



GRUPO  
**EDISUR**  
desarrollando ciudad

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## OUR COMPANY

We are a Real Estate Development Company located in the city of Córdoba, Argentina. We were born to develop major real estate projects.

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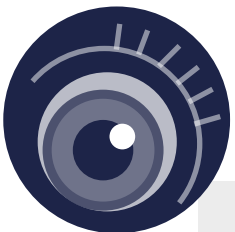
The real estate development of a city is a responsibility and commitment that every member of GRUPO EDISUR assumes and which is based on a shared, organizational culture. We are guided and encouraged by our identity, way of doing, feeling and dreaming.

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MISSION

We are a dynamic and committed Real Estate Development Company which generates value to our stockholders, employees, suppliers, clients and the entire society by visualizing and capitalizing business opportunities in the search of an ordered and sustained growth.



VISION

We aim at being recognized for our experience and leadership in the Argentine real estate market.

We have a great capacity to transform the market and its surroundings, based on a profound knowledge of its conditions, generating new opportunities for business growth.



DYNAMISM



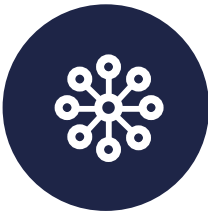
INNOVATION

We generate competitiveness by providing technological innovation in our products and management methods.

We develop premium products as we bring the clients' expectations into harmony with the Company's plans and our teams' work.



QUALITY



INTEGRITY

We act with clarity and in harmony with values and proper professional practices, based on our experience and solvency.

We act with a high level of responsibility not only with our clients and suppliers but also with the city and the society we are all part of. It's our wish to promote an urban development on the basis of a social, environmental, and economically sustainable growth.



COMMITMENT

The Company's Board of Directors is formed by outstanding professionals with more than twenty five years of experience in the financial and construction sector. They are recognized for their academic performance, business resilience and for representing several social sectors.



HORACIO PARGA

- He is a Public Accountant and a graduate from the National University of Córdoba and from the Advance Management Program in IAE Business School.
- He is the president of Córdoba Stock Exchange.
- He was the president of the Business Chamber of Urban Developers of the province of Córdoba (CEDUC) for two periods, from 2008 to 2012. He was also appointed as vice president and second vice president of CEDUC in different occasions.
- He was engaged in an intense and diverse activity in the financial sector of Buenos Aires as a stockbroker, as Director of Banco de Valores and Director of Mercado de Valores of Buenos Aires.



FERNANDO REYNA

- He is a Civil Engineer who graduated from the National University of Córdoba. He obtained a PhD. from Purdue University, U.S.A., in Soil Mechanics and Foundations and Earthquake Engineering.
- He is a permanent member of Córdoba Mejora Foundation. He was vice president for such organization.
- He has extensive experience as a researcher, University Professor, Project Director and as a consultant and a member of different national academic institutions.
- He advised and managed diverse entities specialized in residential and industrial projects and in bids for public works.



RUBÉN BECCACECE

- He is an Architect graduated from the National University of Córdoba.
- He gained considerable experience in DYCSA, a first-rate architectural firm which is responsible for the building of innumerable projects in residential areas of Córdoba.
- He was in charge of the direction and execution of not only projects of residential units but also hotel and hospital architecture projects.
- He has experience in the integral development of important projects related to tourism.



EXECUTIVE MANAGEMENT

They participate in making decisions and in directing the corporate strategies in different government and non-government entities so as to obtain the different projects approval and execution.

Engineer Rogelio Moroni



DIRECTORATE OF ADMINISTRATION

He obtains, manages and controls the Company's funds, tools, mechanisms, and human and financial resources which ensure its financial viability as well as the creation of value for its investors.

Accountant Horacio Parga, Jr.



DIRECTORATE OF PRODUCTION

He is in charge of the counting processes and in the purchasing of materials and supplies and of carrying out and monitoring construction works so as to bring real estate and infrastructure projects to life.

Gonzalo Parga, B.B.A.



DIRECTORATE OF MANAGEMENT AND DEVELOPMENT

He analyzes upcoming urban interventions, designs the projects and is in charge of obtaining the authorizations and approvals that are necessary to initiate and proceed with the different works.

Engineer Adolfo Frateschi



COMMERCIAL DEPARTMENT

He attracts, advises, and accompanies different types of clients, from the final consumer to diverse categories of investors. He closes sales operations and new business contracts.

Sebastián Rivero, B.B.A.



COMMUNICATION AND MARKETING DEPARTMENT

She positions the brand name, promotes the Company's projects, and disseminates its social responsibility policy, as he evaluates and implements specific programs for different products categories, client segments and groups of interest.

María Marta Toniutti, B.I.R



More than 150 professionals, technicians and, administrative personnel, together with a construction and maintenance staff similar in number, form different complementary areas that coordinate objectives, projects and, results.



We work with a deep sense of responsibility and on a horizontal spirit in the process of evaluating and discussing decisions. This way, we promote initiatives and a proactive behavior as we better capitalize the synergy of the processes that connect every business areas and gain the foundation of knowledge needed for future projects.



OUR AREAS

Architecture: Our Own Projects
Architecture: Third Party Projects
Urban Development
Administrative Arrangements

Parcelling Projects
Third party Projects
Our Own Projects
Planning and Costs

Purchases and Contracting
After-sales
Relationship with Owners
Maintenance

Sales
Marketing
Institutional Relations
Business Intelligence

Business Administration
Quality
Finance
Human Resources

Systems
Legal Department

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We seek to differentiate ourselves by providing solid competitive advantages which allow the Company to consolidate a privileged position in relation to its competitors. This way, we position our presence in the market based on clearly identified strengths.

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We successfully link a group of actions, processes and abilities together so as to obtain a unique system of complementary activities, an advantage which is hard to imitate and able to last for a long time.

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# 1.

## BRAND STRENGTH

We create a solid and stable image which is reflected in an impressive record of complying with our financial and contractual obligations and in a steady financial solvency maintained along the unpredictable Argentine economic cycles and a reputation for credibility and confidence backed up by strong and long-lasting relations with financial entities, suppliers, clients and investors. We play an important role in the private sector performance and we represent an active and constructive figure that takes part in the integration with the public sector.

# 2.

## OUR OWN STRUCTURE AND INTEGRATED BUSINESS PLAN

We have our own groups of professionals who are in charge of the different stages of a project. These stages include analyzing the feasibility of the project itself, purchasing the land as well as designing, carrying out, promoting, commercializing and managing the project. Besides, different professionals provide effective after-sales services and strengthen customer loyalty. We generate an integrated business plan thus promoting an interaction between all the different working areas, the process feedback, and the constant monitoring and improvement of the entire product cycle.

# 3.

## MULTI-PRODUCT AND MULTI-TARGET PROPOSAL

We offer different categories of residential real estate products such as apartments in buildings and condominiums, lots in gated communities and urban areas, offices, and houses. This way, we can advise a diversified public - adult final consumers, young families, professionals and investors- as we seek to provide the best option that would suit their needs. This diversified portfolio provides us with enough flexibility so that we can successfully adapt ourselves to the market, which gives us an advantageous position against our single-product competitors' proposals.

# 4.

## LONG-TERM INVESTMENTS IN LAND

We have significant amounts of land that allow us to optimize our profit margins based on an increased value of its land resulting from a maturing and development process. This guarantees long-term businesses and real prospects for continuity in the market. In addition, these large areas of lots enable the Company to develop profitable projects through patterns of alliances with third parties, which in turn encourage a genuine source of land transformation.

# 5.

## LARGE SCALE DEVELOPMENT PROJECTS

We promote business models based on large scale development projects which evidence not only the Company's capacity to manage, urbanize and revalue great extensions of land, but also how capable the Company is of consolidating projects with different categories of investors. Certainly, this means planning projects which are integrated into the city and taking into account both investing on infrastructure to provide services and connectivity and coordinating the projects with the public sector. Besides, we offer an integral urban design when developing projects.

# 6.

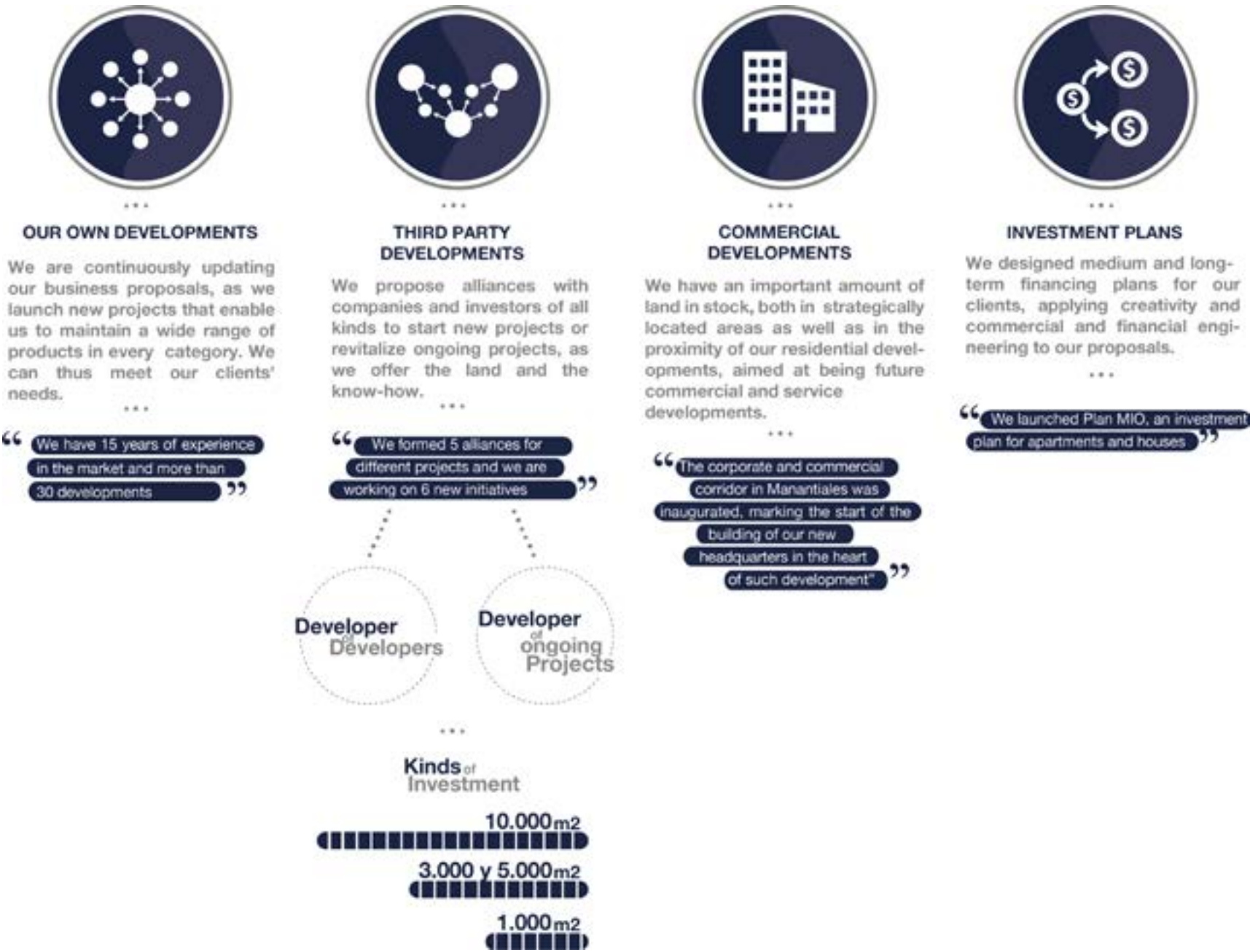
## FINANCING POLICY

We have both a banking financing policy and in the capital market which result in better transparency and efficiency when using funds. This policy aims at optimizing the return on capital. Simultaneously, we improve our financial creativity to offer innovative financing options to our clients and to obtain better conditions when obtaining funds.





We focus on 4 core business ideas, on which we apply our main strengths: land in stock, integral structure, trading power, brand presence, combination of products and technical and service capacity. This way, we broaden the horizon of our projects and we fully exploit the market potential and opportunities.



Since we have shared our know-how and experience with other companies and investors we have formed alliances with, we have surpassed our role as a traditional development Company to experience a more encompassing vision: urbanizing large areas. This way, we add value to the lands in stock and we encourage a more powerful dynamic, more prone to strengthening of new and ongoing projects, maximizing future profitability.



Department of New Businesses Creation and Analysis

We analyze potential land and its location, viability, current land use regulations, available services and installation and intervention costs.



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We achieved ISO 9001:2008 Standard Certification, guaranteeing the quality of all processes involved in our business. Each year, we have the certification validated, making every effort to further improve our internal processes.

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The quality management system includes the design, development, promotion, commercialization and after-sales service of its real estate projects.

The certification was given by Det Norske Veritas (DNV), one of the world's leading certification bodies of Norwegian origin.

The different areas of the Company work closely together with the purpose of creating more customer confidence and satisfaction.

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Our first Social Responsibility Report was validated under GRI Standards (Global Reporting Initiative), communicating our economic, social and environmental performance.

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The Report shows the work we carried out in five management axes: Customer Centralized Management, Environmental and Urban Management, Human Capital Development, Technological Innovation and Community.

We have become the first Argentine Real Estate Development Company in obtaining the GRI (Global Reporting Initiative) validation, which promotes standard guidelines on sustainability worldwide.

We make decisions considering an environmental, economic and social balance that can satisfy both our partners and clients and society at large.

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We have experienced a path loaded with projects, initiatives, accomplishments, and challenges that have left a mark in the history of our 15 years. Based on effort, perseverance, creativity and enthusiasm, we have managed to position ourselves as leaders in introducing proposals, initiatives and business plans.

.....



2000

- We broke into Córdoba real estate market introducing Casonas as a unique typology and we positioned ourselves in the southern area of the city.



