

An architectural rendering of a modern building with a prominent white grid facade. The building features multiple levels of rooftop gardens with various plants and outdoor seating areas. The scene is set against a backdrop of a city skyline and a river, with a large tree in the foreground. The overall atmosphere is bright and modern.

LANDA

Primera línea sobre el río

Vicente López | De libertador al río



Proyecto en
Números

25

Departamentos.

5

Departamentos al río
con terraza.

9

Departamentos de
2 Dormitorios.

7

Departamentos de
1 Dormitorio.

6

Departamentos en
duplex.

4

Locales comerciales

43

Cocheras

Terraza

Cubierta verde con
parrilla, solárium y
pileta





Unidad Tipo A

3 dormitorios, uno en suite,
Toilette, cocina comedor de diario, lavadero.
Dependencias, terraza jardín.
Frente al río.



Unidad Tipo B

2 dormitorios, uno en suite.
Vista a tres frentes y al río.



Unidad Tipo C

2 dormitorios, uno en suite.

Vista al río.



Terraza Jardín

Pileta, solarium, asadores.



Números

Números

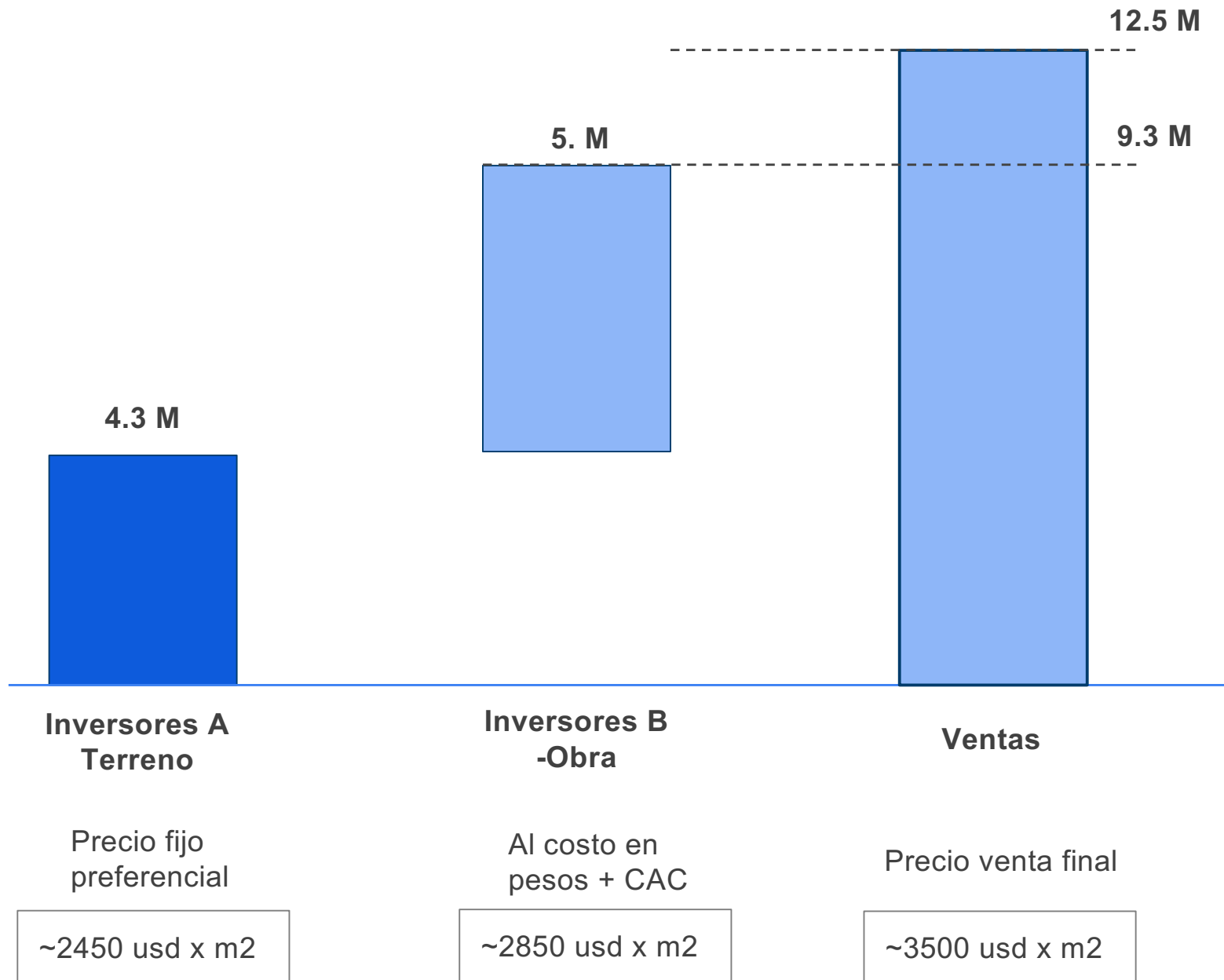
Proyecto

Superficie terreno	1.423 m2
Total M2 a vender	3789 m2
Cantidad de deptos	31 uf
Cantidad cocheras	43
Tiempo de obra	24 meses

Economics

Precio Tierra + Gastos	u\$ 4..3 M
Obra	u\$ 5. M
Inversión total	U\$ 9.3 M

Esquema inversión



Inversores

Inversores A

Compra de departamentos a precio fijo y preferencial.

Precio promedio x m2	u\$2.450
Precio promedio estimado de venta	U\$ 3.500
Apreciación estimada	> 35%

Precio fijo en dólares
50% previo al inicio de obra + 24 cuotas
Sin mayores costos

Inversores B

Compra de departamentos al costo y en cuotas, con un seguro por mayores costos.

Precio promedio x m2	u\$2.850
Precio promedio estimado de venta	U\$ 3.500
Apreciación estimada	>20%

Precio al costo en pesos.
30% anticipo + 24 cuotas ajustables por CAC
Seguro por mayores costos



Equipo





Rondeau Office Park
Distrito Tecnológico CABA
Proyecto desarrollado y
vendido años 2014 -2015



