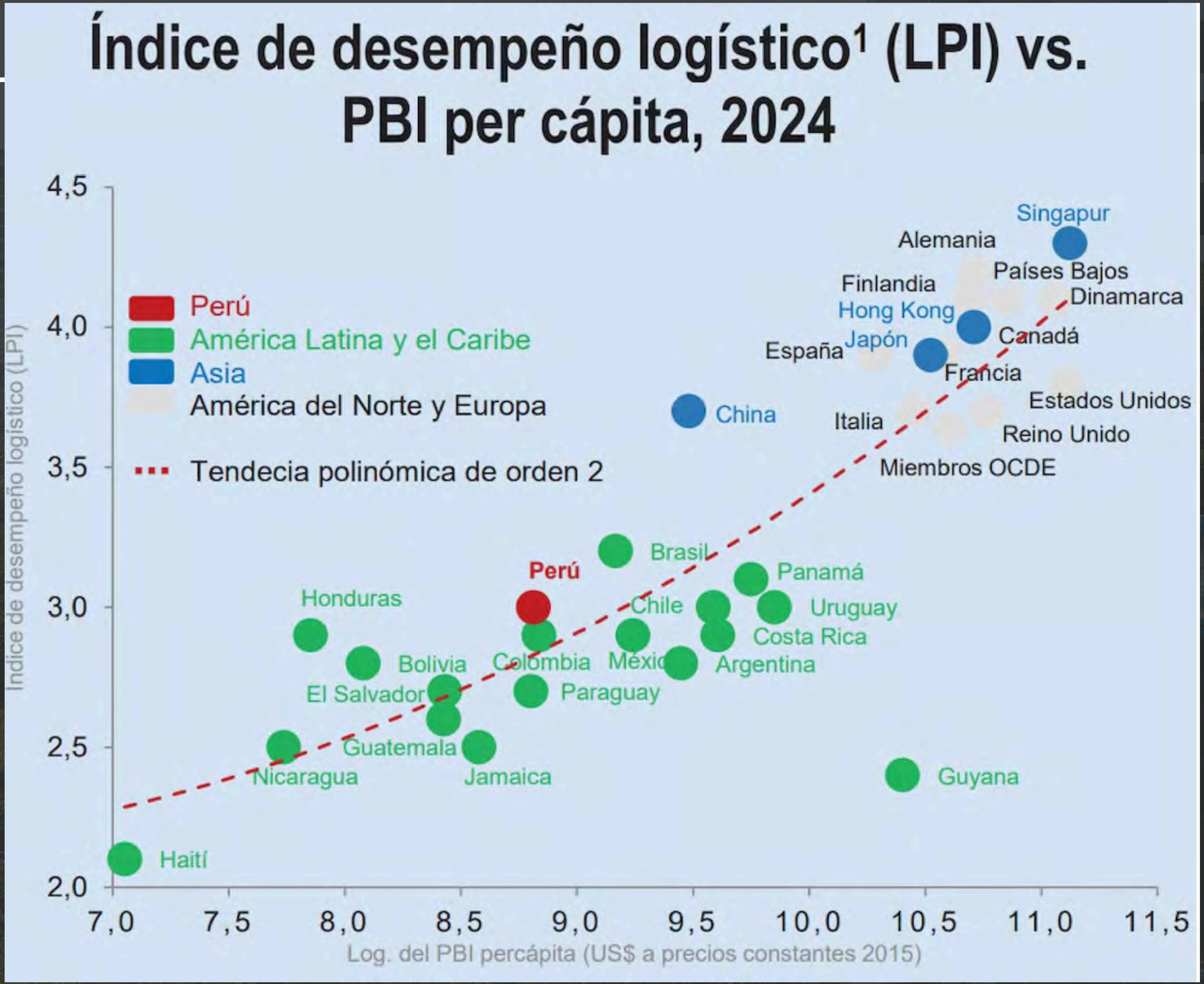
https://www.youtube.com/watch?v=qFJMN-BOXMQ

Peru ranks above the **Latin American** average in logistics performance for its income level.

The country shows strong potential for growth through **new transport** and **infrastructure investments.**

Ongoing **railway** and **port projects** aim to boost connectivity and reduce logistics costs.

Improved logistics will enhance competitiveness in key sectors like **mining** and **agro-exports**.



LOGISTICS PERFORMANCE INDEX (LPI) VS. GDP PER CAPITA 2024

Strategic Location in LATAM & more - PERÚ

33+

Population

7

Megaprojects 2025 - 2045

USD 40M +

For Investmet in Perú by MTC & MEF

Peru is advancing seven major railway megaprojects worth $41 billion to cut transport costs, boost efficiency, and connect key regions for mining and agro-exports.

https://www.infobae.com/peru/2025/09/02/estos-son-los-7-megaproyectos-ferroviarios-que-peru-tiene-en-agenda-por-us41000-millones-para-la-proxima-decada/

Highlights

PERU'S KEY MEGAPROJECTS

PUERTO DE CHANCAY

Budget: $ 3.5M dollars.

International Commerce / Exports

AIRPORT EXPANTION

Budget: $ 2.4 M dollars.

Tourism and Connectivity in the Area

PERIPHERAL RING ROAD

Budget: $ 3.4 M dollars.