2003

- Our hallmark and experience in developing Casonas was taken to the northern part of Córdoba city.
- We became the first Real Estate Development Company in issuing negotiable obligations for an amount of 1,500,000 USD.



2004

- We started developing gated communities as a new category of products in our portfolio.



2006

- We expanded our product proposal developing lots in surveilled urban areas.
- For the second time, we issued negotiable obligations for an amount of 1,500,000 USD.



2007

- We launched our first project on the outskirts of Córdoba city when we developed Casonas in Villa Allende.
- We expanded our portfolio by including offices to our products portfolio.



2008

- We positioned ourselves as leading urban developers by creating a mega project that proposes a combination of residential and commercial projects.
- We became the first company to sign an urban agreement with the Municipality of Córdoba, which was signed by the City Council.



2009

- We initiated our international expansion to Punta del Este, Uruguay, developing residential towers.
- For the third time, we issued negotiable obligations for an amount of 3,000,000 USD.



2010

- We launched Plan MIO, a long-term investment plan for apartments.
- Our Director Horacio Parga is recognized as "Businessman of the Year in the category Developers" by La Voz del Interior newspaper.

2011

- Our quality management system was certified under ISO 9001:2008 Standards reaching every area of our Company.
- For the fourth time, we issued negotiable obligations for an amount of 2,000,000 USD.
- Our Director Horacio Parga is awarded the "Jerónimo Luis de Cabrera" prize which is given by the Municipality of the city Córdoba.
- We broadened our experience in urban areas development and we launched our first project of lots in the northern part of the city of Córdoba.



2012

- Our Director Horacio Parga is honored with the "Real Estate Entrepreneur of the Year Prize" awarded by the Master Degree in Management of Building and Real Estate Companies of the Technical University of Madrid.
- We expanded our portfolio by including houses to our products.
- We improved our Plan MIO investment plan by offering longer terms of payment and implementing the purchasing of houses.



2013

- We were awarded the "2012 Creativity Real Estate Prize" by the T.V. Program Reporte Inmobiliario.
- We started new business plans for joint venture, going beyond our role as a traditional developer to experience a more encompassing vision, that of urbanizing large areas of land. This is the result of our associations with other companies and investors to whom we shared our know-how and experience with so as to develop new projects or to promote and commercialize ongoing projects. We expanded thus the supply of our units in our products portfolio, we diversified our markets by including other cities outside Córdoba capital and we positioned ourselves as leaders of real estate proposals in the southern area of the city of Córdoba.



2014

- We signed a new urban agreement with the Municipality of Córdoba, which was approved by the City Council. Likewise, we incorporated more than 500 hectares to Manantiales, committing ourselves to carrying out important infrastructure and connectivity works.
- We achieved ISO 9001:2008 Standard recertification, achieving our objective of generating more satisfaction to our clients.
- We paid the last Negotiable Obligations issued.



2015

- Large-scale Manantiales: we turned Manantiales into the most important 1,000 hectare project of Córdoba.
- We carried out road and hydraulic infrastructure works such as a crossroad under Circunvalación Avenue (Ring Road) as well as boulevards, avenues, and bridges to improve Manantiales hyper connectivity with the rest of the city.





We have a strong geographic presence in the southern area of the city of Córdoba as well as in other areas close to the city center, the northwestern corridor and in satellite places of Córdoba.



Full satellite image of the common land of the city of Córdoba. Projects and Offices Location.

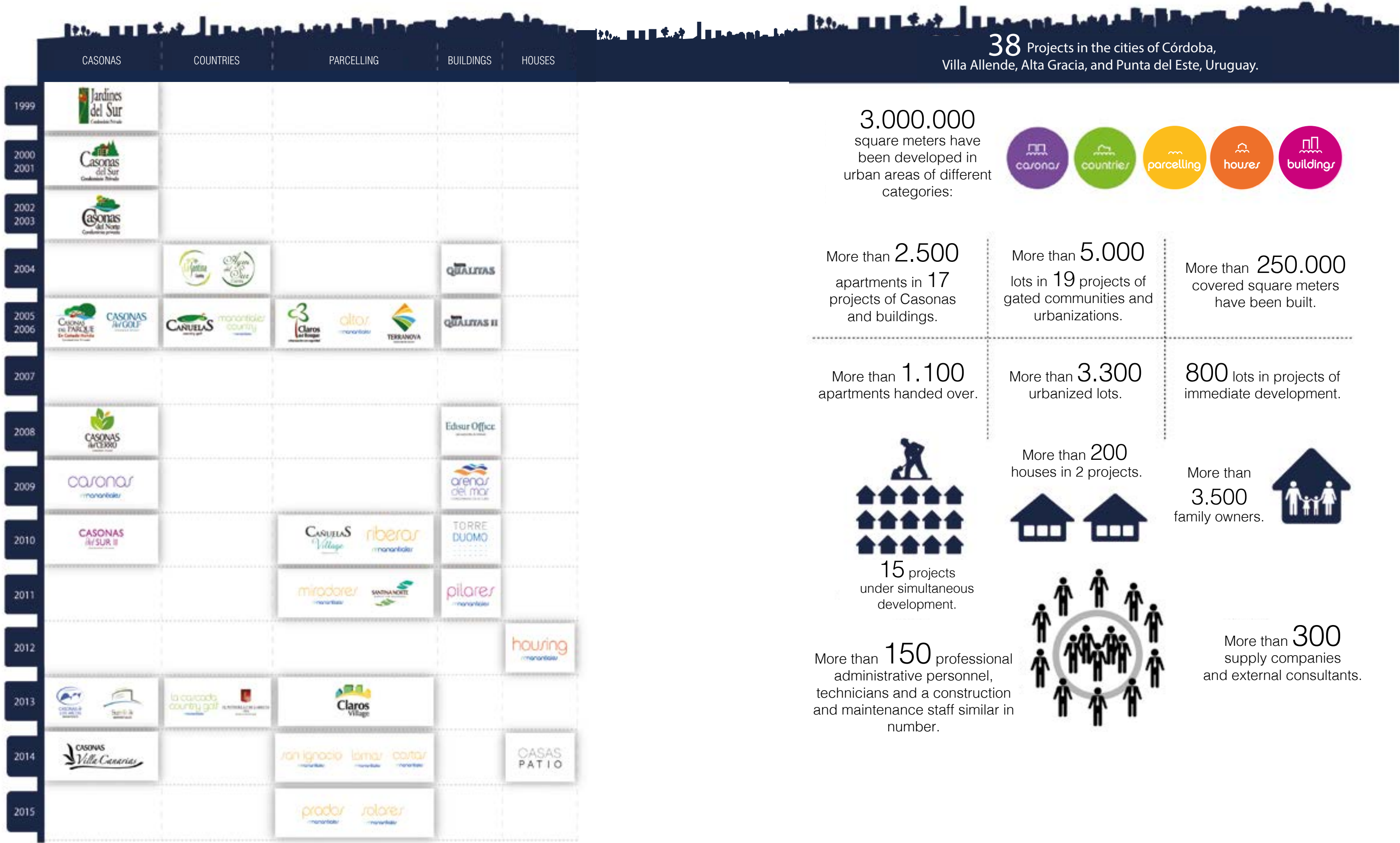
Our first international project was developed in Punta del Este, Uruguay, a cultural and geographically close destination with a steady and safe market, and an upscale touristic area with increasing international prestige.





We develop different categories of products that make it possible to meet different clients' needs and preferences and to provide consulting sales and real estate consultancy.

After 15 years of continuous activity in the market, we have maintained a steady pace with an increasing number of projects, placing the main emphasis on expanding our product proposals, attracting new client segments and renewing our financial creativity as the growth strategy.





## OUR PRODUCTS

We develop different categories of products which allow meeting different clients' needs and preferences.



Our variety of proposals allows us to advise clients according to their specific needs and in many different ways. Besides, we are able to help them decide the purchase option that best satisfies their expectations. In addition, a diversified product portfolio provides us with enough level of flexibility and adaptation against possible disruptions the market may experience, paying attention to the variations of the demand and the changes of the context.

We offer diverse housing options and investment alternatives since we want to be next to our clients during their different life cycle aspirations: young families that look for lots to build their houses in a safe setting with green areas, adults and single-family homeowners that prefer private condominiums for its comfort and security, families that choose an exclusive environment in our gated communities, or investors and young people that wish to invest their capital in an apartment or even consider the possibility to have access to their first house.






# CASONAS


We are "the inventors of Casonas", a style that combines the comfort of a house with the services and security of an apartment.  
These private low-height condominiums between 3 and 5 floors- with premium amenities and landscaped spaces are the emblem of the innovations we have introduced in the market of Córdoba. Nowadays, Casonas is a popular and appreciated lifestyle.

11 Projects  
43 Casonas  
1,219 Apartments  
150,940 covered m²  
A total of 155, 884 m² developed




Jardines  
del Sur  
Condominio Privado

Av. R. Nores Martínez 2793  
Bº Jardín




Casonas  
del Sur  
Condominio Privado

Av. Malagueño 1074  
Bº Jardín




Casonas  
del Norte  
Condominio privado

Nazaret 3233/73  
Bº Las Rosas




CASONAS  
DEL PARQUE  
Condominio Privado

Sayago 2337  
Bº Colinas de Vélez Sarsfield




CASONAS  
Del CERRO  
CONDOMINIO PRIVADO

Av. Fader 3450  
Bº Cerro de las Rosas




CASONAS  
Del GOLF  
CONDOMINIO PRIVADO

Vieytes y Av. Derqui  
Villa Allende




casonas  
manantiales

Av. Cruz Roja Argentina  
y Río Negro  
Parada 4




CASONAS  
Del SUR II  
CONDOMINIO PRIVADO

Av. Cruz Roja Argentina  
y Vélez Sarsfield




Sureño de  
MANANTIALES

Av. Cruz Roja Argentina  
y Río Negro  
Parada 5



CASONAS De  
LOS ARCOS  
MANANTIALES

Av. Cruz Roja Argentina  
y Río Negro  
Parada 5



CASONAS  
Villa Canarias

Monseñor Ferreyra 6050





We developed this project with the vision of bringing an innovative building model to Córdoba. We combine quality apartments, premium shared areas and large landscaped gardens into a private condominium. We came up with a new lifestyle. This architectural innovative model, born in Europe and in the United States, was our starting point in the real estate market of Córdoba.



**Categorization:**  
Private Condominium

**Location:**  
Southern area of the city of Córdoba

**Starting year:**  
1999

**Field surface:**  
5,835 m<sup>2</sup>

**Covered surface:**  
6,706 m<sup>2</sup>

**Units:**  
3 Casonas - 48 one and two-bedroom apartments - Balconies with barbecue grills

**Characteristics:**  
First-class and monitored entrance - Landscaped gardens - Pedestrian paths - Spray irrigation system - Single and double covered parking lots with bike storage space - Perimeter fence - Surveillance

**Amenities:**  
Clubhouse - Quincho with barbecue grill - Pool - Fitness Center - Changing rooms





We developed this project introducing a new concept: "Casonas". We turned this into our registered trademark. This private condominium is an innovative residential proposal that offers quality, comfort and tranquility to its owners. Besides, by executing this project, we were successful in giving the southern area of the city of Córdoba a more privileged and hierarchical position.



Categorization:  
Private Condominium

Location:  
Southern area of the city of Córdoba

Starting year:  
2001

Field surface:  
20,891 m<sup>2</sup>

Covered surface:  
14,042 m<sup>2</sup>

Units:  
7 Casonas - 213 one and two-bedroom apartments -  
Balconies with barbecue grills

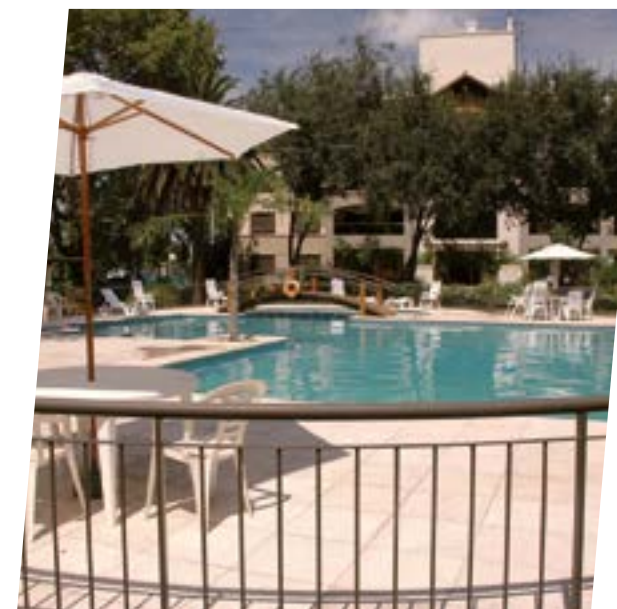
Characteristics:  
First-class and monitored entrance - Landscaped gardens  
- Pedestrian paths - Spray irrigation system - Underground  
and ground floor covered parking lots - Perimeter fence -  
Surveillance

Amenities:  
Clubhouse - Quincho with barbecue grill - Pools - Fitness  
Center -





After bringing this lifestyle in the southern area of the city, we landed in the northern sector developing this project. This private condominium is located in the middle of an ancient grove which provides pure air and fresh scents to its owners. We built pedestrian paths and landscaped gardens which give the final touch to a perfect natural environment.



**Categorization:**  
Private Condominium

**Location:**  
Northwestern area of the city of Córdoba

**Starting year:**  
2003

**Field surface:**  
24,053 m<sup>2</sup>

**Covered surface:**  
28,034 m<sup>2</sup>

**Units:**  
8 Casonas - 217 one, two and three-bedroom apartments - Balconies with barbecue grills

**Characteristics:**  
First-class and monitored entrance - Landscaped gardens - Pedestrian paths - Spray irrigation system - Underground and ground floor covered parking lots - Perimeter fence - Surveillance

**Amenities:**  
Clubhouse - Quincho with barbecue grill - Pools - Fitness Center - Changing Room - Sauna





We developed this project according to the experience we acquired in building this style of projects in several points of the city. We developed this private condominium in a revitalized natural canyon to gain a unique environment surrounded by vegetation in the middle of the city. We built high-quality units that offer comfort to their owners. The southern sector of the city was also revitalized by this project.