**LERMA
212
VILLA
GRESPO**

**OPORTUNIDAD
DE INVERSION
EN POZO
DESDE
1600 USD X M2**

**.CUOTAS EN PESOS
.DURACION 24 MESES
.RENTABILIDAD
ESTIMADA EN USD +30%**

contacto:
admin@vuntur.com
tel: +54 11 5976 1935

Lerma 212
Villa Crespo, CABA
Inicio de obra enero 2023



Rivarola Norton Arquitectos

Área universitaria y centro cívico en Nordelta





Rivarola Norton Arquitectos

gross floor area 8,000 m²
completion 2017

29-10 broadway astoria new york city



gross floor area 6,000 m²
completion 2017

bay street senior housing new york city



Proyectos en USA

Listado

housing

BATHGATE AVE, BRONX, NY Size: 8,200m ² Units: 89 Floors: 13	CLOSE AVE, BRONX, NY Size: 4,200m ² Units: 30 Floors: 4	EAST 92nd ST, NEW YORK, NY Size: 3,400m ² Units: 23 Floors: 6	LOUIS IX, BRONX, NY Size: 24,500m ² Units: 215 Floors: 8	PARK AVE, BRONX, NY Size: 7,300m ² Units: 70 Floors: 8
BLAKE AVE, BROOKLYN, NY Size: 800m ² Units: 16 Floors: 3	COLON PLAZA, NEW YORK, NY Size: 4,900m ² Units: 55 Floors: 7	FOUNTAIN AVE, BROOKLYN, NY Size: 1,200m ² Units: 12 Floors: 3	MONROE AVE, BRONX, NY Size: 7,900m ² Units: 91 Floors: 11	PROSPECT AVE I, NORTH HEMPSTEAD, NY Size: 2,000m ² Units: 14 Floors: 3
BRIGGS AVE, BRONX, NY Size: 7,000m ² Units: 70 Floors: 12	CRESTON AVE, BRONX, NY Size: 10,850m ² Units: 114 Floors: 11	HOME ST, BRONX, NY Size: 450m ² Units: 6 Floors: 3	MORRIS COURT, BRONX, NY Building A Size: 10,400m ² Units: 101 Floors: 7	PROSPECT AVE II, NORTH HEMPSTEAD, NY Size: 16 Units: 14 Floors: 3
BRUCKNER BLVD, BRONX, NY Building A Size: 7,400m ² Units: 83 Floors: 12	DECATUR AVE, BRONX, NY Size: 3,400m ² Units: 50 Floors: 8	INTERVALE, BRONX, NY Size: 6,400m ² Units: 66 Floors: 9	MORRIS COURT, BRONX, NY Building B Size: 10,800m ² Units: 100 Floors: 7	PROSPECT AVE III, NORTH HEMPSTEAD, NY Size: 6,600m ² Units: 66 Floors: 5
BRUCKNER BLVD, BRONX, NY Building B Size: 10,800m ² Units: 115 Floors: 12	EAST 149th ST, BRONX, NY Size: 31,500m ² Units: 108 Floors: 12	JESUP AVE, BRONX, NY Size: 3,900m ² Units: 139 Floors: 6	REY JAMES POLITE AVE, BROOKLYN, NY Size: 370m ² Units: 4 Floors: 2	SHAKESPEARE AVE, BROOKLYN, NY Size: 4,300m ² Units: 40 Floors: 7