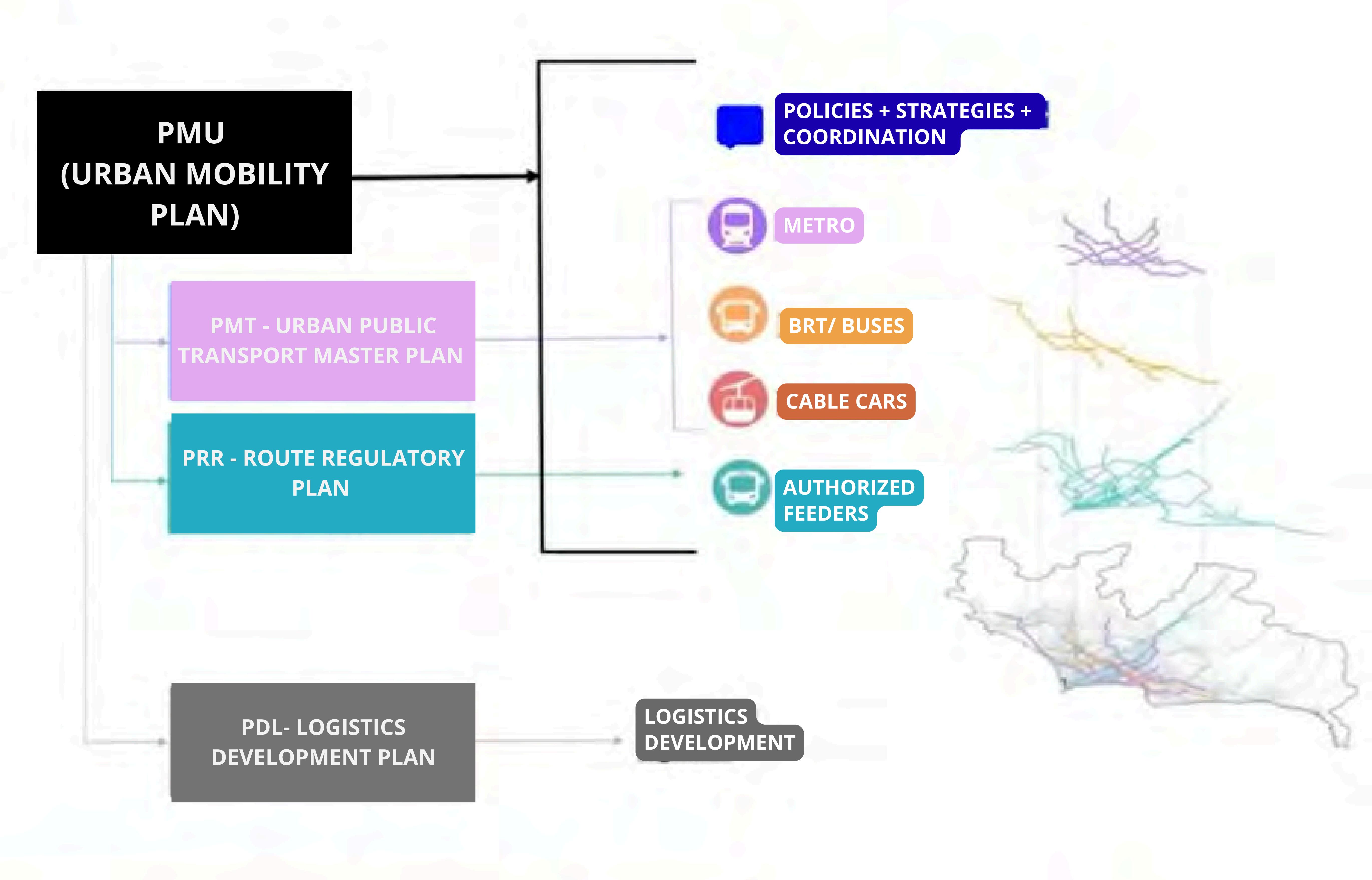
Urban Mobility in Lima–Callao

PMU 2045

Budget: $ 35.8 M dollars.