Categorization:  
Private Condominium

Location:  
Southern area of the city of Córdoba

Starting year:  
2005

Field surface:  
20,891 m<sup>2</sup>

Covered surface:  
14,042 m<sup>2</sup>

Units:  
4 Casonas - 96 one, two and three -bedroom apartments -  
Balconies with barbecue grills

Characteristics:  
First-class and monitored entrance - Landscaped gardens  
- Pedestrian paths - Spray irrigation system - Underground  
and ground floor covered parking lots - Perimeter fence -  
Surveillance

Amenities:  
Clubhouse - Quincho with barbecue grill -tennis court -  
Pool - Fitness Center - Changing rooms - Sauna





We built this Premium category project in one of the most exclusive areas of the city of Córdoba: Fernando Fader and Rafael Núñez Avenues, the entrance gate to the northern part of the city. Located in the ascent to the traditional Cerro de las Rosas neighborhood, we designed each of the Casonas on a different level of the hill to create a feeling of privacy and grant stunning panoramic views of the city to the owners. Its unique feature- a castle- was restored and given value as a Clubhouse, establishing a perfect relation between the past and the present.



Categorization:  
Private Condominium

Location:  
Northwestern area of the city of Córdoba

Starting year:  
2008

Field surface:  
12,916 m<sup>2</sup>

Covered surface:  
14.051 m<sup>2</sup>

Units:  
4 Casonas - 55 three-bedroom apartments - Balconies with barbecue grills

Characteristics:  
First-class and monitored entrance - Landscaped gardens - Pedestrian paths - Spray irrigation system - Underground and ground floor covered parking lots - Perimeter fence - Surveillance

Amenities:  
Clubhouse - Indoor Pool with solarium - Fitness Center - Changing room – Sauna - Playroom





We developed this project beyond the limits of Córdoba city, moving our hallmark to Villa Allende. This private condominium was built in one of the most exclusive areas: next to Córdoba Golf Club. Inspired by an innovative architecture, we built these Casonas with a stepped design, mirroring the terrain shape. This design offers breathtaking views of the hills. Surrounded by trees and in a perfect natural environment, we were able to give green views to every unit thanks to the separate layout of the Casonas.



Categorization:  
Private Condominium

Location:  
Ciudad de Villa Allende. Province of Córdoba

Starting year:  
2007

Field surface:  
16,685 m<sup>2</sup>

Covered surface:  
14,508 m<sup>2</sup>

Units:  
3 Casonas - 90 one, two and three -bedroom apartments  
Balconies with barbecue grills

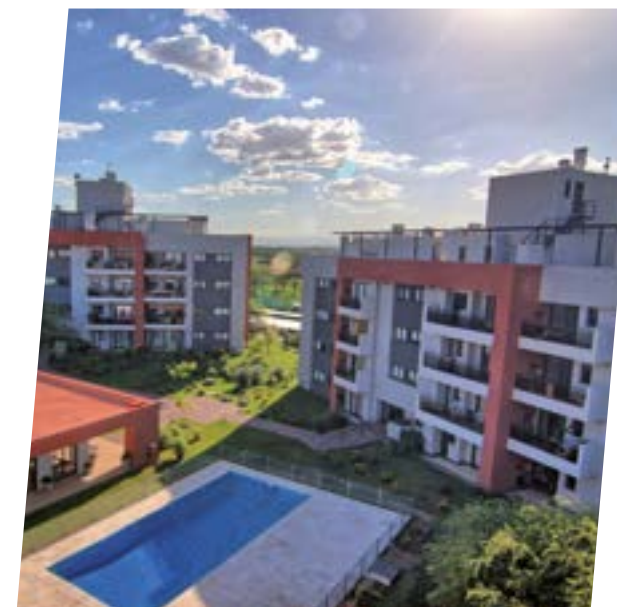
Characteristics:  
First-class and monitored entrance - Landscaped gardens -  
Spray irrigation system - Pedestrian paths - Terraces with  
views - Covered and ground floor parking lots - Perimeter  
fence - Surveillance

Amenities:  
Clubhouse - Indoor Pool with solarium - Fitness Center -  
Changing room – Sauna





We developed this project combining the conveniences of a house with the security of an apartment. Several landscaped spaces were built. Lifestyle in this condominium is characterized by comfort and tranquility. It is part of Manantiales, our largest project in the southwest area of the city of Córdoba, where we also built all categories of products.



Categorization:  
Private Condominium

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2009

Field surface:  
13,315 m<sup>2</sup>

Covered surface:  
12,133 m<sup>2</sup>

Units:  
4 Casonas - 120 one, two and three-bedroom apartments -  
Balconies with barbecue grills

Characteristics:  
First-class and monitored entrance - Landscaped gardens  
- Pedestrian paths - Spray irrigation system - Covered parking  
lots - Perimeter fence - Surveillance

Amenities:  
Clubhouse - Quincho with barbecue grill - Pool - Fitness Center



CASONAS  
*Del* SUR II  
CONDOMINIO PRIVADO



We developed this project after the success that Casonas del Sur had on its first phase of development. Nine years later, and on the same avenue, we redouble our bet. This private condominium prime location has quick access both to exit from the city and to go to the city center in a few minutes. A straight line of modern architecture was proposed for this design. We built large internal spaces with pedestrian paths that allow their owners to enjoy a tranquil environment and an outdoor life.



Categorization:  
Private Condominium

Location:  
Southern area of the city of Córdoba

Starting year:  
2010

Field surface:  
14,500 m<sup>2</sup>

Covered surface:  
15,204 m<sup>2</sup>

Units:  
3 Casonas - 123 one, two and three-bedroom apartments  
- Balconies with barbecue grills

Characteristics:  
First-class and monitored entrance - Landscaped gardens  
- Pedestrian paths - Spray irrigation system - Covered parking lots - Perimeter fence - Surveillance

Amenities:  
Clubhouse - Quincho with barbecue grill - Pool - Fitness Center





We developed this condominium launching a new business strategy which consists in making alliances with important companies engaged in the business industry. This business plan is based on our four key strengths: land in stock, internal structure, trading power, brand presence, mix of products and technical and service capacity. As a counterpart, the associated companies deal with the investment and construction part. This first project is part of Altos de Manantiales, one of the urban areas of Manantiales, our mega project of 170 hectares where we develop all the categories of products.



Categorization:  
Private Condominium

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2013

Total field surface:  
8,619 m2

Total covered surface:  
12,498 m2

Units:  
3 Casonas - 141 one, two and three-bedroom apartments

Characteristics:  
First-class and monitored entrance - Landscaped gardens  
Pedestrian paths - Perimeter fence - Surveillance

Amenities:  
Clubhouse - Pools - Fitness Center





We improved our business strategy based on alliances with companies and investors to carry out residential projects developments. Under the plan called "Developer of Developers" we provide our know-how and experience, adopting a role as developers of large areas. Following such model, we designed this private condominium in Manantiales, our mega project of more than 170 hectares, where we also built gated communities, neighborhoods with security, buildings and housing.



Categorization:  
Private Condominium

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2013

Total Field surface:  
7,759 m2

Total covered surface:  
10,256 m2

Units:  
2 Casonas - 80 one, two and three -bedroom apartments

Characteristics:  
First-class and monitored entrance - Landscaped gardens –  
Pedestrian paths - Perimeter fence - Surveillance

Amenities:  
Clubhouse - Pools - Fitness Center





We partnered with another Company for the commercialization phase, offering thus more varied options of first-class projects in the northern area of the city of Córdoba. A reduced number of sophisticated residential units of the best quality are what gives these units their main feature: exclusiveness. Located within just a few meters of Recta Martinoli Avenue, one of the arteries exhibiting a large commercial and services growth, these condominiums give its owners the possibility of enjoying a great variety of dining and entertainment options.



Categorization:  
Private Condominium

Location:  
Northwestern area of the city of Córdoba

Field surface:  
10,425 m2

Covered surface:  
9,700 m2

Units:  
2 Casonas – 36 one, two and three – bedroom apartments  
3 bedrooms with terrace, jacuzzi and study – Balconies with  
barbecue grills

Characteristics:  
First-class and monitored entrance – Landscaped gardens –  
Pedestrian paths – Underground parking lots with storage  
space – Perimeter fence – Surveillance

Amenities:  
Clubhouse – Barbecue grills – Pool – Fitness Center



# COUNTRIES

We designed our gated communities focusing on exclusiveness, quality, comfort and security. Following this set of guidelines, we developed 1,000 and 1,500 m² lots together with prime shared areas such as a clubhouse, pools, a golf course, tennis courts and soccer fields. These areas were designed surrounded by important green spaces to ensure an excellent living standard.

6 Projects  
1,432 Lots  
A total of 6,975,899 m² developed



Av. Valparaíso 4339



Av. O'Higgins 6000



Av. Cruz Roja Argentina  
y Río Negro  
Parada 1



Av. O'Higgins 5000



Av. Cruz Roja Argentina  
y Río Negro  
Parada 9



**EL POTRERILLO DE LARRETA**  
- 1918 -  
RESORT & COUNTRY CLUB

Camino a Los Paredones km.3  
Alta Gracia





We developed this project taking into account its design so as to offer exclusiveness and comfort to its owners. We built an elegant clubhouse and a pool originally designed for enjoyment and recreation. The gated community was surrounded by large landscaped spaces to get an environment that invites for an outdoor life.



Categorization:  
Country

Location:  
Southern area of the city of Córdoba

Starting year:  
2004

Field surface:  
135,727 m<sup>2</sup>

Units:  
82 lots of 1,000 m<sup>2</sup>

Characteristics:  
First-class and monitored entrance - Integral underground infrastructure - Paving - Perimeter fence with motion sensors - Cameras - Surveillance

Amenities:  
Clubhouse - Quincho with barbecue grill - Pool - Soccer field and tennis court -  
Fitness Center - Changing rooms - Sauna





We developed this project of few lots of great dimensions to offer exclusiveness to its residents. We developed the lots with their back facing large green areas, the perfect environment for a life in the middle of nature. Its privileged location on an avenue makes its connection with the city center and Circunvalación Avenue for a quick exit to other places possible.



Categorization:  
Country

Location:  
Southern area of the city of Córdoba

Starting year:  
2004

Field surface:  
156,493 m<sup>2</sup>

Units:  
71 lots of 1,500 m<sup>2</sup>

Characteristics:  
First-class and monitored entrance - Integral underground infrastructure - Paving - Perimeter fence with motion sensors - Cameras - Surveillance

Amenities:  
Clubhouse - Pool - Multipurpose field - Fitness Center - Changing room





We developed this project in a unique environment, with its lots facing a tree line that gives prominence to nature. It has fast traffic lanes that connect it with the city center in a few minutes. It is part of Manantiales, our largest project in the southwest area of the city of Córdoba, where we also built all categories of products



Categorization:  
Country

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2005

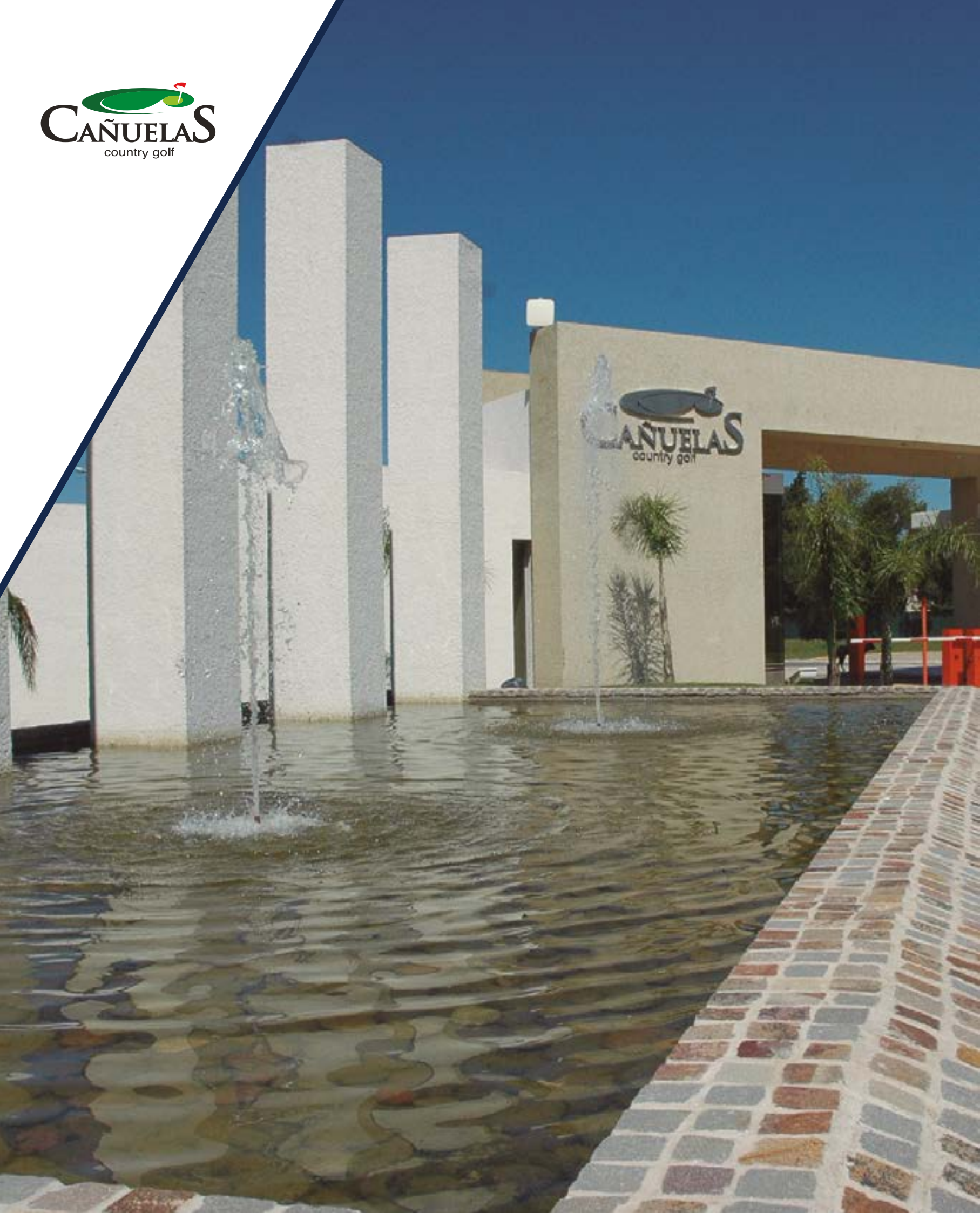
Field surface:  
260,042 m<sup>2</sup>

Units:  
153 lots of 1,000 m<sup>2</sup>

Characteristics:  
First-class and monitored entrance - Integral underground infrastructure - Paving - Perimeter fence with motion sensors - Cameras - Surveillance

Amenities:  
Clubhouse - Quincho with barbecue grill - Pool - Soccer field and tennis court – Fitness Center - Changing rooms - Sauna





This project is distinguished by a 9- hole 3-Par golf course, known as the country's main attraction. We designed the frontage and the back of the lots facing this important landscaped green area full of trees and conifers that provide beauty and pure air to the environment. We designed an impressive clubhouse with views to the golf course for the enjoyment of its owners.



