

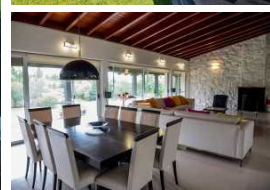


Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Luis Etchegaray

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

Contact Info: +54 9 11 28 64 52 68 / +54 9 11 53 89 96 54



Sierra Virgen: – A natural sanctuary in hilly Cordoba

Sometimes we find a place that seems to be destined to give us back what we need most: calm, inspiration, and a connection to nature. Sierra Virgen, a ±2.260-hectare natural sanctuary on Cordoba hills, is more than a property: it is a legacy that invites us to enjoy nature in its purest form and feel completely at peace. The perfect location

Located just 45 minutes from Tanti, 1.5 hour from Cordoba International Airport, and close to Los Gigantes's majestic landscapes, this jewel was lovingly designed by its creator, who dreamed of preserving its pristine water springs, creeks and vegetation for future generations.

A home that embraces nature

From the moment you enter the 2.2-km long paved private driveway, carefully designed to maintain a connection to the main route, you are surrounded by an environment that combines beautiful natural landscapes and modern amenities.

The elegant and welcoming 577-sq.m. main residence features:

- Four ensuite bedrooms, including a principal bedroom with a dressing room and a study.
- A grand living room with a fireplace, perfect for family gatherings or for relaxing in front of the fire.
- Light and airy spaces where great times are to be had: living room, dining room, equipped eat-in kitchen with a pantry, laundry room.
- All the rooms in the main house are heated to ensure year-round comfort.
- A roofed grill featuring a bathroom and underground wine cellar, perfect for entertaining and enjoying great

Characteristics:

- Natural beauties
- Highland areas
- Springs
- Streams
- Waterfalls
- Beaches
- Area: 2,260 ha

local dishes.

- An outdoor veranda with garden views is perfect for relaxing with a book or just taking a nap.
- A 98 sq.m. roofed and heated pool, with views of the nearby hills, can be enjoyed in any season or weather.

The property also features a caretaker's house, guest cabins, and a shed designed to store tools and vehicles, which is ideal in order to maintain and explore the property.

Total privacy, modern amenities and sustainability

At Sierra Virgen, sustainability joins comfort. The property includes:

- A 92 sq.m. solar power station, equipped with solar panels to ensure energy self-sufficiency and the least possible environmental impact.
- Fresh water from pristine water springs that is filtered and purified for everyday use.
- High-speed wireless Internet connection.

A versatile infrastructure for unlimited opportunities

In addition to the main house, the property includes:

- A big shed (702 sq.m.) fit for a number of purposes, from storage to customized projects.
- A secondary 177.52 sq.m. house, perfect for the staff.
- Two cabin-like modules (47.50 sq.m. each), perfect for guests and family members.
- A 77 sq.m. shed/dining area with a bathroom and a kitchenette.

A world of unique experiences

Sierra Virgen is much more than its infrastructure; it is a place where life feels different. The property's paths lead to hidden water springs, riverside beaches, natural pools and plateaus that are perfect for trekking, horseback riding, or just looking at the stars in the perfectly still nights.

Legacy and hospitality opportunities

Whether you wish to keep this place as a private retreat for your family, or make it into a boutique travel destination, Sierra Virgen's potential is as vast as its surface area. This corner of the world offers not just an investment opportunity, but a legacy opportunity.