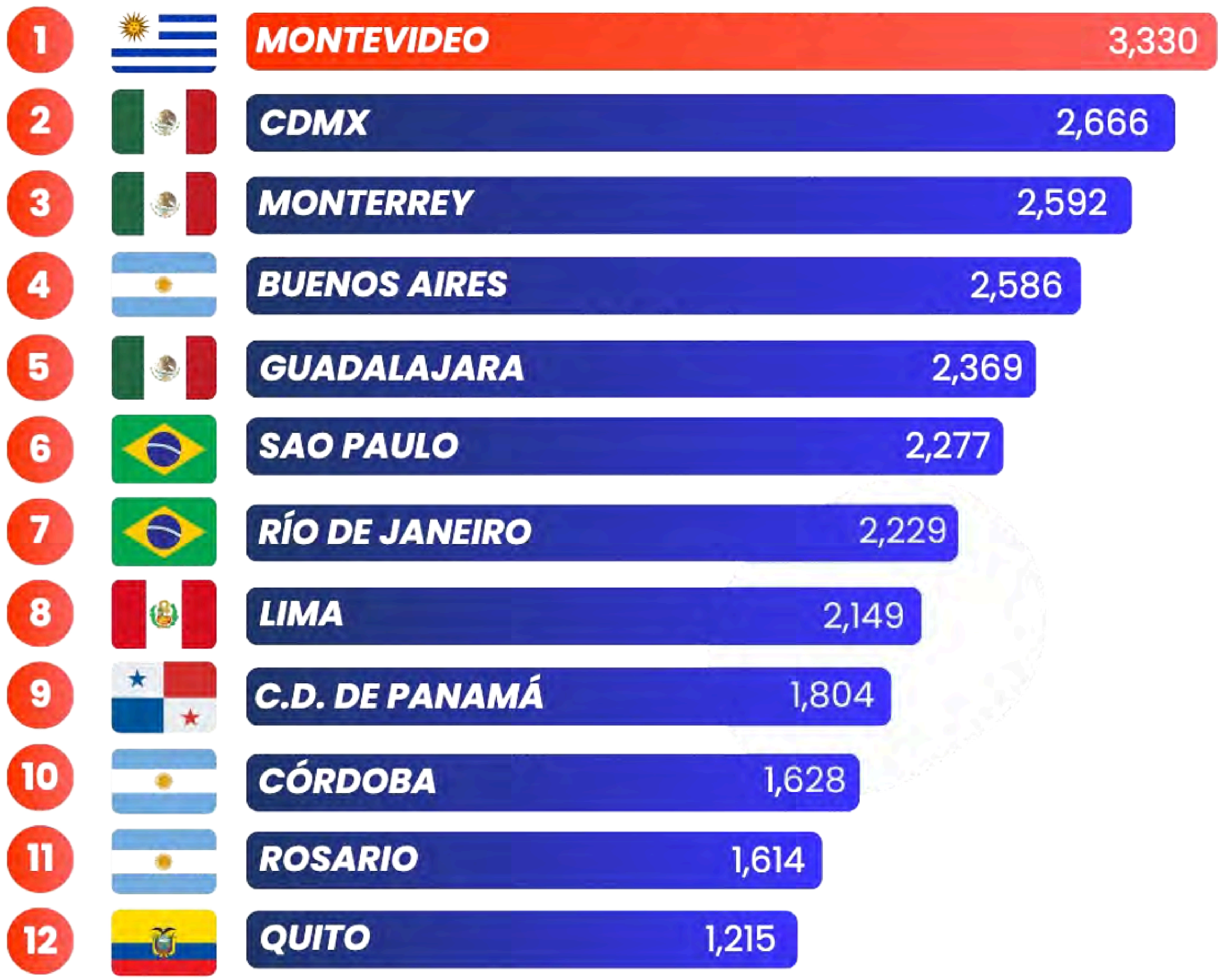
Sustainable Transport, Metro, BRT (Bus Rapid Transit)

PMU 2045 – Urban Mobility Plan for Lima and Callao (2025–2045)



Cities with the Highest Housing Prices in Latin America – March 2025

Apartment Price in Dollars per Square Meter



MIAMI REALTORS CONGRESS 2025
PERÚ

Top Real Estate Investment Opportunities

Discover the potential in Peru

Peru's **growing economy** and strategic location create unique real estate prospects, offering diverse investment options that cater to both local demand and international interest.

Top Real Estate **Investment Opportunities**

Lima

Strong rental demand in urban zones.

North beaches

Piura, Tumbes, Máncora Tourism + land banking.

Industrial & Logistics Assets

Driven by Chancay Port impact on growth & more.

Vacation Rentals

High occupancy in thriving tourism markets. Like Cusco, Sacred Valley.

Future Outlook - Masterproject of ProInversion

INDUSTRIAL PARK - ANCON

ARTIFICIAL PENINSULA - CALLAO

PERIPHERAL RING ROAD - LIMA - CALLAO

"Short-term stabilization, medium-term expansion"

Megaproject: Port of Chancay
New logistics gateway connecting Peru with Asia
Boosting trade, exports, and regional development

Urban Expansion: Metro Lines 2 & 3
Expanding Lima's connectivity and value zones
Enhancing accessibility and boosting nearby property values

Tourism Recovery & Coastal Investment
Inbound tourism expected to grow +25% in the next 2 years

Rising demand from **foreign investors** for coastal and **Airbnb-ready properties.**