Categorization:  
Country

Location:  
Southern area of the city of Córdoba

Starting year:  
2005

Field surface:  
923,646 m<sup>2</sup>

Units:  
384 lots of 1,500 m<sup>2</sup>

Characteristics:  
First-class and monitored entrance - Integral underground  
Infrastructure - Paving - Lightning- Perimeter fence with  
motion sensors  
Cameras - Surveillance

Amenities:  
9-Hole Golf Course - Clubhouse - Quincho with barbecue  
grill - Pool  
Soccer field and tennis court - Fitness Center - Changing  
rooms





We completed the development, management and commercialization of this project, which was initiated by another Company. We added this 120 hectare project to our portfolio and we established a strong presence in the southern area of the city of Cordoba. The Project is surrounded by nature with views of the hills of Cordoba. It has an important golf course. In addition, it has other areas designed for sports and recreation uses.



Categorization:  
Country

Location:  
Southwestern area of the city of Córdoba

Field surface:  
1,200,000 m<sup>2</sup>

Units:  
412 lots of 1,500 m<sup>2</sup>

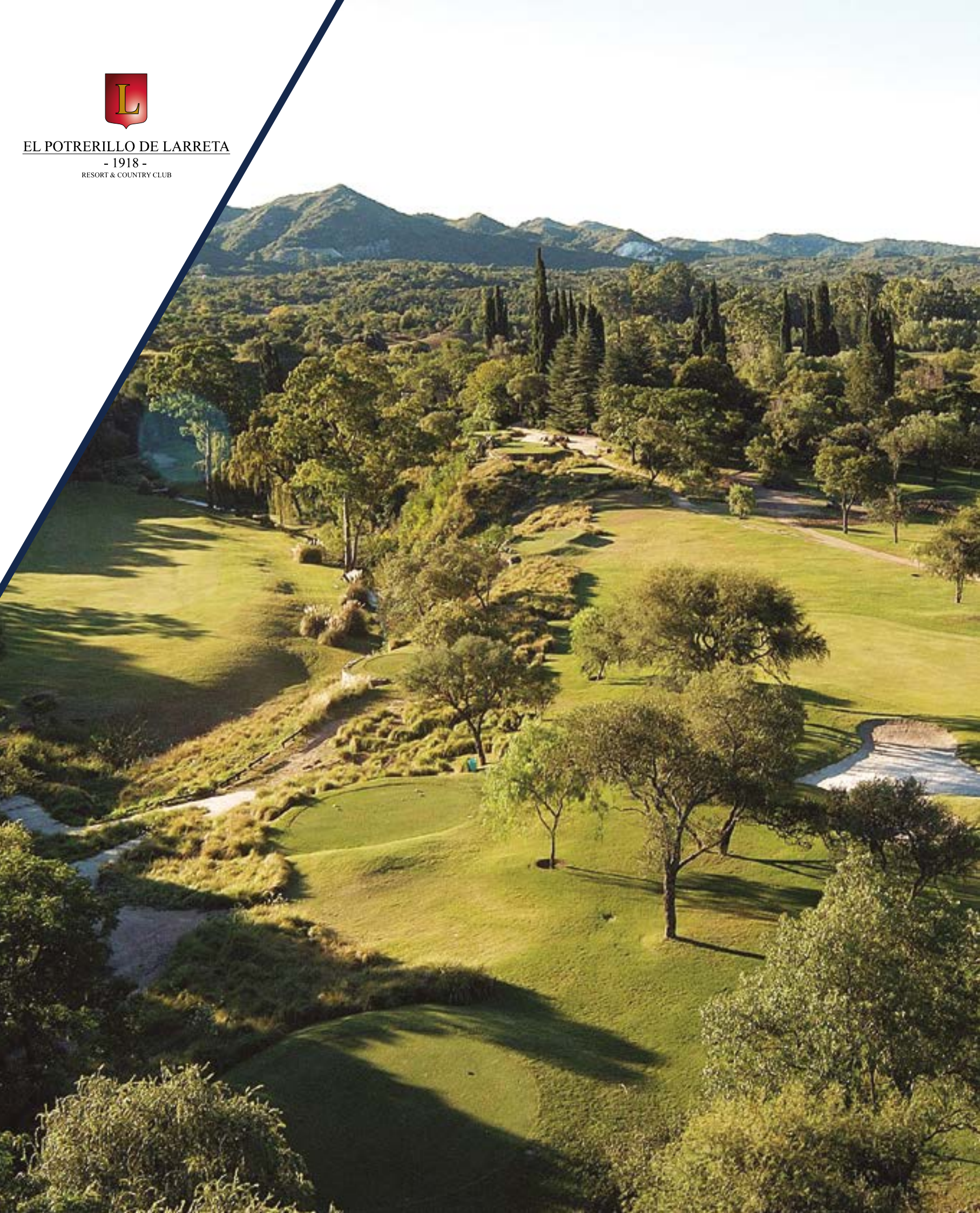
Characteristics:  
First-class and monitored entrance - Integral underground Infrastructure - Paving - Lightning- Perimeter fence - Cameras - Surveillance

Amenities:  
9-Hole Golf Course - Clubhouse - Pool - Soccer field and tennis court - Fitness Center - Multipurpose room





EL POTRERILLO DE LARRETA  
- 1918 -  
RESORT & COUNTRY CLUB



We associated with this exclusive project to complete its development and commercialization phases. Located in the city of Alta Gracia, it is in the middle of the impressive framework of the hills. Its main attraction is an 18-hole golf course, ranked as one of the best courses of the country. It has an architectural complex of heritage value formed by an old house, which was the manor house and it is nowadays a hotel, and a chapel built in limestone dating from 1927. Characterized for providing comfort and security to its owners, Potrerillo invites visitors to enjoy the nature and tranquility that surround it.



Categorization:  
Country

Location:  
Southwestern area of the city of Córdoba

Field surface:  
1,200,000 m<sup>2</sup>

Units:  
412 lots of 1,500 m<sup>2</sup>

Characteristics:  
First-class and monitored entrance - Integral underground  
Infrastructure - Paving - Lightning- Perimeter fence -Cameras -  
Surveillance

Amenities:  
9-Hole Golf Course - Clubhouse - Pool - Soccer field and tennis  
court - Fitness Center - Multipurpose room



PARCELLING

We developed lots from 250 to 600 square meters that include all the services and green areas. We were the first ones in the market of Córdoba in incorporating amenities, such as Multipurpose Rooms, sports fields and pools to add comfort and recreation to our developments. Our development projects aim at recovering the neighborhood life and the contact with nature.

13 Projects  
3,336 Lots  
A total 2,185,574 m² developed



Av. Cruz Roja Argentina  
y Río Negro  
Parada 4



Av. Celso Barrios 3609  
Bº Jardín



Av. Vélez Sarsfield 4137



Av. O´ Higgins 5000



Av. Cruz Roja Argentina  
y Río Negro  
Parada 2



Av. del Parque  
y Av. Gandhi



Av. Cruz Roja Argentina  
y Río Negro  
Parada 5



Av. Celso Barrios 3609  
Bº Jardín



Av. Cruz Roja Argentina  
y Río Negro  
Paradas 4



Av. Cruz Roja Argentina  
y Río Negro  
Parada 3



Av. Cruz Roja Argentina  
y Río Negro  
Parada 20



Av. Cruz Roja Argentina  
y Río Negro  
Parada 10



Av. Cruz Roja Argentina  
y Río Negro  
Parada 10



We developed this project inspired by the neighborhoods of the past but with the conveniences of the present. It is surrounded by large green areas designed for recreation and relaxation purposes. Its prime location connects it with the city center, the main universities and the most important commercial and entertainment poles of the city of Córdoba. It is part of Manantiales, our largest project in the southwest area of the city of Córdoba, where we also built all product categories.



Categorization:  
Surveilled urban area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2006

Field surface:  
149,922 m<sup>2</sup>

Units:  
305 lots of 360 m<sup>2</sup>

Characteristics:  
First-class entrance - Integral underground infrastructure -  
Paving - Surveillance

Amenities:  
Multipurpose room - Quincho with barbecue grill - Pool -  
Soccer field and tennis court





This project was designed to provide its residents with amenities and green areas that offer comfort and recreation. With this urbanization, we continue placing emphasis on the southern area of the city of Córdoba. The project is surrounded by a dense eucalyptus forest that acts as a magnificent natural setting in the middle of the city. It is located at the intersection of two important avenues that connect the neighborhood with different parts of the city. Likewise, its proximity to Circunvalación Avenue allows its owners to have a quick exit from the city.



Categorization:  
Surveilled urban areas

Location:  
Southern area of the city of Córdoba

Starting year:  
2006

Field surface:  
160,467 m<sup>2</sup>

Units:  
283 lots of 360 m<sup>2</sup>

Characteristics:  
First-class entrance - Integral underground infrastructure -  
Paving - Surveillance

Amenities:  
Multipurpose room - Quincho with barbecue grill - Pool -  
Soccer field and tennis court





We developed this project to offer an alternative to those families that wish to live in a house. In a context of neighborhood that offers tranquility, we gave the urbanization all the services and conveniences. It is located on Vélez Sarsfield Avenue, one of the most important arteries of the city of Córdoba that makes a direct connection between the neighborhood, the city center and a fast exit route to other places possible.



Categorization:  
Surveilled urban areas

Location:  
Southern area of the city of Córdoba

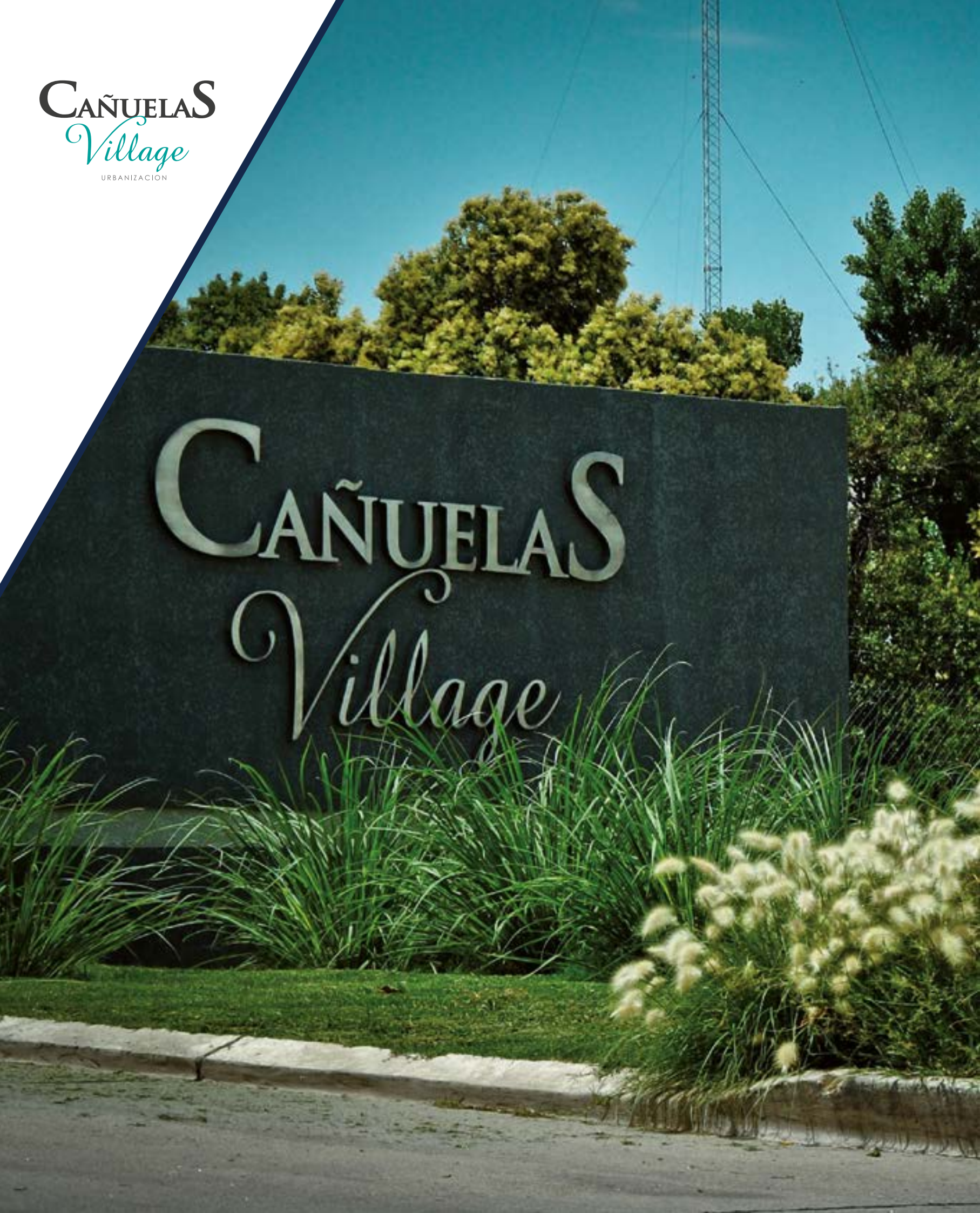
Starting year:  
2006

Field surface:  
53,994 m<sup>2</sup>

Units:  
101 lots of 360 m<sup>2</sup>

Characteristics:  
First-class Entrance - Green areas - Integral underground infrastructure - Paving – Surveillance





