



Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Agustin Larco

E-Mail: agustin@remind.com.ar

Contact Info: +54 11 43 25 43 25 / + 54 9 11 54 75 28 00



ISLA DEL SOL The property, located 36 km (22.3 miles) from the port of Buenos Aires, has a total surface of 93.6 hectares (231 acres), with 2300 meters (1.42 miles) of coastline on right bank of the Paraná de las Palmas river (Hidrovía channel with 32-foot dredging). **DIMENSIONS** 936,274 m² (nine hundred and thirty-six thousand two hundred and seventy-four square meters), equivalent to 231 acres.

1.450 linear meters (0.9 miles) along the peaceful Hambrientos stream.

Average width of the Paraná de las Palmas river in front of the property: approximately 1000 meters (0.62 miles). Average width of the fraction: approximately 800 meters (-0.5 miles).

WILDLIFE

The strategic geographical location of the Isla del Sol makes it the home of many of the animal species that are dispersed through the Paraná and Uruguay rivers.

FLORA

The uniqueness of the flora of the Delta del Paraná is due to the convergence of species with diverse origins: subtropical, Chaco region, Uruguayan and Pampean region.

The aquatic vegetation, which can be found floating, submerged, and rooted, boasts an enormous wealth of species: camalotes, reeds, canutillos, bullrushes, cattails, wild straw, which cover the banks of streams,

Characteristics:

•CONNECTIVITY:

- Gateway to the Río de la Plata and exit to the Atlantic Ocean.
- 36 km (22 miles) to the Port of Buenos Aires: (30 minutes by river transport).
- 17 km (11 miles) to the Port of Tigre (20 minutes by river transport).
- 2.8 km (2 miles) from the beginning of the Mitre canal.
- 307 km (191 miles) from the Port of Rosario.

creeks and lagoons, creating a mosaic of great beauty.

Trees such as ligustrina, maple, mulberry, blackberry, varioys species of exotic willows, shrubs such as the privet, vines such as honeysuckle and blackberry, grow on the islands ridges, while the low-flooded areas are invaded by yellow lilies and amber stick.

ON ISLAND, A THOUSND DESTINATIONS

The Isla del Sol is a blank canvas for the development of a wide range of commercial, ecological scientific, students and tourism-related projects.

The size of the property, as well its proximity to the city of Buenos Aires and its coastline of 2300 meters (1.42 miles) on the waterway canal (Hidrovia), dredged at 32 feet, which connects the ports of Brazil, Paraguay and Bolivia with the port of Buenos Aires, allow us to think of multiple destinations for this space (subject to corresponding permits):

- Nature sanctuary / Eco-park / Theme park
- Space for the diffusion of the 17 sustainable development goals (SDGs) raised by the UN
- In perpetuity: Corporate image of commitment with the environment linked to four countries (Brazil, Bolivia, Paraguay and Argentina)
- Eco sustainable vacation residence
- Schools, universities, scientific centre
- Convention Centre, students
- Lodge & Hotel
- Reception of hotel and cruises passengers
- Floating market / handicrafts
- Recreation for unions / companies members
- Guarantee for commercial operations or cryptocurrencies
- Fuel storage tanks
- Transfer and port services / silos
- Free zone / Free Port