BUSHWICK PLACE, BROOKLYN, NY Size: 1,400m ² Units: 20 Floors: 4	EAST 77th ST, NEW YORK, NY Size: 1,070m ² Units: 12 Floors: 6	LIBERTY HOUSE, NEWBURGH, NY Size: 5,000m ² Units: 108 Floors: 5	OCEAN HILL EAST, BROOKLYN, NY Size: 2,100m ² Units: 16 Floors: 3	
		LONGWOOD GARDENS, BRONX, NY Size: 2,500m ² Units: 25 Floors: 6	OCEAN HILL SOUTH, BROOKLYN, NY Size: 9,400m ² Units: 93 Floors: 3	
STANLEY AVE, BROOKLYN, NY Size: 12,000m ² Units: 112 Floors: 3	WEBSTER COMMONS, BRONX, NY Size: 9,400m ² Units: 95 Floors: 13	702 GRAND CONCOURSE, BRONX, NY Size: 6,800m ² Units: 57 Floors: 14	1818 BOSTON ROAD, BRONX, NY Size: 7,900m ² Units: 113 Floors: 7	700 EAST 241 ST, BRONX, NY Size: 28,000m ² Units: 82 Floors: 11
STERLING PLACE, BROOKLYN, NY Size: 6,100m ² Units: 82 Floors: 5	WEST 53rd ST, NEW YORK, NY Size: 1,400m ² Units: 7 Floors: 7	741 CONCOURSE VILLAGE, BRONX, NY Size: 13,600m ² Units: 94 Floors: 11	SEARISE, BROOKLYN, NY Size: 17,600m ² Units: 200 Floors: 16	2069 BRUCKNER BLVD, BRONX, NY Building A Size: 10,500m ² Units: 65 Floors: 7
THE BEDFORD, BRONX, NY Size: 6,500m ² Units: 60 Floors: 10	WEST PLAIN ROAD, BRONX, NY Size: 2,900m ² Units: 66 Floors: 4	180 EAST 154th ST, BRONX, NY Size: 11,300m ² Units: 120 Floors: 10	1819 STEBBINS, BRONX, NY Size: 12,800m ² Units: 117 Floors: 9	2069 BRUCKNER BLVD, BRONX, NY Building B Size: 28,300m ² Units: 245 Floors: 9
WALTON AVE, BRONX, NY Size: 6,130m ² Units: 70 Floors: 13	WEST 116th ST, BRONX, NY Size: 6,900m ² Units: 30 Floors: 12	741 CONCOURSE VILLAGE, BRONX, NY Size: 13,600m ² Units: 94 Floors: 11	870 BRONX PARK SOUTH, BRONX, NY Size: 10,300m ² Units: 82 Floors: 8	
WEBSTER AVE, BRONX, NY Size: 6,500m ² Units: 50 Floors: 4	VICTORY PLAZA, HARLEM, NY Size: 8,200m ² Units: 136 Floors: 9			
HAMPTON INN, MILAN, TN Size: 4,200m ² Units: 74 Floors: 3	HAMPTON INN WEBSTER, ROCHESTER, NY Size: 5,400m ² Units: 90 Floors: 4	HILTON INDIANA, TERRE HAUTE, IN Size: 7,400m ² Units: 109 Floors: 6		