We developed this project with lots of important dimensions spread to both sides of a picturesque landscaped boulevard that crosses across from one side of the lot to the other. It has a small number of lots in order to offer privacy and exclusiveness to its residents. The urban area is surrounded by nature which is the perfect setting for a quiet life.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2010

Field surface:  
43,032 m<sup>2</sup>

Units:  
23 lots of 1,300 m<sup>2</sup>

Characteristics:  
First-class Entrance - Integral Underground Infrastructure -  
Paving – Surveillance





We developed this project surrounded by nature, in front of Paseo La Cañada with its back facing a massive tree line. We built premium shared areas that add value and conveniences to the owners' life. It is part of Manantiales, our largest project located in the southwestern area of the city of Córdoba, where we built all the categories of products.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2010

Field surface:  
134,601 m<sup>2</sup>

Units:  
218 lots of 360 m<sup>2</sup>

Characteristics:  
First-class Entrance - Integral Underground Infrastructure -  
Paving - Surveillance

Amenities:  
Multipurpose Room - Quincho with barbecue grill - Pool -  
Soccer Field and Tennis Court





We developed this project moving our hallmark and experience in this type of projects to the northern area. This urban area is located in one of the regions with the fastest real estate and commercial growth in the city of Córdoba. It offers views of the hills and the city. Located next to a stunning eucalyptus forest, it is the perfect environment for a quiet life in the middle of nature.



Categorization:  
Surveilled Urban Area

Location:  
Northwestern area of the city of Córdoba

Starting year:  
2011

Field surface:  
339,194 m<sup>2</sup>

Units:  
393 lots of 600 m<sup>2</sup>

Characteristics:  
First-class Entrance - Integral Underground Infrastructure -  
Paving - Surveillance

Amenities:  
Multipurpose Room - Pool - Soccer field and Tennis Court -  
Fitness Center



We developed this project in an elevated area which ensures outstanding views to the hills of Córdoba. The urban area is surrounded by green areas which offer its owners a life in contact with nature. It is part of Manantiales, our largest project, where we built all the categories of products: gated communities, urban areas, private condominiums, high-rise buildings and housing.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

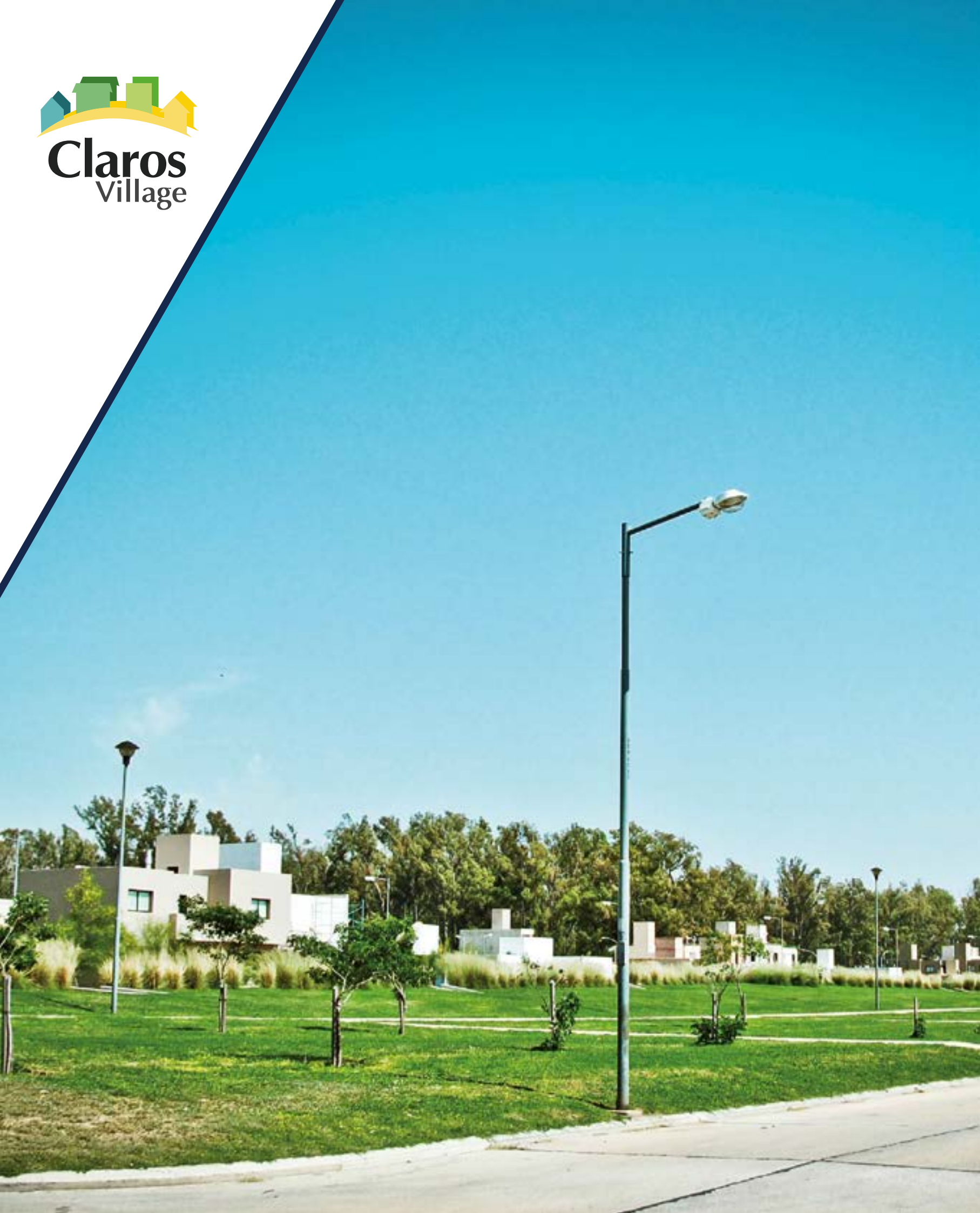
Starting year:  
2011

Field surface:  
231,068 m<sup>2</sup>

Units:  
519 lots of 250 m<sup>2</sup>

Characteristics:  
First-class Entrance - Integral Underground Infrastructure -  
Paving – Surveillance





We developed this project in line with the success of Claros del Bosque. With that same neighborhood spirit we created this urban area that has important amenities and services. The lots have the distinctive feature of being suitable for the construction of duplex houses, which are attractive for those who look for a place to live in and for those who are looking for an investment option. Its location on an avenue connects the project with the city center in a few minutes and with the Circunvalación Avenue for a quick exit of the city.



Categorization:  
Surveilled Urban Area

Location:  
Southern area of the city of Córdoba

Starting year:  
2013

Field surface:  
131,387 m<sup>2</sup>

Units:  
251 lots of 360 m<sup>2</sup> - Suitable for duplex houses

Characteristics:  
First-class Entrance - Integral underground  
infrastructure - Paving - Surveillance

Amenities:  
Multipurpose Room - Fitness Center - Changing Rooms -  
Soccer  
Fields



We developed this project crowning one of the southern ends of Manantiales, next to the neighborhood with the greatest consolidation of the sector, Altos de Manantiales. We designed the parcelling with two important green areas and equipment for its owners' use and enjoyment. It has two trunk roads that connect the neighborhood with a future road junction to access the Circunvalación Avenue, which will allow the residents to move quickly around different parts of the city.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2014

Field surface:  
135,499 m<sup>2</sup>

Units:  
152 lots of 300 m<sup>2</sup> - Suitable for duplex houses

Characteristics:  
Integral Underground Infrastructure – Paving -  
Surveillance







We developed this project in one of the best located pieces of land in Manantiales, in front of La Cañada Park, an important green lung that encourages the contact with nature and an outdoor life. We designed the parcelling longitudinally accompanying the sinuosity of the stream in its northern edge. The project is framed by two important avenues: Cruz Roja Argentina and Costanera, which hold the neighborhood and are planned as the quick road connection with the city. The lots have a generous frontage of 14 meters.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2014

Field surface:  
15,409 m<sup>2</sup>

Units:  
96 lots of 360 m<sup>2</sup> - Suitable for duplex houses

Characteristics:  
Integral Underground Infrastructure – Paving  
Surveillance



We developed this project on Provincial Route 5, one of the accesses to the city of Córdoba that presents new residential alternatives. We designed the neighborhood with the distinctive feature of several green areas under the concept of "flexible squares" for the enjoyment and recreation of the owners. We planned the road connection of the parcelling through a main boulevard with Armada Argentina Avenue that makes the access to the city center and other sectors of the city easier from the southwestern area.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2014

Field surface:  
291,051m<sup>2</sup>

Units:  
495 lots of 360 m<sup>2</sup> - Suitable for duplex houses

Characteristics:  
First-class Entrance - Integral Underground Infrastructure –  
Paving - Surveillance

Amenities:  
Multipurpose Room



We developed this project launching a new residential proposal within the category of urban areas that is characterized by the mixture of lots of different dimensions and the prevalence of green areas. We designed the neighborhood with an access to an important boulevard that links it both to the Provincial Route 5 and the Circunvalación Avenue. We designed the project with avenues, for the movement towards other neighborhoods and internal streets to foster the movement of neighbors.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

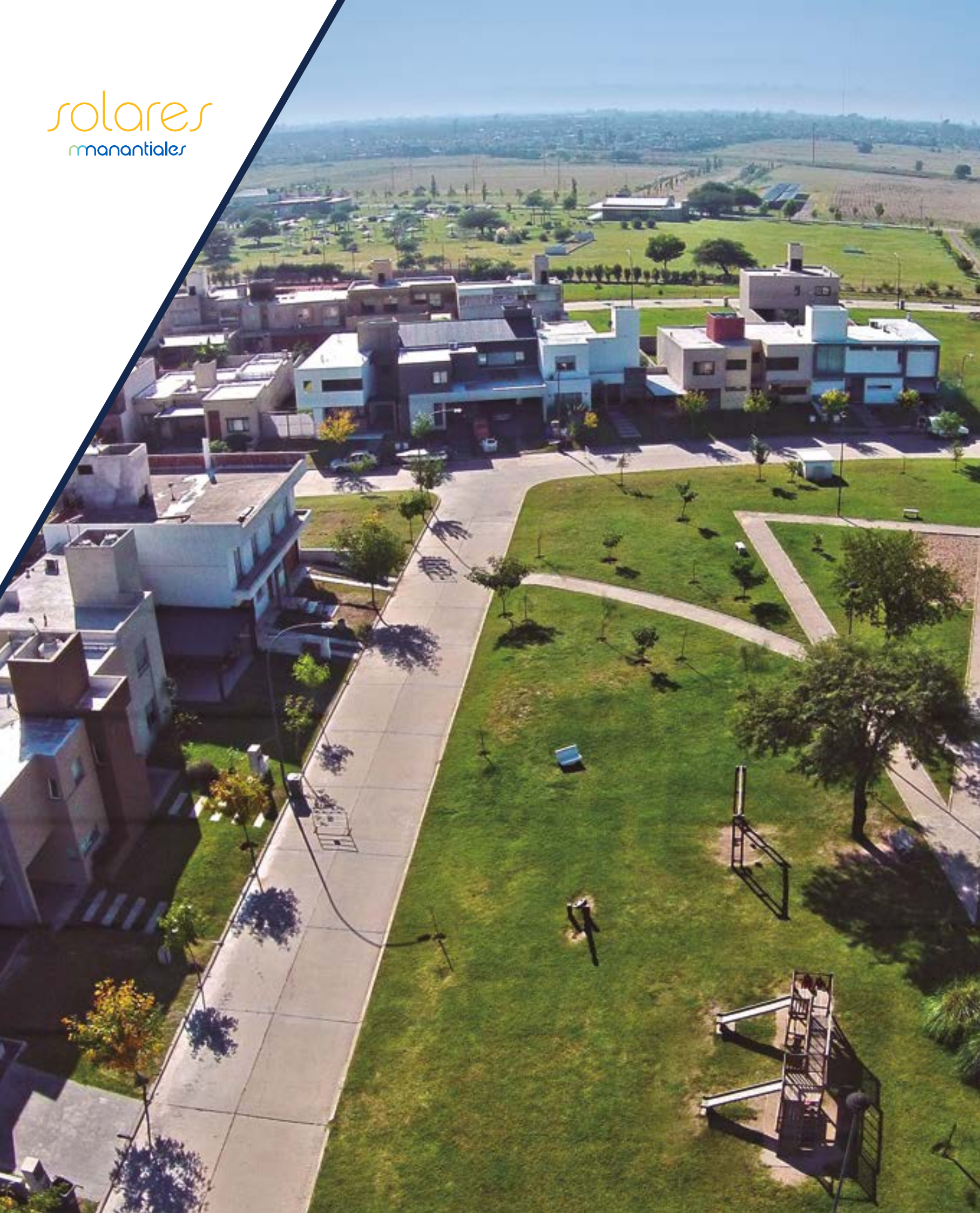
Starting year:  
2015

Field surface:  
250,000 m2

Units:  
250 lots of 250, 300, 360 and 450 m<sup>2</sup>

Characteristics:  
Integral Underground Infrastructure – Paving  
Surveillance





We developed this project in line with the success of Prados de Manantiales. With the same spirit, we designed lots between 250 and 450 square meters so that they adapt to families with different needs and possibilities. We designed the project with important green areas for the enjoyment and entertainment of the neighbors. It is located with an access to boulevards and avenues for the movement of its residents to different areas of the city.



