

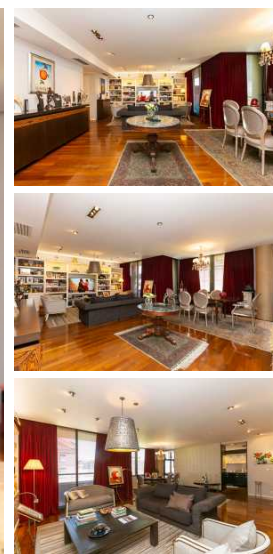


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## Fantastic 170m2 (1829.86 ft2) apartment located in the street Martha Salotti 444, 5º floor, apartment "B".

Four-room apartment with 2 parking spots. One on the 1st floor of the car park and another one on the 2nd floor. Air-conditioned cellar (2 storage rooms) + 3 storage rooms. 5 total storage rooms.

General information about "La Porteña Residence".

"La Porteña Residence" is a building designed by Alan Faena, with the creativity of the renowned French architect and industrial designer Philippe Starck. It was built by Obras Civiles S.A., made of concrete, exposed iron, exposed brick, and large wooden surfaces, on a 50,000 m2 (538195.52 ft2) ground property. The building consists of 8 floors each 4 meters high (13.1234 ft) and a multistory car park with 80 fixed parking spaces.

Location: Puerto Madero East, on Martha Salotti Street between the streets Juana Manso and Aimé Painé, 100 meters (328ft) away from Dique 2, 50 meters (164 ft) from Micaela Bastidas Park, 350 meters (1148 ft) from Mujeres Argentina Park, 500 meters (1640 ft) from Costanera Sur (South Coastal) and Costanera Sur Ecological Reserve, in front of Faena hotel (Faena/Pippe Starck), being part of the Art District together with Faena Hotel, Los Molinos building, El Porteño, Faena Aleph/Foster, La Porteña II and Oceana.

Puerto Madero (A. Faena /E. Costantini/ Brandon Haw, Foster's disciple).

Amenities and services:

24-hour security and janitor.

Comfortable and equipped reception area with music.

Wi-Fi in the entire building.

### Characteristics:

- Total Area: 170 m2
- 4 Rooms
- 3 Bedrooms
- Toilete
- 2 Bathrooms
- 2 Car spaces

Gym with Air conditioning, music, TV, dressing room, and spacious bathrooms with showers.

On the ground floor, there is a meeting room with a courtyard view, air conditioning, Wi-Fi, a fully equipped kitchen, and a bathroom.

Orderly room.

Heated Swimming pool with automated temperature adjustment, solarium, bathrooms with shower, beach umbrellas, wooden lounge chairs with eco-leather mats, two support tables, and tables for eight people with chairs, all on a wooden deck on the rooftop.

Pool towel service.

Four 12-person high-speed elevators and one hydraulic elevator. All Fujitec brand, in stainless steel and granite.

Internal Telephone System with access to all the sectors of the building.

Gen Set (Generator set) for common service areas and landing, that turns on and off automatically.

Internal unit cleaning service, laundry, ironing, floral decorations, etc.

The courtyard is equipped and decorated with a large mirror that looks like a painting and decorative gardening.

High-definition camera systems are monitored in real time from the concierge and security booth. Infrared barriers around the perimeter of the building.

Motion detection systems in the courtyard, with strobe lights and an alarm system in the concierge and security booth.

UHF radio communication system between all personnel and throughout the building.

Creation and care of image through planned marketing, inspired by the ART DISTRICT concept.

Functional Unit

Access doors to fireproof apartments, veneered in cedar wood.

Exterior carpentry of anodized aluminum color, with double glazing.

Hot water and central heating are controlled by the unit.

Lapacho wood flooring in all rooms except part of the kitchen and bathrooms, which are made of arabesque marble. Laundry room and service area in ceramic tiles.

Private entrance hall.

Kitchen.

Maid's room with service bathroom.

2 full bathrooms, one with a sink area

Reception toilette.

Living and dining room.

Balcony.

Three bedrooms.