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## TRIPLEX OVERLOOKING THE RIVER 371.95m2 (4,003.6 ft2)

triplex in Alrío Complex located on floors 25°, 26°, and 27° of the Triplex Premium Tower with open 360° views. Gray work

Finished and completely functional towers

Garage and storing rooms included

### SURFACES

Floor 25 covered: 143.25m2 (1,541.9 ft2)

Floor 26 covered: 109.96m2 (1,183.6 ft2)

Floor 27 covered: 14.77m2 (159 ft2)

Total covered surface: 267.98m2 (2,884.5m ft2)

Floor 25 balcony: 20.59m2 (221.6 ft2)

### Characteristics:

- Floor 25 covered: 143.25m2 (1,541.9 ft2)
- Floor 26 covered: 109.96m2 (1,183.6 ft2)
- Floor 27 covered: 14.77m2 (159 ft2)
- Total covered surface: 267.98m2 (2,884.5m ft2)
- Floor 25 balcony: 20.59m2 (221.6 ft2)
- Floor 27 terrace: 83.38m2 (897.5 ft2)
- Total balcony and terrace: 103.97m2 (1,119.1 ft2)
- Jacuzzi
- Barbecue
- Garage and storing rooms included

Floor 27 terrace: 83.38m<sup>2</sup> (897.5 ft<sup>2</sup>)

Total balcony and terrace: 103.97m<sup>2</sup> (1,119.1 ft<sup>2</sup>)

TOTAL COVERED SURFACE, BALCONY, AND TERRACE: 371.95m<sup>2</sup> (4,003.6 ft<sup>2</sup>)

General features:

- Garage: covered
- Facing direction: front
- Building conditions: excellent
- Property conditions: gray work
- Brightness: very bright
- Orientation: Northeast
- Surface: 371.95m<sup>2</sup> (4,003.6 ft<sup>2</sup>)

Main information

- Triplex apartment
- Selling price: US\$ 3,000,000
- Expenses \$ 150 per m<sup>2</sup>
- Total surface: 371.95m<sup>2</sup> (4,003.6 ft<sup>2</sup>)
- Covered surface: 267.98m<sup>2</sup> (2,884.5m ft<sup>2</sup>)

The unit has an individual terrace, Jacuzzi, and grill.

Amenities:

• Premium Tower:

°Gym

°Micro cinema

°Heated swimming pool

•Common:

°Uncovered 26m (85ft) long swimming pool

°Heated swimming pools

°2 multiple use halls

°Relax lounge

°Sauna

°Micro cinema

°Laundry

°Kid zone

°Pet care zone

°24-hour security

Alrío complex is located in the most privileged area in Vicente Lopez, strategically positioned within an urban range but also near the Río de La Plata River. This also means better access and connectivity. This is without a doubt Argentina's best project thanks to its 16ha surface -encompassing not only households but also offices, a mall, movie theatres, and an auditorium-. For all these reasons this place is ideal for having fun, working, and living, all in the same place.