Categorization:  
Surveilled Urban Area

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2015

Field surface:  
250,000 m<sup>2</sup>

Units:  
250 lots of 250, 300, 360 and 450 m<sup>2</sup>

Characteristics:  
Integral Underground Infrastructure – Paving – Surveillance



# BUILDINGS

We develop high-rise buildings with top-notch apartments and offices. Our buildings have spacious apartments to which we add premium shared areas and parking lots offering comfort to everyday life. Our high-tech offices with a modern design offer comfort to everyday work.

6 Projects  
875 Apartments  
75,083 covered square meters  
A total of 19,710 m<sup>2</sup> developed



T. Cáceres de Allende 448  
Bº Nueva Córdoba



Paraná 479  
Bº Nueva Córdoba

Edisur Office

Av. Nores Martínez  
y Malagueño  
Bº Jardín



Amazonas y María Eugenia Vaz.  
Parada 2 Playa Brava  
Punta del Este  
Uruguay

TORRE  
DUOMO

Tránsito Cáceres de Allende  
y Bv. Illia  
Bº Nueva Córdoba



Av. Cruz Roja Argentina  
y Río Negro  
Parada 6



torre  
QUALITAS

We developed this project in Nueva Córdoba, one of the most dynamic neighborhoods in the economic, educational, cultural, and recreational life of the city. The building is located close to two important arteries, Arturo Illia Boulevard and Leopoldo Lugones Avenue, offering its owners fast traffic lanes both to the city center and to different exits of the city. Each apartment was designed using the space in the most efficient way, creating comfortable and well-distributed spaces.



Categorization:  
Building

Location:  
City center area of Córdoba

Starting year:  
2004

Field surface:  
543 m<sup>2</sup>

Covered surface:  
3,932 m<sup>2</sup>

Units:  
58 one and two-bedroom apartments - Balconies

Characteristics:  
First-class Entrance - Elevators with automatic doors  
- Aluminum carpentry - Wood parquet floors and ceramic tiles



# torre QUALITAS II



We developed this project continuing with the bet on this type of projects in Nueva Córdoba, a neighborhood where we had already developed a project. The building is located close to Parque Sarmiento, one of the biggest green lungs of the city of Córdoba and near Plaza España, where important avenues converge and allow getting to different parts of the city. The units have generous spaces and important finishing details.



Categorization:  
Building

Location:  
City center area of Córdoba

Starting year:  
2006

Field surface:  
439 m<sup>2</sup>

Covered surface:  
4,770 m<sup>2</sup>

Units:  
56 one and two-bedroom apartments

Characteristics:  
First-class Entrance - Elevators with automatic doors  
- Aluminum carpentry - Wood parquet floors and ceramic tiles



# Edisur Office



We developed this project to offer a place to work that has all the comfort and sophisticated technology. We designed a completely glazed building which grants natural light and panoramic views for all the units. It is located at the intersection of two important avenues: Rogelio Nores Martínez and Malagueño, which allows moving to the city center and to different parts of the city in a few minutes. It has a fully equipped auditorium, a multipurpose room and a fitness center that allow entertainment and recreation.



Categorization:  
Office Building

Location:  
Southern area of the city of Córdoba

Starting year:  
2007

Field surface:  
3,838 m<sup>2</sup>

Covered surface:  
6,232 m<sup>2</sup>

Units:  
32 offices - Underground and ground floor parking lots

Characteristics:  
First-class Entrance - High-end elevators - Surveillance

Amenities:  
Multipurpose Room - Fitness Center - Auditorium -  
Changing Room Sauna - Shared barbecue grills on a terrace





We developed this project beyond the limits of Argentina in order to leave our hallmark in Punta del Este, Uruguay, one of the most exclusive cities in South America. The two towers are located only a few meters from the sea and have excellent views to the beach and the whole city. We designed the apartments with generous spaces and large balconies to ensure the owners enjoy the whole unit. They have premium amenities and every service to offer a comfortable and high quality place.



**Categorization:**  
Building

**Location:**  
Parada 2 Playa Brava, Punta del Este, Uruguay

**Starting year:**  
2009

**Field surface:**  
3,680 m<sup>2</sup>

**Covered surface:**  
17,805 m<sup>2</sup>

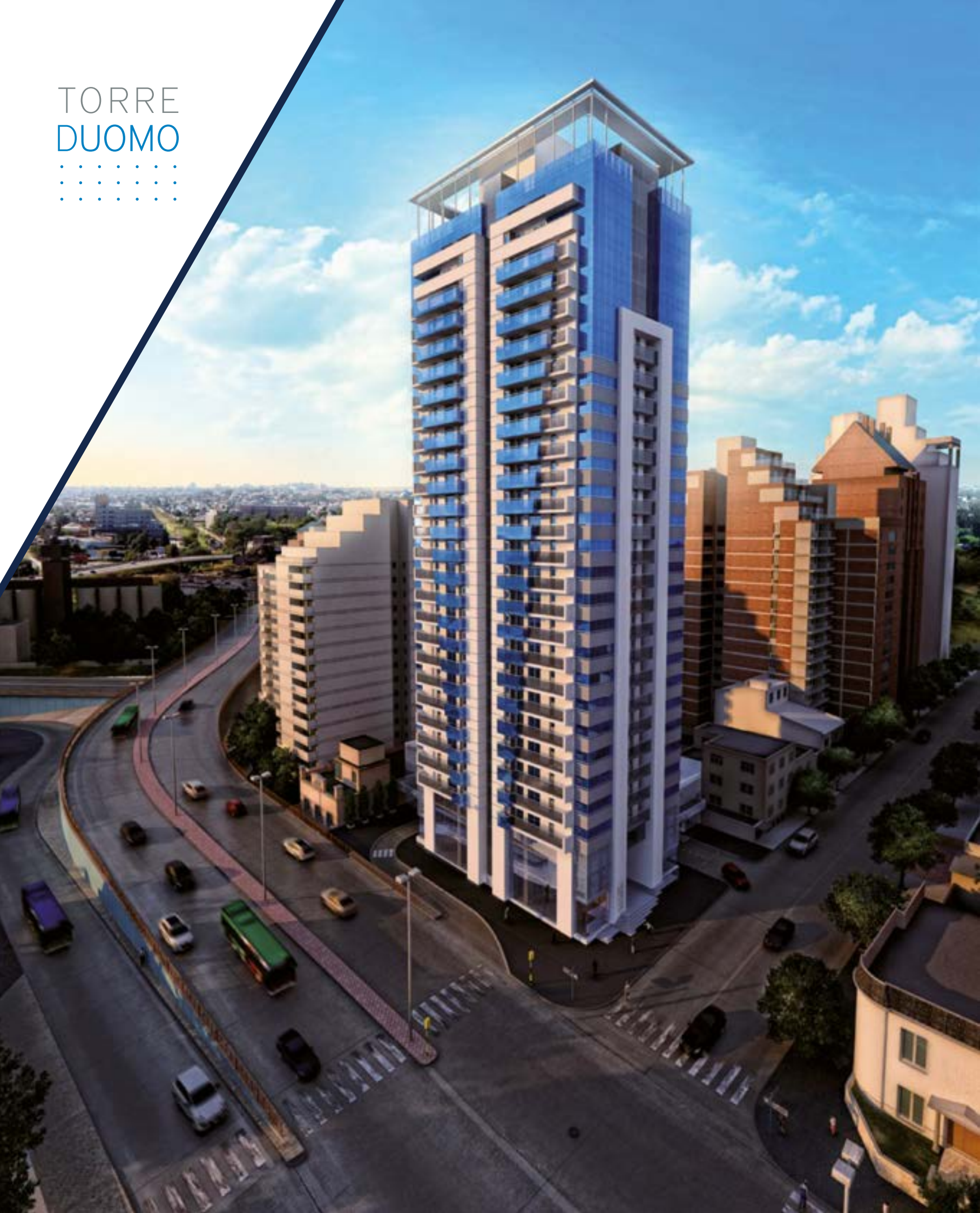
**Units:**  
2 towers – 160 two and three-bedroom apartments

**Characteristics:**  
First-class and monitored entrance - Pedestrian Paths –  
Landscaped spaces

**Amenities:**  
Multipurpose Rooms - Internet Access Room - Games Room  
- Quinchos with barbecue grills - Pools with sun terrace -  
Fitness Center - Changing Room – Sauna



TORRE  
DUOMO



We developed this project in the heart of a neighborhood called Nueva Córdoba, one of the sectors of the city with the fastest real estate growth in height. Designed as a perimeter-free building, that is to say, with its four faces away from the dividing walls, we were able to offer excellent views, natural lighting and ventilation to each residential unit. The tower has amenities such as multipurpose rooms and a pool to which we add innovative spaces such as study and play rooms. We distributed the amenities in two floors of the building. We developed this project together with Grupo Betania.



Categorization:  
Building

Location:  
City center area of Córdoba

Starting year:  
2010

Field surface:  
1,588 m<sup>2</sup>

Covered surface:  
23,749 m<sup>2</sup>

Units:  
260 one and two-bedroom apartments

Characteristics:  
First-class Entrance - High-end elevators - Car parking

Amenities:  
Multipurpose Room - Pool - Fitness center - Playroom -  
Study Room – Library



We developed this project surrounded by nature and with views to the hills of Córdoba, features that differentiate it from the buildings located in other sectors of the city. These high-rise towers are the first ones that we built in Manantiales, our largest project in the southwestern area of the city of Córdoba, where we also planned countries, urban areas, private condominiums and housing. With this project we complete a varied residential proposal that includes all the categories of products.



Categorization:  
Building

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2011

Field surface:  
9,617 m<sup>2</sup>

Covered surface:  
18,595 m<sup>2</sup>

Units:  
3 towers – 309 one and two-bedroom apartments

Characteristics:  
First-class and monitored entrance - Integral underground infrastructure - Pedestrian paths - Lightning – Surveillance

Amenities:  
Multipurpose Room - Quincho with barbecue grill - Pool - Fitness Center



# HOUSES

We developed houses of different typologies with all the conveniences and services. Under the concept of housing, we designed houses, amenities, and green areas in a surveilled piece of land. Furthermore, we built individual houses with an innovating format where courtyards (patios) acquire a key role. Both types of projects encourage a quiet, community life in a monitored environment.

2 Projects  
202 houses  
A total of 40,978 m² developed

housing  
manantiales

Av. Cruz Roja Argentina  
y Río Negro  
Parada 6

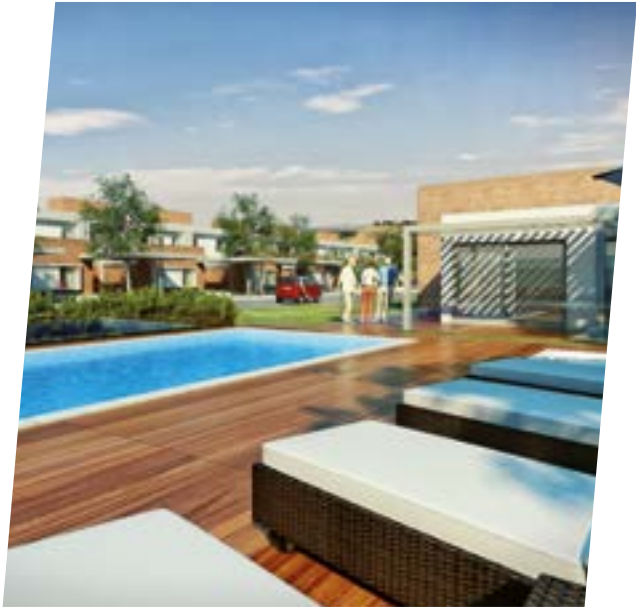
CASAS  
PATIO

Av. Cruz Roja Argentina  
y Río Negro  
Parada 4





We developed this project to offer houses, amenities and green areas in the same space. We planned the project with the distinctive feature of offering evolutive houses, that is, they can be extended in the future to accompany family growth. It is part of Manantiales, our largest project located in the southwestern area of the city of Córdoba, where we develop gated communities, urban areas, high-rise buildings and private condominiums.



Categorization:  
Housing

Location:  
Southwestern area of the city of Córdoba

Starting year:  
2012

Field surface:  
60,859 m<sup>2</sup>

Units:  
298 one, two and three-bedroom houses

Characteristics:  
Integral Underground Infrastructure - Entry and exit control - Surveillance

Amenities:  
Clubhouse – Pool



CASAS  
PATIO



We developed this project with an innovative proposal of design, functionality and spatiality. Within this new concept, courtyards acquire a special relevance as an integrative element of the interior and exterior of the houses. Plus, we added different conveniences such as a pool and a garden. Another strength is the versatility of the spaces that allows to use them separately or to integrate them, enhancing their size and diversifying their use. This first project is part of Altos de Manantiales, one of the urban areas of Manantiales, our mega project of 170 hectares where we develop all the categories of products.