“SWISS SOL” , PERUVIAN CURRENCY AS THE STRONGEST IN LATAM

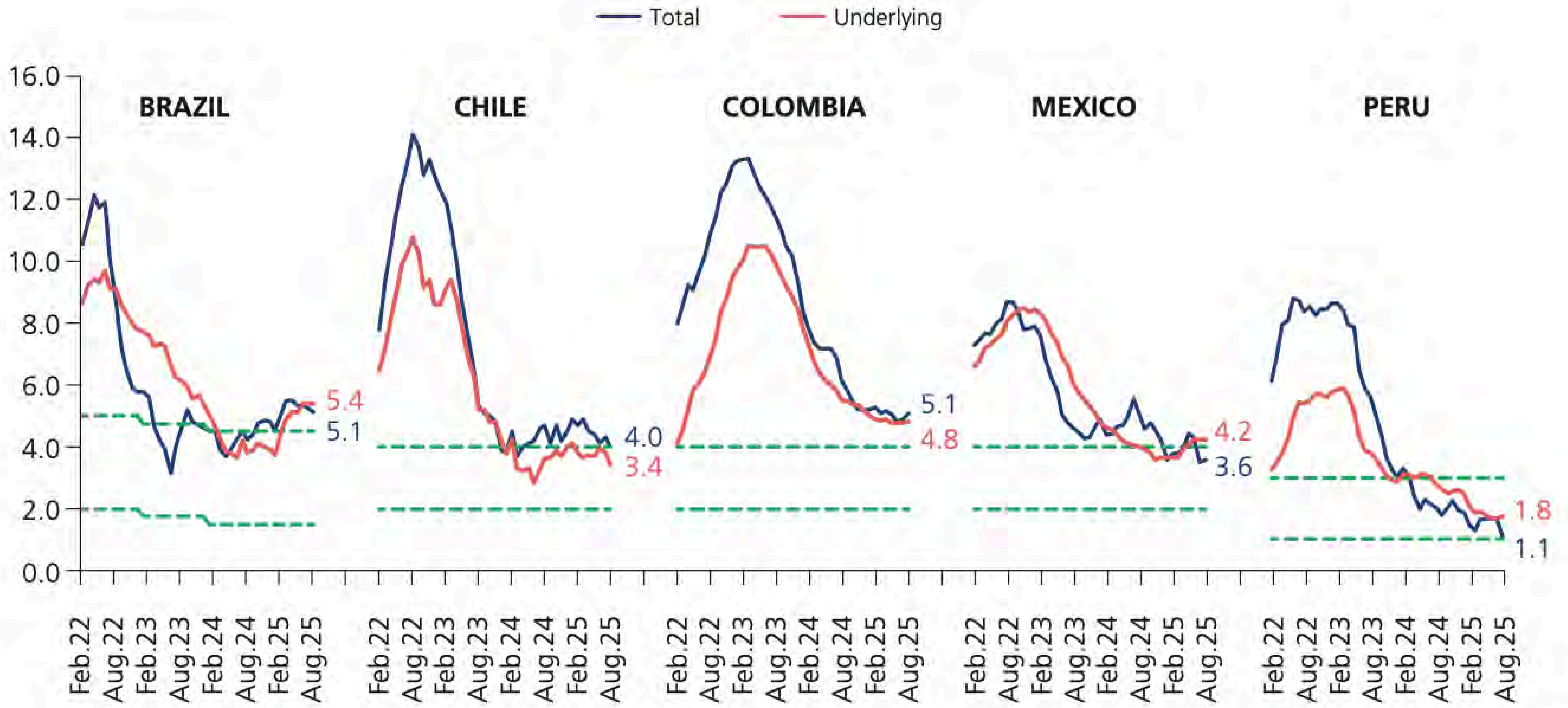
Highlights the Peruvian sol's ability to remain stable in the face of economic fluctuations, despite the challenges faced by other currencies in the region, such as the Argentine peso or the Brazilian real.

- One of the most stables economies in Latin America
- Inflation under control 1.7% anual BCRP (2025)
- GDP Projected Growth: 3.2%in 2025 (Central Bank Forecast)

Graph 15

INFLATION IN LATIN AMERICA

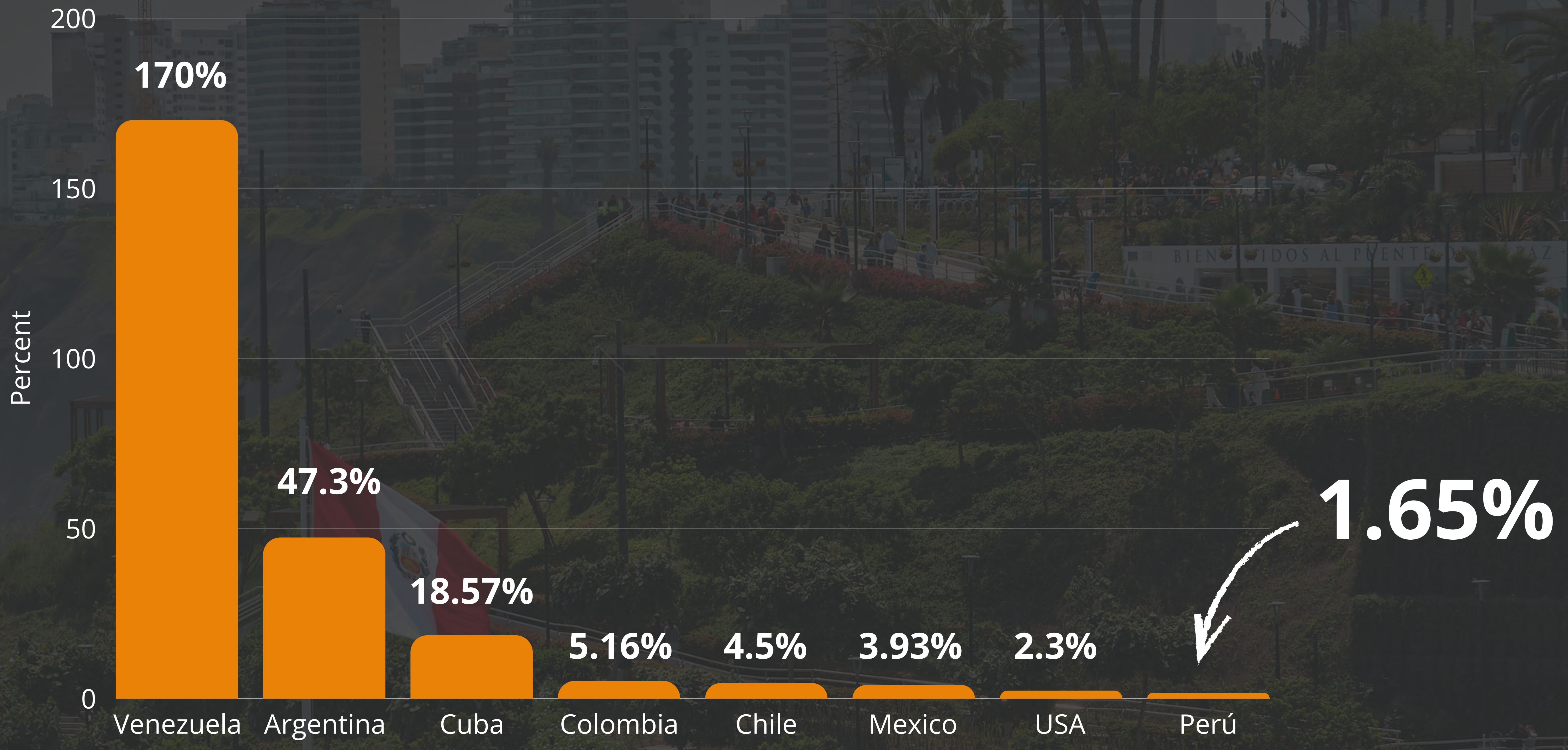
(Change over the last 12 months)



