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## CHACRAS DEL PARANÁ

“Chacras del Paraná” Country Club, nearby Lima and 100km (62 mi) from Buenos Aires on National Route 9, is a sustainable project that englobes every nature-related feature. It’s a perfect place for relaxing and enjoying the peace and tranquillity the country and its natural flora and fauna has to offer. It has a Club House, with mainly nautical activities, with its mooring area next to the port. There is also a Golf area and horse area in every country house.

The property is a unified 37,000m<sup>2</sup> (398,265 ft<sup>2</sup>) lot, with a construction area and a park, and another smaller corral area apt for animals. The lot is on a shared lake.

The 942m<sup>2</sup> MAIN HOUSE has 2 levels. On the ground level we find the entrance hall, very spacious 26mx5m living and dining room with doweled floors and large windows, toilette, kitchen with spacious dining area, laundry room, 4 bedrooms with 2 bathrooms (2 bedrooms, 1 bathroom) one of these bedrooms is connected to the playroom through a sliding door, and a 5th bedroom with a bathroom that could be used as the maid’s quarters. On the first level we find the master bedroom with anteroom area, dressing room, spacious bathroom, and balcony/terrace surrounding the whole room. On the ground level there is also an internal patio with a pond.

26mx5m semi covered veranda.

Incorporated garage for 3 cars with automatic gate

14mx5m swimming pool coated with venecitas, and solarium.

16mx5m shed

### EQUIPMENT

Central air conditioning for living and dining room

Central air conditioning for master bedroom (first level)

### Characteristics:

- Lote: 37.000 m<sup>2</sup>• Casa ppal: 942 m<sup>2</sup>• Living comedor: 26x5• 5 Habitaciones• Terraza con increíble vista• Patio interno con estanque• Dependencia de servicio• Piscina con solárium• Galpón/depósito• Garage p/ 3 autos

Every room -and the garage- has warm/cold air conditioning units  
Central radiating heating system in the entire house  
2 water heaters  
2 boilers  
Manual water pump for internal pond  
Solar energy fuelled heating system for running water and swimming pool  
Perimeter alarm system surrounding the entire lot  
16mx5m shed/warehouse  
Underground large zeppelin for gas supply  
Constructed area: 942m<sup>2</sup> (10,139.6 ft<sup>2</sup>)

The Country Club has internal 24hs Security system that works alongside the Lima District Police.