Categorization:  
Houses

Location:  
Southwestern area of the city of Córdoba

Field surface:  
3,978 m<sup>2</sup>

Units:  
22 two and three-bedroom houses, pool, gallery, barbecue grill, and garage

Characteristics:  
Integral Underground Infrastructure - Entry and exit control - Surveillance



INVESTMENT PLAN

We designed long-term financing plans that allow acquiring residential units. These plans are an interesting alternative for those who want to have their own home and for those who are looking for a safe and profitable investment option.



MIO

PLAN DE INVERSION  
DE GRUPO EDISUR



We designed this investment plan with the aim of offering an alternative to those who want to get their own home. We developed two projects under this system: Pilares de Manantiales and Housing de Manantiales. You can acquire apartments in Pilares de Manantiales in a 10 year period and houses in Housing de Manantiales in a 20 year period. Both projects include amenities, green areas and surveillance. They are part of Manantiales, our mega project located in the southwestern area of the city of Córdoba, where we also developed countries, urban areas, and private condominiums.

Categorization:  
Investment plan

Payments:  
Monthly

Currency:  
Argentine pesos

Plan Period:  
between 10 and 20 years

Legal figure:  
Trust without interests

Ownership:  
1 or more people can subscribe to the same contract

Units:  
Client can choose the unit and date of delivery



## MANANTIALES OUR MEGA PROJECT

We developed this mega urban area with different residential and commercial options, together with important infrastructure works. With this great development we have revitalized and incorporated an important sector to the urban life of the city of Córdoba.



It is our largest project and one of the most important urban planning projects of Córdoba and the country. We coordinated our efforts with the public and private sectors to achieve urban, environmental and socio-economic benefits in the sector. We planned and executed infrastructure works and residential projects integrating them to the urban area and to the life of the city.

- We offer different proposals in all categories of products: lots in countries and open urban areas; apartments in private condominiums and high-rise buildings; individual and duplex houses.

- We plan commercial, corporative, educational, cultural, sports, recreational, and communal areas.

- We give value to the traditional stream La Cañada that together with La Cañada Park cross the whole project.

- Our proposal includes important green areas, a natural environment of great dimensions and views to the hills of Córdoba.

- We executed important infrastructure works to ensure road connectivity and service provision.

- We restored relevant historic works and we incorporated them as emblematic areas of the project.

- We encourage third party investments that favors the consolidation of the project.

- We designed this important project to house more than 120,000 residents in the future.

We incorporated more than 500 ha in addition to the existent ones and which connect to each other through road and hydraulic works of a unique extent. We stimulated the growth and consolidation of the project that is adopting significant dimensions. We applied an integral urban and sustainable vision, along with a great capacity to revalue large land extensions.



INFORMATION

- Categorization: Large-scale urban, residential, commercial project
- Location: Southwestern area of the city of Córdoba
- Starting year: 2005
- Field surface: 1,000 ha



OUR PROJECTS

Categorization:

Large-scale urban, residential, commercial project

Zoning:

Sectors planning: commercial, corporative, sports, recreational, educational, cultural, communal

Road and hydraulic infrastructure:

Avenues, streets, roundabouts, bridges, drainage

Communication infrastructure:

Internet, telephone, television

Field surface:

1,000 ha

Mixture of projects:

Gated neighborhoods with lots of 1,000 and 1,500 m<sup>2</sup>  
Open neighborhoods with lots of 250, 300, 360 and 450 m<sup>2</sup>  
Buildings and private condominiums in a Casonas style with one, two and three-bedroom apartments

Units planned for 2015:

More than 2,700 lots / more than 650 apartments / more than 350 houses

Location:

Southwestern area of the city of Córdoba

Starting year:

2005

Green areas at different scales:

Urban and neighborhood

Density:

120,000 residents in the future

Underground infrastructure of services:

Drinking water network  
Low and medium-voltage electricity networks  
Energy transformer stations and street lighting  
Natural gas network  
Sewage network

OUR WORKS

Cruz Roja Argentina Avenue:

Extension of more than 2,600 m (1,600 m in 2 lanes - 1,000 m in 4 lanes).

Cruz Roja Argentina Avenue intersection:

Execution of a bridge 9 meters tall, 15 meters wide, and 20 meters long, circulation on 4 lanes above La Cañada stream.

Renault Boulevard:

Channel culverting, 600 m of paving and lighting.

Renault Boulevard intersection:

Execution of a bridge 7 meters tall, 16 meters wide, and 30 meters long, circulation on 4 lanes above La Cañada stream.

Anisacate water channel:

Culverting of 200 m and drainage with gabions.

Costanera La Cañada:

More than 4,200 m of paving on the southern and northern margins, lighting and signage.

Cruz Roja Argentina Avenue and Río Negro street:

Construction of a roundabout of 18 m in diameter, with a roadway of 12 m in width, signage, public lighting and landscaping. Execution of a level crossing with automatic rail barriers and signalling. Construction of drainage, pipe of 800 millimeters in diameter.

Circunvalación Avenue:

Construction of a crossroad below the avenue of 300 m in length with a roadway of 9 m in width and a pedestrian path of 2 m in width. Execution of 1,000 m in paving, lighting and landscaping. Construction of a roundabout of 30 m in diameter with 2 lanes.

Colonia Impira Street:

Extension and paving of 600 m, lighting and sidewalks.

Cañada de Gómez Boulevard:

Construction of 2,000 m of boulevard of 30 m in width with a median strip. Construction of 2 roundabouts. Lighting.

Lisardo Novillo Saravia Street:

Extension and paving of 800 m and lighting.

Baigorria – Donosa Avenue:

Extension of 1000 m, lighting.

Cruz Roja Argentina Avenue:

Widening and paving of 300 m and lighting.

Bruselas street:

Extension and paving of 600 m and lighting.

La Cañada Park:

Landscaping, services, and lighting of 14 ha.

7 Alcantarillas Aqueduct:

We have restored it and given value to it.

South Master Channel:

We have restored and cleaned up 6 ha

Public lighting:

Installation of more than 300 luminaries.

External works:

Execution of public works in other sectors of the city. Construction of 2 Primary Health Care Centers (of 225 m2 each) in the neighborhoods Las Flores and Parque República, medical equipment and improvements in the surroundings and public spaces.





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We present a powerful set of features to offer the residents a complete proposal that ensures a good living standard and a spirit of cooperation in the community.

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We supported the project through our experience, with the certainty that Manantiales reflects all the productive, commercial, financial, technical, and management capacity of the company.

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▼

LOCATION



▼

CONNECTIVITY



▼

SURVEILLANCE  
AND INTEGRAL  
SECURITY



▼

GREEN AREAS



▼

PUBLIC AND  
GATHERING  
SPACES



▼

VIEWS  
OF THE HILLS



▼

SURROUNDINGS



▼

INFRASTRUCTURE  
WORKS



▼

SERVICE  
PROVISION



▼

MIXTURE  
OF PROJECTS



▼

QUALITY  
PROJECTS



▼

NETWORK  
OF INVESTORS



▼

INVESTMENT  
PLANS



▼

OBJECTIVITY AND  
CONSOLIDATION



▼

COMMERCIAL,  
SPORTS, CULTURAL,  
AND RECREATIONAL  
AREAS



▼

SPIRIT OF  
COOPERATION IN  
THE COMMUNITY



▼

SUSTAINABILITY  
AND ENVIRONMENT



▼

LIVING  
STANDARD



▼

REVALUATION OF  
THE INVESTMENT



▼

EDISUR'S  
SUPPORT



## OUR COMMUNITY

Our organization goes beyond the community which we are an active part of, integrating our values to the society that surrounds us.



More than 3,000 owners are part of the family of GRUPO EDISUR, with whom we initiate a new contacting phase, relationship and dialogue, departing from different actions that seek to generate a spirit of cooperation in the community.



CUSTOMER SERVICE

- Specific section for owners in our web site.
- Information handbooks about the use and maintenance of each property.
- Follow-up and after-sale resolution of situations.
- Administrative, social and institutional communications management.



BENEFITS CLUB

- More than 2,500 personalized cards issued.
- Discounts and benefits in more than 150 member stores.
- Offers and business presentations in different specific events.



MEETINGS

- Welcoming Banquet.
- Tea reunion for women.
- Events for children.
- Sports and cultural days.

We have an active participation in different business, professional and academic institutions that foster activities in the field, investigation and analysis, economic and social development, ethical practices of different specialties, proficiency and training.



**Business Chamber of Urban Developers of the province of Córdoba**  
Its aims at fostering and protecting the urban private developing activity, the related industries, the professional interests of their associates and the balanced economic and social development of the province of Córdoba.



**Business Chamber of Urban Developers of Argentina**  
It promotes real estate development in Argentina, with the goal of establishing the country as one of the main actors in terms of Real Estate worldwide.



**Cordoba Stock Exchange**  
It proclaims the principles of the defense of a competitive and open market economy with the private activity as the main driving force of growth and development.



**Córdoba Mejora Foundation**  
It promotes the business social participation in the search for equality of opportunities and improvement of the living standard in the province, planning programs, materializing actions and strengthening leaderships.



**Mediterránea Foundation**  
It promotes the investigation of national economic problems, it contributes to the better knowledge and solving of the Latin American economic problems and it creates a nonpartisan forum where major national and Latin American problems are discussed.



**Argentine Institute of Finance Executives (IAEF)**  
It promotes the information and training of executives in all the disciplines of modern management. It analyzes and considers the Argentine economic situation.



**Real Estate Investigations Center of Córdoba**  
It investigates and analyzes the Real Estate market in public and private projects, alternatives and investment, financing, among others, promoting the opportunities that the sector presents.



**Spanish Chamber of Commerce of Argentina - Branch of Córdoba**  
It encourages cooperation and exchange relationships between Argentina and Spain, in different economic-productive, real estate and construction areas.



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We feel committed to the development of the community and we work together with institutions related to the common good, the promotion of the study, the entrepreneurial spirit and the social and workplace inclusion, materializing solidarity campaigns, programs and projects with different foundations.

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We promote the constant spreading and interaction with our community, through different online channels and formats because we believe that by communicating we get to know each other, and by knowing each other, we come closer.

.....

Manos Abiertas Foundation

It serves, promotes and dignifies those who need it the most, improving their life standard and easing situations of poverty, pain and deficiencies.



Food Bank Foundation of Córdoba

It helps to reduce famine in children and the elderly in the city of Córdoba and its outskirts, in addition to raising awareness about the problem of famine and its solution.



Educational Foundation Junior Achievement

It educates and inspires young students to value their own goals and to fight for achieving them, promoting the entrepreneurial spirit and a different education.



Scholarship Fund for students FONBEC

It promotes the continuation of university studies for outstanding students, preventing dropouts because of lack of economic resources and favoring their development.



Business Foundation for Entrepreneurs E+E

It strengthens the development of entrepreneurs, granting them assistance in all the related aspects to business management and development.



La Luciérnaga Foundation

It offers a program so that young people in vulnerable situations can have a working alternative giving them the possibility of bonding with society in a healthier and more dignifying way.



WEB PAGE

[www.grupoedisur.com.ar](http://www.grupoedisur.com.ar)

- We present a whole real estate directory where you can find videos, photo galleries, location maps, layouts and descriptive memories of each of the projects.
- We offer different ways of contact in case you would like further information, arrange meetings and visits with our consultants.
- We provide the history and profile of the company, together with its latest updates.
- We have a special section for our owners, to guide them in the purchase, possession and after-sale processes.
- We have a special section for our suppliers, for the follow-up of each one of the employments and their administrative status.

Cálamo Magazine:

[www.revistacalamo.com.ar](http://www.revistacalamo.com.ar)

- We extended the articles of all the editions of our magazine, incorporating resources to print, download, recommend and comment on each section.



ONLINE CHAT

- We answer enquiries and comments on our web site through a direct line to chat with our consultants.



FACEBOOK

[www.facebook.com/grupoedisur](http://www.facebook.com/grupoedisur)

- We interact on the social networks spreading news, contests, videos and pictures that reflect the intense activity of the company. We respond to inquiries and receive comments.



TWITTER

@Grupo\_Edisur

- Our followers instantly get our latest updates, releases and promotions.
- @prensaedisur
- We disseminate information, reports and news of the real estate sector to referents of the press and opinion leaders.



YOU TUBE

Grupo Edisur Channel:

[www.youtube.com/grupoedisur](http://www.youtube.com/grupoedisur)

- We invite you to see the complete gallery of videos that show our projects, show interviews to our executives and report the characteristics and virtues of our projects.

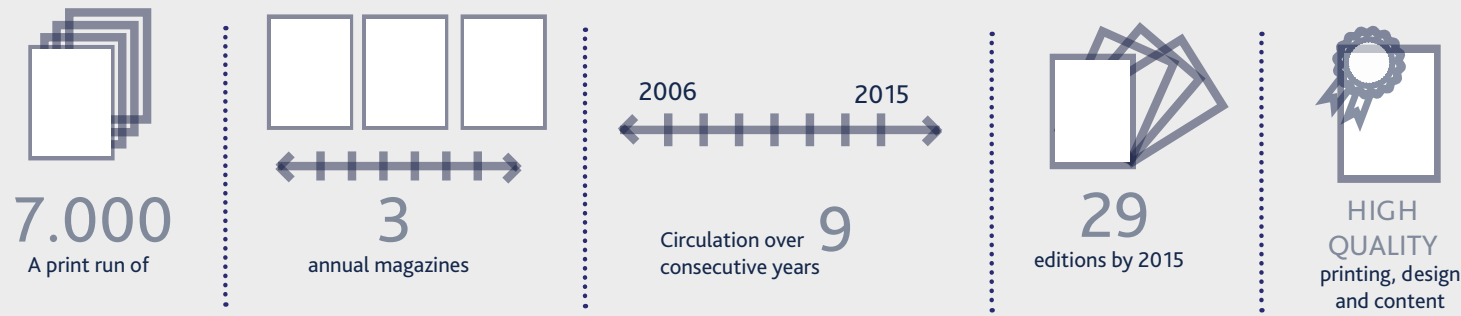
Enfoque Urbano Channel:

[www.youtube.com/enfoqueurbano](http://www.youtube.com/enfoqueurbano)

- We play videos of the interviews carried out on our television program showing the stories and experiences of those who also build the city.