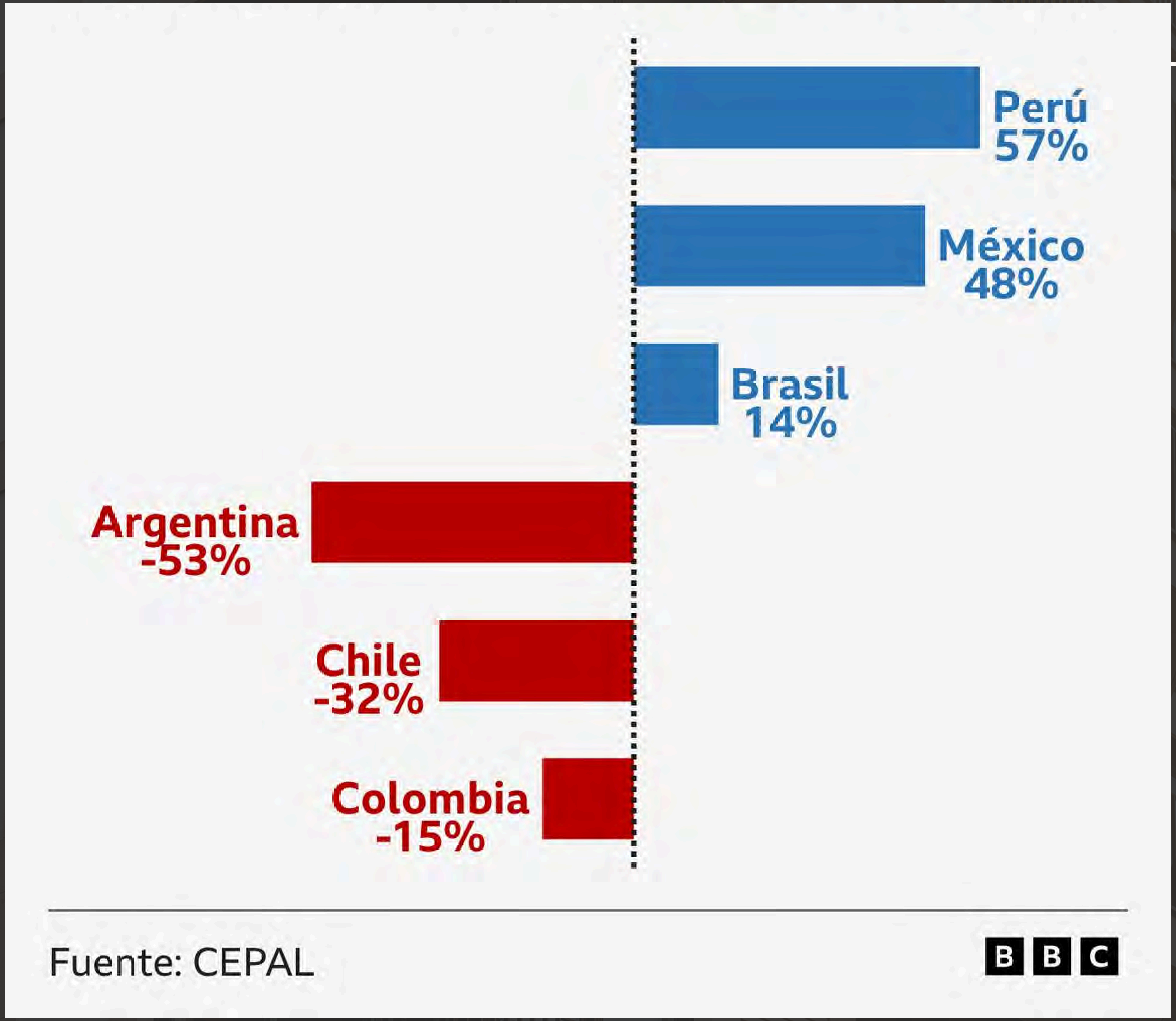
	Jul.25	Aug.25	Maximum	Jul.25	Aug.25	Maximum	Jul.25	Aug.25	Maximum	Jul.25	Aug.25	Maximum	Jul.25	Aug.25	Maximum
Total	5.2	5.1	12.1 (Apr.22)	4.3	4.0	14.1 (Aug.22)	4.9	5.1	13.3 (Mar.23)	3.5	3.6	8.7 (Sep.22)	1.7	1.1	8.8 (Jun.22)
Subj.	5.4	5.4	9.7 (Jun.22)	3.8	3.4	10.9 (Aug.22)	4.8	4.8	10.5 (Mar.23)	4.2	4.2	8.5 (Nov.22)	1.7	1.8	5.9 (Mar.23)

Note: The graph shows the latest data (August 2025).
Source: Statistical institutes and central banks.