hotels

Sumario

415,540 m²
3,868 unidades



Rivarola Norton Arquitectos

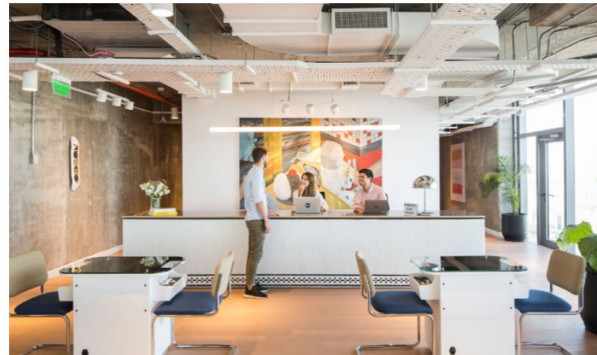
Wework Pits
Santiago de Chile
Sup: 8,200m²



WeWork
Argentina y Chile

87,000m²

Wework Blas Parera 51
Vicente López
Sup: 15,000m²



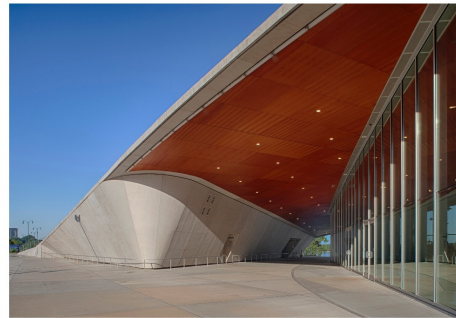
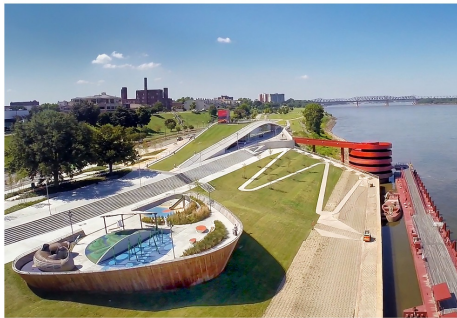
offices

ARGENTINA		CHILE	
WeWork Corrientes 800, CABA	Size: 23,000m ² Desks: 3,394 Floors: 37	WeWork Atosno de Córdoba, Santiago de Chile	Size: 6,758m ² Desks: 1,208 Floors: 2
WeWork Libertador 1000, Vicente López, Argentina	Size: 12,000m ² Desks: 2,381 Floors: 15	WeWork Pits, Santiago de Chile	Size: 8,248m ² Desks: 1,541 Floors: 2
WeWork Blas Parera 51, Vicente López	Size: 15,351m ² Desks: 2,381 Floors: 12	WeWork Danaher, Santiago de Chile	Size: 450m ² Floors: 1
WeWork IBM 2, CABA	Size: 2,200m ² Desks: 5 Floors: 10	WeWork UBER, CABA	Size: 1,000m ² Desks: 1 Floors: 5
WeWork IBM 1, CABA	Size: 3,500m ² Desks: 5 Floors: 5	WeWork Coca Cola, CABA	Size: 2,200m ² Desks: 2 Floors: 5



