

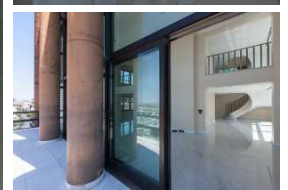


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## TRIPLEX with panoramic view and personal swimming pool

This unique apartment with 20 years of age is located a few meters away from the MALBA museum; it has a total of 894 m<sup>2</sup>, 874 m<sup>2</sup> of which are covered. In its 10 rooms we find 4 bedrooms, 8 bathrooms, 1 toilette and 7 parking spaces. Through a private landing with double elevator we access the great living room that occupies the front and the lateral of the apartment, with double height and a fireplace, the open view to the river and the parks, reception cloakroom and toilette, another intimate living room/ studio separated from the main living room by doors, and a dining room with access to the kitchen, office, pantry and laundry room, two maid's quarters -one suite-, double circulation.

We get to the second floor by an elevator, by the main stairs or by the service stairs. It has a reception hall with a toilette, a great swimming pool with an amazing view, and a double compartmented living room or studio.

Swimming pool bathroom for men and women, two large rooms, a studio separated by doors, spacious gymnasium, with access to the pool.

Goods elevator. Entrance hall, master bedroom suite with fireplace, great dressing room. Large wood-panelled storing room with shelves. Two bedroom suites with two full bathrooms and a spacious family room with double circulation.

On the third floor we find the bedroom area; the main bedroom suite with double fireplace, a great dressing room and a bathroom with triple compartment with Jacuzzi, Carrara marble shower stall, another dressing room. Another full kitchen with its office, two bedroom suites and a third room between both suites.

The building has 24hs security. Door opener with screen display. Power generator support and water tanks.

### Characteristics:

- Total surface: 894m<sup>2</sup> (9,623 ft<sup>2</sup>)
- Covered surface: 874m<sup>2</sup> (9,408 ft<sup>2</sup>)
- 10 Rooms
- 4 Bedrooms
- 8 Bathrooms
- 1 Toilette
- 7 Parking spaces
- Age: 20 years

Parking spaces with high ceilings for large vehicles and access by ramp with electric gate.  
Guest parking.  
7 parking spaces.