INTER-ANNUAL INFLATION AMERICAS



SOURCE: TRADE ECONOMICS



PERU LEADS THE RANKING FOR THE HIGHEST GROWTH IN FOREIGN DIRECT INVESTMENT (FDI) IN 2024 COMPARED TO THE PREVIOUS YEAR

INCREASE AND DECREASE OF FOREIGN DIRECT INVESTMENT (FDI) IN THE SIX LARGEST ECONOMIES OF THE REGION

Key Market Overview - Lima

Peru offers both **off-plan developments** and **secondary properties**, giving investors the chance to choose between early-stage projects with high appreciation potential and ready-to-move options in prime locations.

18,852 units

Total Sales

+22%

Annual Growth vs. 2024

4.3%

Average Market Absorption

Source: Confederación de Desarrolladores Inmobiliarios del Perú - CODIP

MARKET OVERVIEW

3 TRENDS REDIFINING APARMENT SALES IN LIMA

PRICE STABILITY

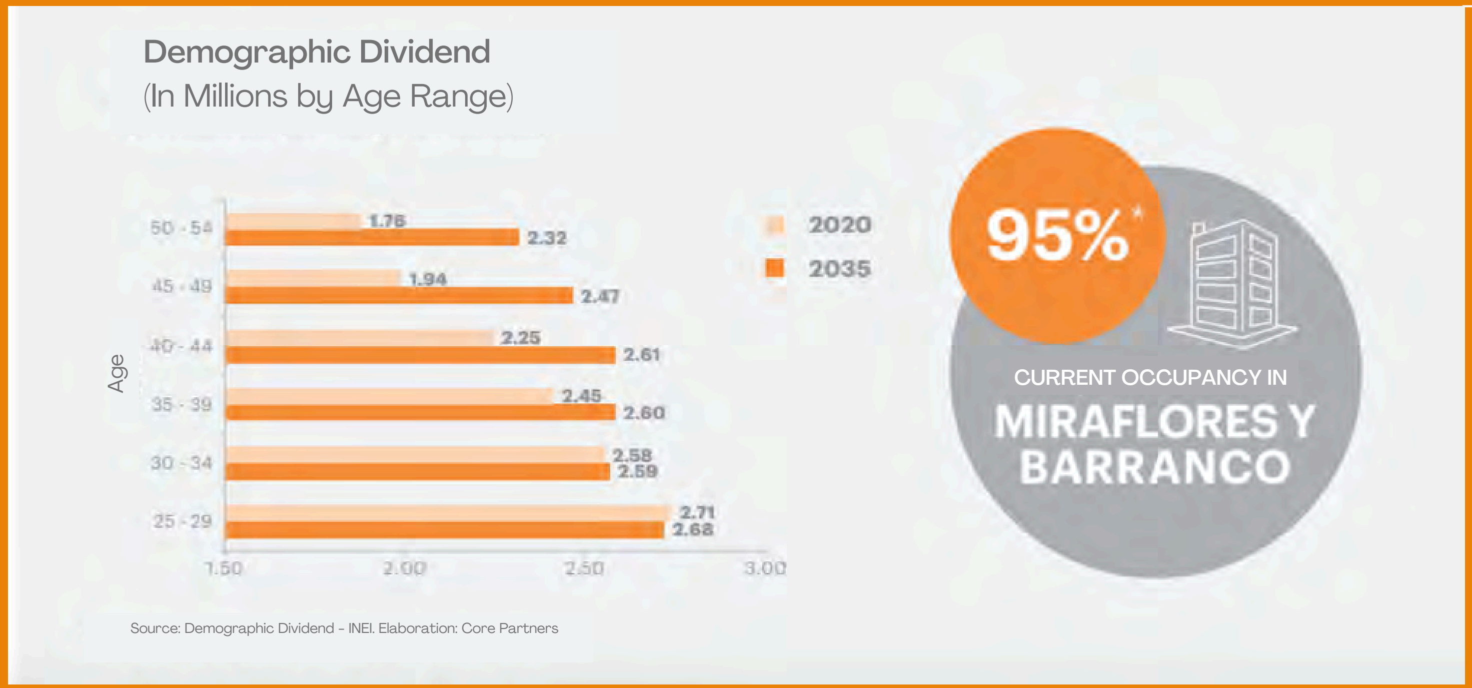
- Average price: S/ 452,928 ≈ USD 119,700
- Variation: +0.27% vs. previous year
- Prices remain stable despite increased demand.

SMALLER AVERAGE SIZE

- From 75 m^2 (2021) → 65 m^2 (2025)
- 13% cumulative reduction
- Buyers show a preference for more compact and functional spaces

PREFERENCE FOR 2- AND 3-BEDROOM UNITS

- 2-bedroom units: 38.4%
- 3-bedroom units: 37.4%
- Units of 60–70 m^2: 25.7% of total sales
- Demand is focused on mid-sized, efficient layouts.