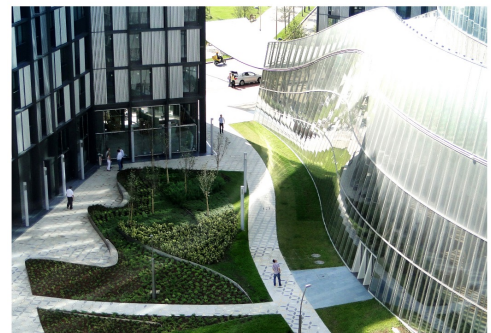
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Concursos internacionales

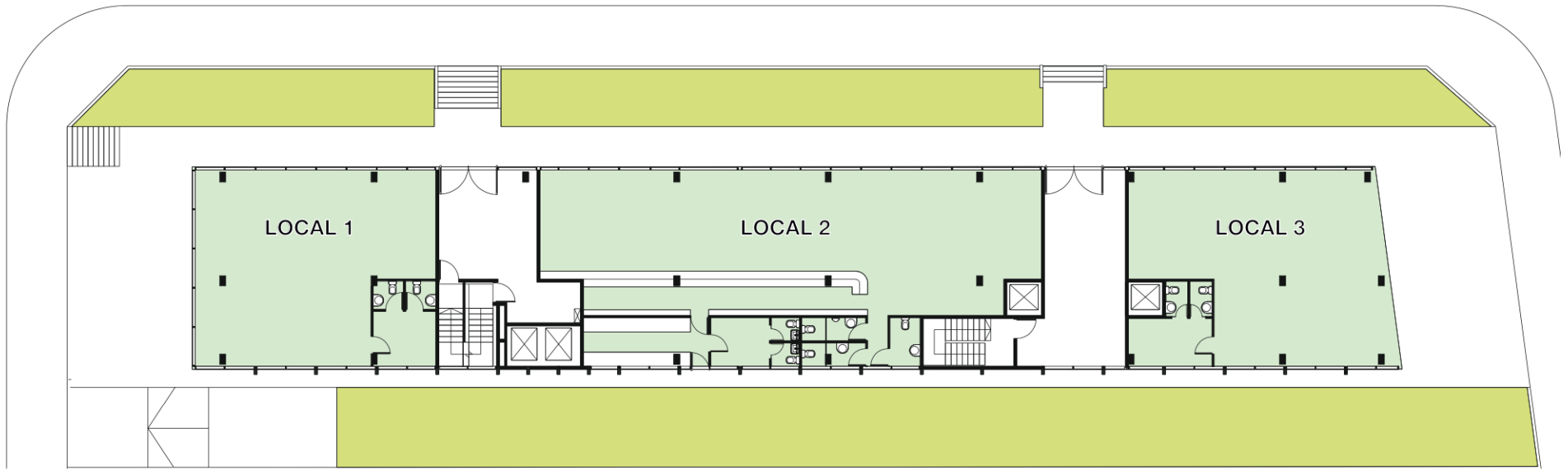


Parque y Puerto fluvial en Memphis, USA

