Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Luis Etchegaray

E-Mail: luis.etchegaray@remind.com.ar

Contact Info: +54 11 43 25 43 25 / +54 9 11

877HA MAJESTIC RANCH ESTATE IN LUJAN

Santa Elena is a unique Estate in the country that combines a luxurious resort surrounded by natural beauty and impressive gardens, with productive agricultural, stockbreeding, and forestry lands. This charming 20th Century Estate with gardens, parks and constructions is located in Luján adjacent to the Luján River. Its history not only describes that of a family-oriented ranch, but also includes a rich and varied productive activity involving livestock, agriculture, forestry, cabins, haras, greenhouses, and horticultural gardens. Location Only 75 km (46.6 mi) from the City of Buenos Aires by highway, and 8 km (4.9 mi) from the Luján Basilica. Access mainly through highways: Acceso Oeste (National Route 7) and Luján-Mercedes (National Route 5) We reach the main access gate through the asphalt road. Surface: 877ha Aptitude: Multiple features make this estate adequate for a broad amount of alternatives; from Argentinean Lifestyle related activities, intensive and extensive agricultural/livestock production and forestry, to urban developments, touristic activities and hotel services, to leisure, recreation, and social/ corporative events. Infrastructure and improvements descriptions: Main house: Constructed in 1943, and designed by Dutch architect Van Brant resembling an Anglo-Norman castle. It is placed on a small hill with privileged views to the surrounding gardens, and at the same time it makes for a splendid portrait when seen from the rest of the farm. The construction was carried out using only the best materials available in order for it to be elegant yet understated, and at the same time long lasting. All the floors, roofs, stairs and ornaments are made of hardwood and are in excellent condition. The 565 m2 (6,082 ft2) inferior level (basement) is very bright and well ventilated thanks to the designed dugout, which surrounds the entire rear of this level. Here we find the kitchen, scullery, cold storage, pantry, storage room, wine cellar, dressing rooms, laundry room, maid's quarters, bathrooms, garage, gas tank, and electricity control board. The 870m2 (9,365 ft2) ground floor

Characteristics:

- Location Luján
- Only 75 km from Buenos Aires
- 8 km from Lujan
- Surface: 877 ha
- Constructions: 2800 m2 (30,139 ft2) approx.
- 5 km coastline Luján River
- 7 lagoons
- Forestation y landscaping
- 14 ha main house area
- Tennis court
- Semi Olympic swimming pool
- Stable/warehouses
- Plazas
- Viewpoints
- River house
- Landing strip
- Guesthouse
- Personnel house
- Stalls

intended for diverse social activities has an entrance and reception hall and three interconnected halls that overlook the great 329m2 (3,541 ft2) veranda from which we can access the deer park. It is ideal for meetings and for enjoying beautiful sunsets over the fields and forests. This is where we find the guest apartment with its master bedroom, living room, a private kitchen, children's dining room, and 2 toilettes. The 500m2 (5,382 ft2) upper level has 15 bedrooms, including the 120m2 (1,292 ft2) master bedroom en suite consisting of a 40m2 (431 ft2) room with fireplace, a bathroom, an antechamber, and a separate private office and reading area. Finally we find the 385m2 (4,144 ft2) attic with 2 additional bedrooms, a bathroom, and the best views the estate has to offer. Chapel: It was built surrounded by aged beefwoods, araucarias, and bushes, less than 100 meters from the entrance of the Main House. Designed in an Art Nouveau fashion, its extraordinary stained glass made by renowned architect, artist, and Slovene writer Ronsky come off as a noteworthy feature. It has capacity for 50 people, and it has the necessary authorizations for celebrating religious ceremonies. Stable and warehouse: Solid brick construction in two levels of approximately 200m2 (2,153 ft2) each. The access door of the stable is one large horseshoe. The other room is for carriages, saddle storage, great cobble patio, palisades and horse corrals. Office and bathroom on the superior level. Parks: It has 14 hectares of strategically designed gardens that surround the Main House that were incorporated throughout the years; plants and trees brought from different parts of the world. The gardens are interfered by a 2km meandering gravel path. The Great House allocates the union between two different types of parks. The north park has an exquisite forest thickness, and the south park has a natural slanting meadow inhabited by deer and delimited on the horizon by lush forests with more than 300 tree specimens. Another unique feature the gardens present are their plazas or "glorietas". These are slightly elevated open circular areas with metallic dome structures covered with wisteria and other flower plant varieties. These are ideal spots for having barbecues since they offer a natural cool shade. Only a few meters from the Main House and hidden by a small lush forest we find the clay tennis court. One of the most preferred places for receiving guests is the Main House's south meadow, where one can contemplate the sunset within the immensity of the countryside, accompanied by the sweet sound of the water flowing by the stone of the breakwater. Swimming pool. It is located at a reasonable distance from the Main House with the objective of preserving the peace and quiet. The dimensions are semi-Olympic (25m / 82ft x 12,5m / 41ft). We also find a small 60m2 (646 ft2) chalet with dressing rooms, toilette for both men and women, and an open lounge area. Viewpoints: they are strategically located in order to contemplate the gardens, the countryside, and the animals. Forests: Santa Elena has harmoniously combined over 300 local and foreign tree species, exotic species forming landscapes, and other commercial and scenic forestations in approximately 400 hectares of forest area. It has a system that includes seven interconnected lagoons. These are considered one of Santa Elena's magical touches as they contribute to the stunning scenery, especially during autumn when the colours peak. The silent, peaceful, and meandering Luján River is truly one of the foundations of Santa Elena's history of life and progress. It is a source of enjoyment, leisure, beauty, and the cornerstone of the adjoining ecosystem. The East border stretches over 5km and reaches the lagoon system area. The river is for navigating, and it is apt for all sorts of recreational water sports. Aptitude: Santa Elena is a unique Ranch Estate with more than 400 tree varieties and seven lagoons designed within a forest reservation, conforming an insurmountably beautiful ecosystem all throughout its fields, gardens and landscapes. Presently the estate has areas destined to agriculture, forestry, bovine and sheep breeding.