Practical Case

The real estate developers **Edifica Inmobiliaria** designs its projects with **millennials** in mind, catering specifically to their preferences. Here's what millennials typically look for

Time optimization

Prioritize living close to work to save time and reduce commute.

Early Independence

Seek to rent 1 or 2 bedroom apartments, as many are eager to move out on their own early.

Lifestyle

Prefer living in vibrant, cosmopolitan districts like Barranco, Miraflores, and San Isidro, where they can enjoy a dynamic lifestyle.

m^2 Appreciation of EDIFICA Projects

since 2021

Project	District	Year	Initial sale price per m2	Appreciation time	final sale price per m2	Appreciation $/m²
Upper 28	Miraflores	2025	$ 2,426	1 año	$ 2,612	7.7%
Art 28	Miraflores	2025	$ 2,783	2 años	$ 3,060	9.9%
The Edge	Miraflores	2026	$ 2,865	3 meses	$ 3,087	7.8%
Sevilla	Miraflores	2023	$ 2,238	3 años	$ 2,414	7.9%
Atelier	Miraflores	2024	$ 2,132	3 años	$ 2,326	9.1%
San Martin	Miraflores	2024	$ 2,140	2 años	$ 2,434	13.07%

RETURNS CALCULATED BASED ON THE PERCENTAGE CHANGE BETWEEN THE AVERAGE PRICE PER M² SOLD DURING THE FIRST THREE MONTHS AND THE LAST THREE MONTHS OF THE PROJECT'S DURATION. ACCORDING TO INTERNAL COMMERCIAL DATA.

*PURCHASING BEHAVIOR OF LOCAL AND INTERNATIONAL INVESTORS

Projects

360º Apartments	Alta	Artinto	Atelier	Bohem	Element	Grau 15 Offices	Plaza 27	Sevilla 107	Studio 4	The Edge	The Park	Upper 28
360º Boutique Of...	Art28	Artline	Black	Connect	Grau 15 Apartments	Grimaldo 247	San Martin 836	Soul	The Classic	The Lead	The Sight	Urban Heights

