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**Elegant Apartment with Park** This property is located on the first floor of a temporary design rationalist building surrounded by French-style buildings, located on the unique Talcahuano street in the Recoleta neighborhood, close to the elegant Av Alvear, next to the French Embassy in the Ortiz Basualdo Palace and two blocks from the iconic Park Vicente Lopez, in the City of Buenos Aires, Argentina. This two-story apartment that has a total of 523 m<sup>2</sup>, is designed as an architectural piece that harmoniously fuses a modern conservative style with all the comfort that actuality life requires. Noble woods such as Slovenian oak, the sophisticated of marble and storage spaces predominate. The light enters in a warm way through all its environments in the different seasons of the year.

From a private shield, covered with a print that emulates a canvas of expressive botany, we enter a hall that communicates to a double living room with views of a continuous balcony and in double circulation to a dining room that also links with the kitchen, all separated already at the same time functionally integrated.

At this same level and continuing the line of the main entrance, we connect to a corridor that distributes kitchen and service unit, hidden with a large sliding door, reaching a private hall with two Master Suites, one of them with a study and both with balcony overlooking the property's park. From here, we go down a staircase with steel and blindex details to the ground floor that has a living room with a library, a study and another Master Suite with a private outdoor space. Through this same floor we access a 200m<sup>2</sup> park.

This unique and exclusive park has a landscaping design according to its square meters and ends at its bottom with a multipurpose space of 40 m<sup>2</sup>, with a fully equipped kitchen, closed grill, bar and toilet.

**Characteristics:**

- Covered area: 279 m<sup>2</sup>
- Semi-Covered area: 19 m<sup>2</sup>
- Uncovered area: 19 m<sup>2</sup>
- Balcony area: 7,5 m<sup>2</sup>
- Total surface: 523 m<sup>2</sup>
- Heating systems: radiators
- Cooling systems: VRV Inverter
- Openings: DVH
- Floors: Slovenian Oak / Porcelanatos Marbles
- 1 Individual boiler
- 1 Central Boiler
- 3 Master suites
- 2 Garages
- Service units