We publish CÁLAMO Magazine to foster the dialogue with our owners, suppliers, contacts and friends. We disseminate spaces, characters, visions, journeys and the latest updates that promote values and initiatives which we feel identified with.



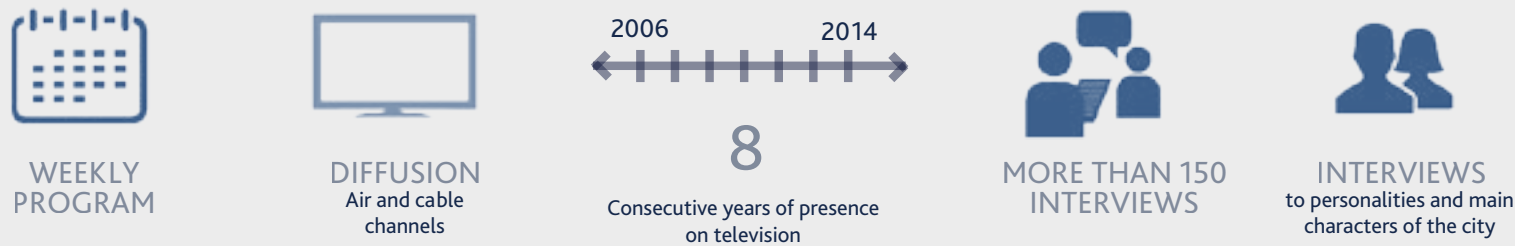
Why Cálamo?

CÁLAMO because this particular name was used for small reeds or feathers that, once carved at the top, became the instrument to write during antiquity. Because it was the tool used to register, among other things, technical and historic documents, literary chronicles and poetry. But, specially, because the existence of the quill was the direct consequence of the need that men had to communicate; a need that all of us who belong to GRUPO EDISUR have always been concerned about.

Find Digital Cálamo in:  
[www.revistacalamo.com.ar](http://www.revistacalamo.com.ar)



We fully produce the television program ENFOQUE URBANO to come closer to society. We make a cultural, informative and recreational contribution, highlighting the stories, experiences and referents that also build the city and its society.



Why Enfoque Urbano?

The name is ENFOQUE URBANO because we know that the city is composed by several visions. Because we believe that the city is built with real estate development, art, science, sports, culture and integration. We focus on the urban environment from the reflections and anecdotes of the people who make up society. We believe that participation and articulation of the different actors in pursuit of their city is worth sharing.

Find the digital program:  
[www.youtube.com/enfoqueurbano](http://www.youtube.com/enfoqueurbano)



# OUR MARKET

A country that presents great opportunities in terms of houses and one of the most important and thriving provinces of Argentina, make up an excellent context for the growth of a market in which the real estate development shows a high dynamism and generates a multiplying effect on the economy.



Argentina shows a potential even in a context of economic and financial volatility. It has a large amount of qualified workers, plenty of natural resources, technological and industrial tradition and progress in infrastructure. Furthermore, 8.4% corresponds to the agricultural output of the world and it is responsible for the 2.9% of the international trade.



It is a full member of the Southern Common Market (Mercosur) together with Brazil, Paraguay, Uruguay, and Venezuela, with a preferential access (0% rate) to a regional market of 275 million of inhabitants and a gross national product on the whole of 3.35 trillion USD and great industrial complementarity.

It is a member of the Union of South American Nations (Unasur), of the Latin American Integration Association (Aladi) and the Community of Latin American and Caribbean States (Celac). In addition, it participates in G-20, representing Latin America along with Brazil and Mexico.



Main cities: Buenos Aires, Córdoba, Rosario, La Plata, Mar del Plata, San Miguel de Tucumán, and Mendoza.

An area of land of 2,766,889 km²: the second largest country of Latin America.



44.25 million inhabitants, being the 4th country with the largest population of Latin America, distributed in 23 provinces and Autonomous City of Buenos Aires.

98,000 university level graduates and almost 11,000 postgraduates from 115 universities and Argentine university institutes that annually enter the labor market.

85% of urban population, 10 % above the Latin America and Caribbean average.

The Argentine population lives an average of 75 years, 5 more years than the region average as indicated by the life expectancy rates.



9th country with the largest agricultural area worldwide, with more than 170 million hectares of arable land according to the United Nations Food and Agriculture Organization (FAO).

3rd country in the world with the largest share of non-conventional hydrocarbon reserves (shale oil and shale gas).

35,000 km of paved routes, 36,000 km of rail network (one of the world's largest network), 43 ports, and 54 airports.

The real estate construction and development are sectors of high relevance in the economic structure of the country. Furthermore, this industry contributes to satisfying the requirements of infrastructure and access to housing, improving the society's living standard.



On average, 5.5% of the gross domestic product corresponds to the construction industry for the period 1993-2014.

The construction industry grew 8% annually for the period 2004-2014 according to the Construction Activity Indicator (Isac) that the National Institute of Statistics and Census (Indec) formulates.

400,000 workers belong to the construction industry at a national level (by November 2014).

Cement consumption grew 20% at a national level on December 2014 with respect to the same month 5 years ago, which shows the important dynamism of the industry.

8,147,323 meters got the permission for the year 2014 in more than 40 municipalities according to the National Institute of Statistics and Census (Indec).

22,693 active companies in the construction industry at a national level in 2014, according to what the Statistical Institute of the Construction Industry (Ieric) establishes.

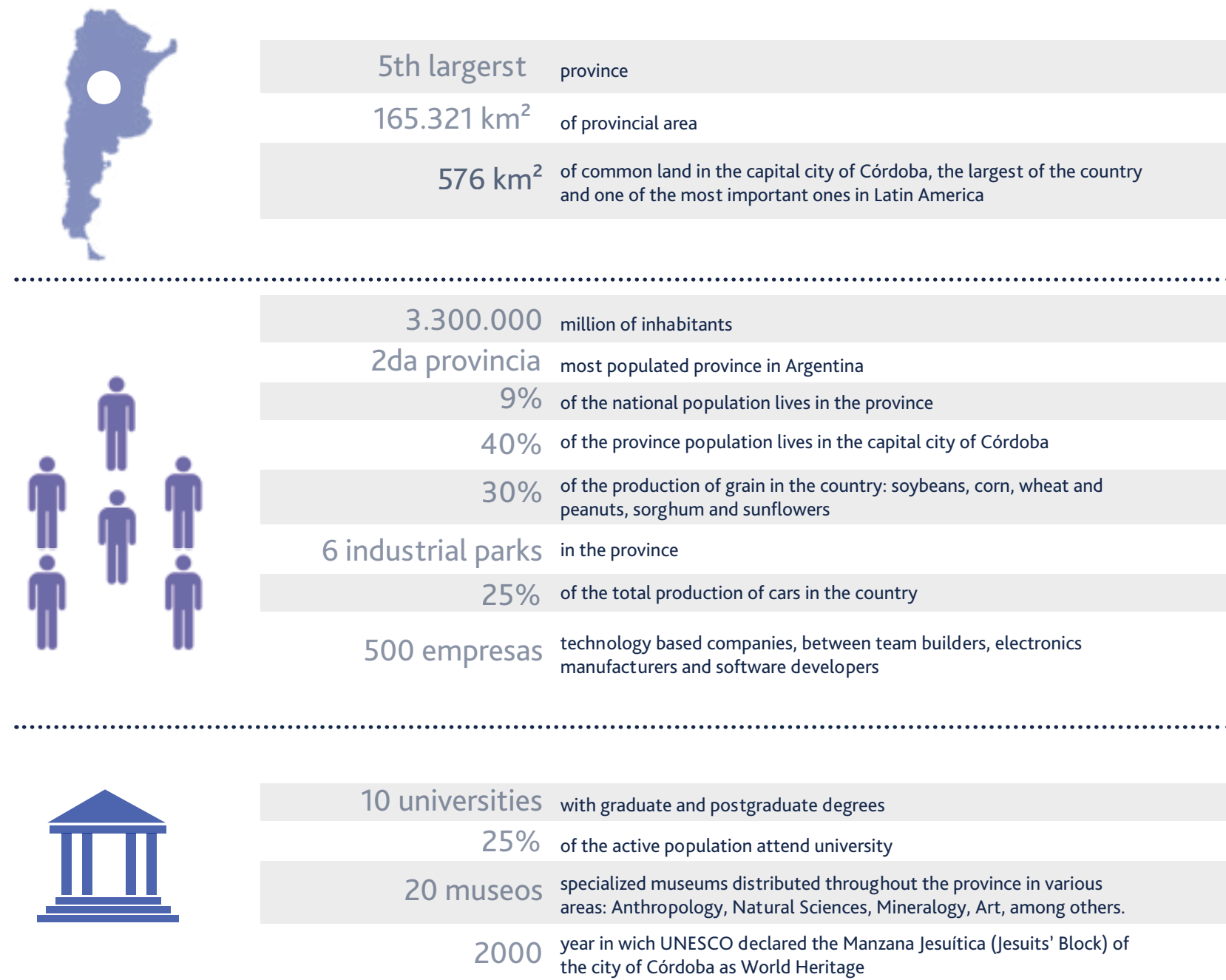
The consumer confidence grew 10% for the acquisition of houses and cars in the period 2009-2014, according to the Research Center of the University Torcuato di Tella.





Córdoba is the second province in relative importance of the country. It is a prominent center with educational, cultural and social activity. It has a diversified economy, with a great variety of production of goods and a wide range of services. It has qualified human resources and a favorable business environment for new opportunities.

The sector of the real estate development is characterized by a high dynamism and an important multiplying effect on the economy. Due to its economic, geographical and demographic characteristics, Córdoba becomes an attractive spot for Real Estate.





The Real Estate leads the investment alternatives in Argentina because the properties have a dual function: they are consumption goods for the ones who are looking for their own home, and they are also investment mechanisms due to their high profitability and value safeguard in economic vulnerability contexts

THE PROPERTIES:

1.

THEY ARE A SAFEGUARD IN INFLATION CONTEXTS

The value of the properties in pesos grows, on average, between 5% and 10% over the rest of the prices in the economy. Thus, acquiring a property ensures the preservation of the national currency in inflationary contexts.

2.

THEY ALLOW GENERATING AN INCOME

The rent produces a monthly flow of money that arises from the payment of the rent, estimated at 4% a year of the value of the property. Therefore, the person who earmarks their income for the purchase of properties not only preserves the value of the money, but also has the opportunity of obtaining an additional income.

3.

THEY DO NOT DEPEND DIRECTLY ON THE FINANCIAL SYSTEM

In Argentina, the real estate market is financed mainly through private savings due to the difficulties to access a mortgage loan; hence, it is not directly dependent on the financial market. In this way, the risk of a speculative bubble is significantly reduced.

4.

THEY ARE MORE PROFITABLE THAN THE OTHER ALTERNATIVES

The rate of return of the property is two times greater than the rate of return of the investment in dollars and it is four times greater than the profitability that a time deposit has offered in the last decade. If you would have invested 10,000 pesos in the year 2002 in each of the alternatives, you would have got in December 2014 more than 198,000 pesos in properties, 86,000 pesos if you would have got dollars and barely 43,000 pesos if your choice would have been a time deposit.

5.

THEY ARE ACCESSIBLE IN THE LOCAL CURRENCY

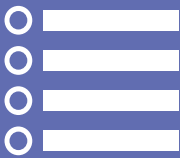
Nowadays, the Argentine peso has begun to take on relevance as a reference value in the real estate market which has been traditionally dollarized. This enables to project the income and expenditure of the investment in the same currency in which the salary is earned. Some Real Estate Development and Building Companies stimulated this process with the pesification of their transactions, because they can pay in the national currency the materials, supplies, and the labor force necessary to keep their projects in motion.

The market shows a range of variables and situations that impact on the conditions and opportunities for the real estate development, and that demand that certain business strategies be reconsidered and redefined.



GROWING DEMAND FOR LOTS

In Córdoba, the lots have become an investment alternative and a step to acquire their own home, because they enable the possibility of doing it in stages over time and in many cases, financing methods, for the purchase and construction of the home. This behavior is boosted by the emergence of new proposals of smaller lots, located on non-traditional areas with access roads to the city center, connectivity to exit the city, and the provision of basic services.



REGULATORY DEMANDS OF THE INDUSTRY

The level of requirements of the sector grew over the last years, which translates not only into a greater number of studies and authorizations by regulatory authorities for the execution of new projects, but also into higher levels of demands for road infrastructure and responsibilities with regard to the consumer. At the same time, the demanding level of clients has grown; they demand better construction standards and a quality improvement.



PROFESSIONALIZATION AND SPECIALIZATION OF THE OFFER

The delivery of better services and a larger segmentation in the offer is becoming more and more necessary, and the value of brands and the relationship with the client have gained more importance.



SUSTAINABILITY PRIORITIES

The environmental concerns begin to form part of the business agenda and of the planning of new projects. A building constructed under sustainability standards can reduce the electric power consumption percentage between 25% and 50%. Water consumption can drop by 40%, carbon dioxide emissions can be reduced by 35% and the amount of waste by 70%.



FINANCING PLANS

Along with the bank system, the market has financing alternatives to facilitate the access to a house. We come up with different plans to try to adapt the investment periods to the ones of the real estate development with payments in the long term (between 10 and 20 years). Although there are different plans, they all have in common that the total of payments is in the national currency and that the income requirements are minimum.



# THANK YOU

To the owners, for choosing us.

To the investors, for trusting us.

To the suppliers and consultants, for being part of our team.

To the authorities, for projecting together.

To our work colleagues, for the shared dreams.

To Córdoba and its people, for encouraging us to keep on growing.