Property Type

departamento	oficina

Report Year

2021	2023
2022	2024

Financing Type

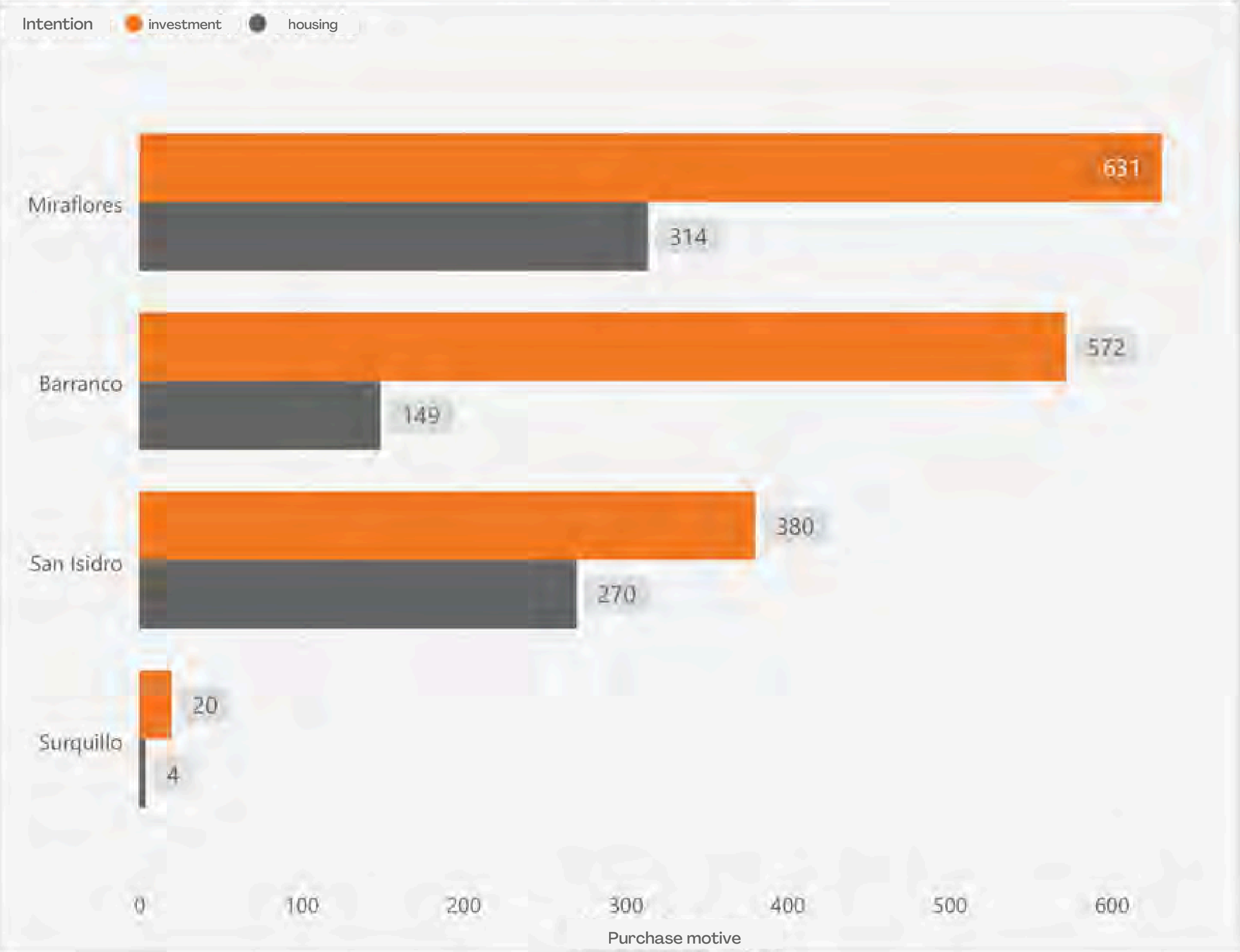
Information Urban Heights and The Edge

Project	Units	MIN AO	MAX AO	Price MIN	Price MAX	Sold Units	% of Sales
The Edge	145	60.30	86.17	741,310.60	1,111,859.55	87	60.00 %
Urban Heights	363	40.00	175.77	413,826.97	1,405,639.22	110	30.30 %
Total	**508**	**40.00**	**175.77**	**413,826.97**	**1,405,639.22**	**197**	**38.78 %**

Information Element

Project	Units	MIN AO	MAX AO	Price MIN	Price MAX	Sold Units	% of Sales
Element	279	28.91	61.49	277,247.72	500,411.79	24	8.60 %
Total	**279**	**28.91**	**61.49**	**277,247.72**	**500,411.79**	**24**	**8.60 %**

Purchase Intention



Delivery Date:

- Urban Heights: 3er Trim 2026
- The Edge: 4to Trim 2026
- Element: 4to Trim 2026

IMPORTANT DATA:

- Lima Moderna
  Lince and Surquillo: Emerging neighborhoods with growing value

Price per m2

Distrito	2021	2022	2023	2024	Total
Barranco	**2,926.61**	**2,794.43**	**2,994.69**	**3,122.42**	**2,944.40**
Artinto	2,714.67				**2,714.67**
Artline	2,662.00	2,807.73	2,981.80	2,991.53	**2,935.73**
Connect	2,672.83	2,044.33			**2,223.90**
Grau 15 Apartments	3,202.60	3,121.85	2,165.00		**3,133.16**
Grau 15 Offices	2,537.81	2,127.15	2,423.20	2,636.50	**2,386.80**
Studio 4	3,076.32	2,978.27	2,835.00		**2,972.30**
The Sight			3,486.87	3,552.93	**3,511.72**
Miraflores	**2,678.02**	**2,866.12**	**2,919.40**	**3,013.47**	**2,918.12**
360º Apartments	2,445.64	2,504.00			**2,456.94**
360º Boutique Offices	3,265.22	3,212.89	2,995.00		**3,225.39**
Art28		3,218.09	3,426.30	3,368.10	**3,342.56**
Atelier	2,333.33	2,591.44	2,517.50	2,577.81	**2,554.78**
Bohem	2,714.95	2,642.16	2,611.26	2,185.75	**2,622.12**
Grimaldo 247	2,733.00	2,670.30	2,511.44	1,798.75	**2,565.18**
San Martin 836		2,776.29	2,717.92	2,771.26	**2,763.20**
Sevilla 107	2,579.86	2,575.29	2,675.74	2,652.58	**2,628.75**
Soul	2,349.55	2,288.14	2,430.00		**2,337.90**
The Edge				3,324.86	**3,324.86**
Upper 28			2,823.75	2,924.96	**2,891.23**
Urban Heights			3,202.00	2,958.38	**2,960.59**
San Isidro	**2,563.09**	**2,591.79**	**2,854.39**	**3,059.36**	**2,745.75**
Alta	3,081.97	2,997.65	2,915.21		**3,018.56**
Black	1,753.00				**1,753.00**
Plaza 27	2,419.81	2,468.45	2,687.16	2,418.67	**2,509.69**
The Classic	2,446.54	2,528.73	2,715.61		**2,566.31**
The Lead			3,067.29	3,266.03	**3,180.68**
The Park	2,398.84	2,413.97	2,633.00		**2,415.13**
Surquillo				**2,331.83**	**2,331.83**
Element				2,331.83	**2,331.83**
Total	**2,692.18**	**2,762.03**	**2,926.00**	**3,023.81**	**2,873.01**

Advantages for **Foreign Buyers**

- **Respect for Private Property:**
  Strong legal protection of property rights
- **Regulated Pre-Construction Sales**
  Clear regulations for future property investments
- **Stable and Strong Currency**
  Backed by an independent banking system
- **Demographic Bonus through 2050**
  Long-term population growth supports investment stability
- **Equal Taxation for Foreign Buyers**
  Same property sales tax for foreigners as for citizens since 2008

Why peruvians **Buy in Florida?**

- USD-based asset protection and **diversification** strategies for investors
- Safe and appreciating **real estate market** with strong demand
- Rental performance averages **5–9%** depending on the zone
- Education, relocation & **residency goals** focusing on family planning
- **Favorable financing options** available for foreign nationals

Peruvian
Investor Profile

Occupation: Entrepreneurs, CEOs, independent professionals

Avg investment ticket: US$300,000 – US$700,000

Age range:
35–60

Property types: Pre-construction condos, STR homes, vacation units

Dual strategy: “Asset in Peru + asset in U.S.”

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JUST IN TIME REALTY PERU

LET'S BUILD CROSS-BORDER BUSINESS TOGETHER

- Referrals & broker alliances
- Market collaboration – Peru <→ Florida
- Embassy, developer & institutional partnerships

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