

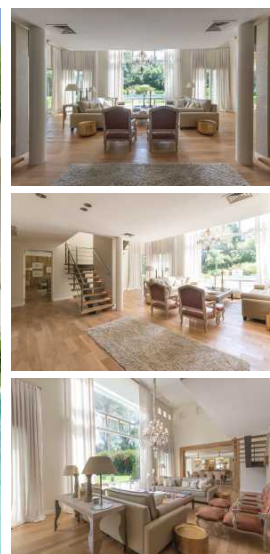


Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Carolina Dumais

E-Mail: carolina@remind.com.ar

Contact Info: +54 9 11 28 64 52 68 / +54 9 11 50 62 76 82



The prettiest house at Highland Park Come take a look! You'll fall in love!!!! This modern home boasts amazing garden and pool views, great entertainment areas, a cozy diner, a lovely family room and a living room, plus a great cabin-like barbecue area where you'll be able to enjoy the best "asados", a TV room with a fireplace, an office with a separate entrance, a principal suite with the best walk-in closet you can imagine, and two huge private apartments, each with its own bedroom, living room/office space, full bathroom and dressing room. There is also a perfect swimming pool and a wonderful garden. This is definitely the best residence at Highland Park Country Club.

Characteristics:

- Lot area: 3.960 m2
- Covered area: 1.300 m2
- 8 Rooms
- 4 Bedrooms
- 6 Bathrooms
- 3 Toilets
- 3 Car spaces

Social, private, family and service areas work seamlessly yet independently.

Hardwood floors and wall paneling bring warmth and beauty to this home.

The double-height living room gives class, sunlight and airiness to the whole residence, as it is located at the heart of the home.

The house is in perfect condition, with no repairs needed; everything works perfectly.

The property features loads of storage space, plus a house for the staff.

THE ENVIRONMENT

The residence is located within Highland Park Country Club, at Del Viso, County of Pilar, Province of Buenos Aires, 50 kms. from downtown Buenos Aires.

STYLE AND FACADE

This rational-style home features outside walls covered in pastel-colored Tarquini.

The house has outdoor parking space for several cars, and a double-height entrance portico.

CONSTRUCTION FEATURES

The home was built in 2005 and has been recently renovated in full, which makes it comparable to a brand-new home. The renovation included floors, wall coverings, light fixtures, etc.

The house has two floors and was built to wrap around the width of the plot.

Both the service area and the spectacular roofed barbecue area are easily accessible from the main house, but still independent.

The house includes a guest room and an office.

Each of the ensuite bedrooms features a living room, dressing room and bathroom, which means that they can be used as two additional bedrooms, taking the home from 4 to 6 bedrooms.

All the rooms feature hardwood floors by "Patagonia Flooring", except for the kitchen, bathrooms and service area.

There is double glazing on all the windows.

There is central heating and AC in all the rooms.

All light fixtures in the home are LED.

The back facade is covered with oak-colored "Natural Wall 3D" by Patagonia Flooring, which brings warmth, design and class to all the main areas.

INTERIOR SPACE

Ground Floor:

The main entrance hall features a double-circulation internal hallway. On the left hand side, there is an office –which is currently being used as a snug- featuring a fireplace and views of the waterfall and gardens. This room has its own separate access to the veranda outside. The waterfall area of the garden features porcelain floors.

On the right-hand side, a hallway leads to the guest room, with its own ensuite bathroom, and hardwood floors. Another hallway, lined with ample closets, leads to the kitchen, which features porcelain floors and a pantry. A big laundry room is also located in this area.

As you enter the home, right in front of the door, there is the main double-height living room, with scenic views of the garden and the pool. A beautiful wood-covered straight archway connects the living and dining rooms, creating a seamless entertainment space. Right behind the formal dining room, there is an informal dining area and family room.

First floor:

A double staircase leads from the hall to both sides of the first floor, giving access to four well-defined areas. To the left, there is the principal ensuite bedroom, which includes a living room and a kitchenette. The ensuite bathroom features two sinks, a jetted tub and separate shower with Italian marble walls and porcelain floors.

The principal bedroom is super spacious and features three huge windows looking out unto both the front of the house and the garden. This bedroom has a huge walk-in closet, with lots of storage and a dressing room. An internal staircase leads from this area to the office located at the front of the house, which has its own separate entrance and a bathroom.

On the right of the first-floor hall there are two separate ensuite apartments, each with its own living room, dressing room, bedroom, and bathroom with a jetted tub.

OUTDOOR AREAS

The house is built on a 3,960 sq.m. plot. The property includes a huge heated pool and a solarium with

a-thermic "Travertilit" tile floor.

The property includes a cabin-like barbecue area with built-in grill, dining room, living room, wood-burning fireplace, bathroom (with a shower), and closet space for guests. This area has huge double-height, three-pane sliding doors, for a seamless connection to the gardens and the pool.

The staff house features two ensuite bedrooms and a kitchen.

GENERAL CONDITION OF THE PROPERTY:

The property is in perfect condition, and features modern floors and wall coverings.