Parque en Bilbao, España



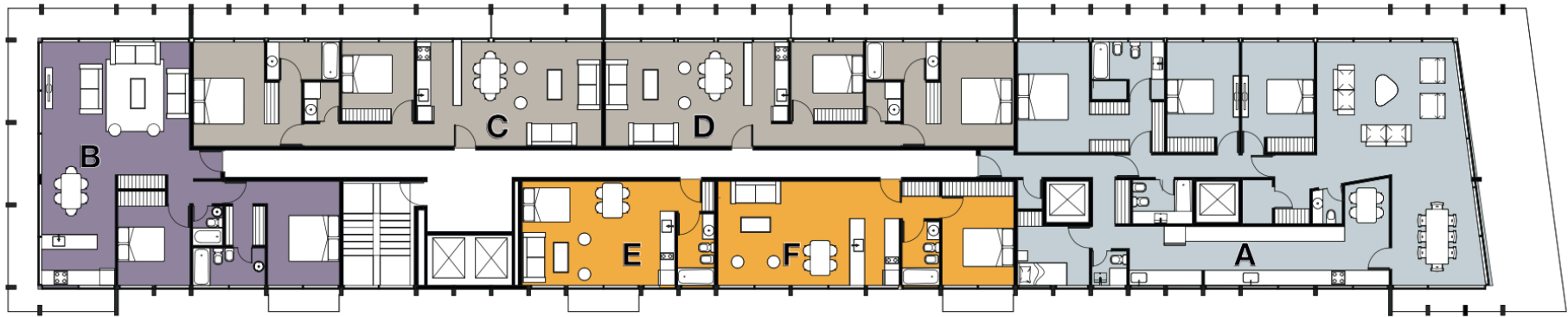
El Proyecto



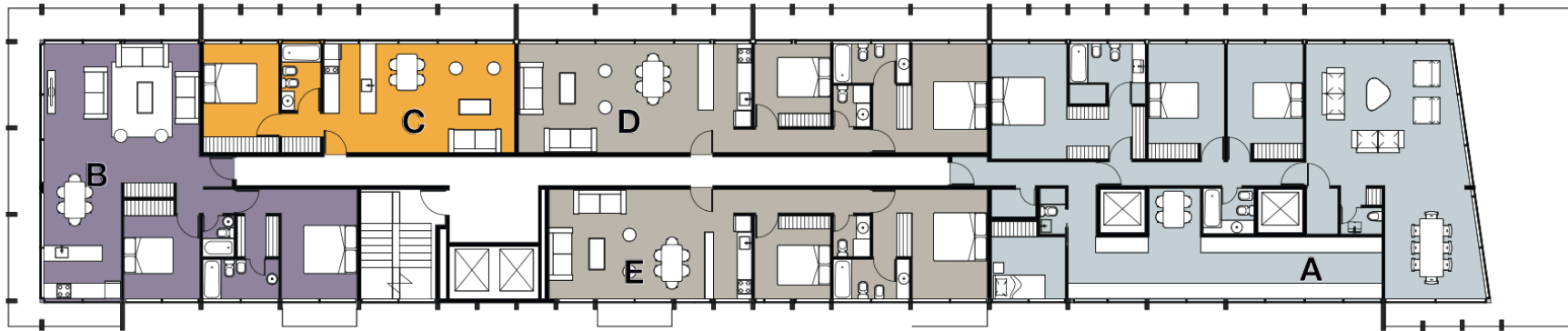
Planta Baja



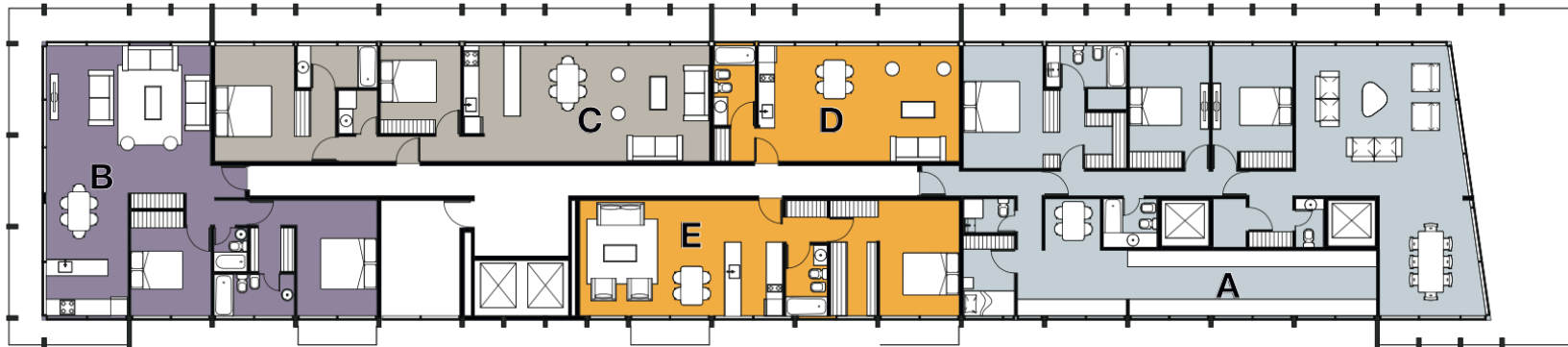
Subsuelo



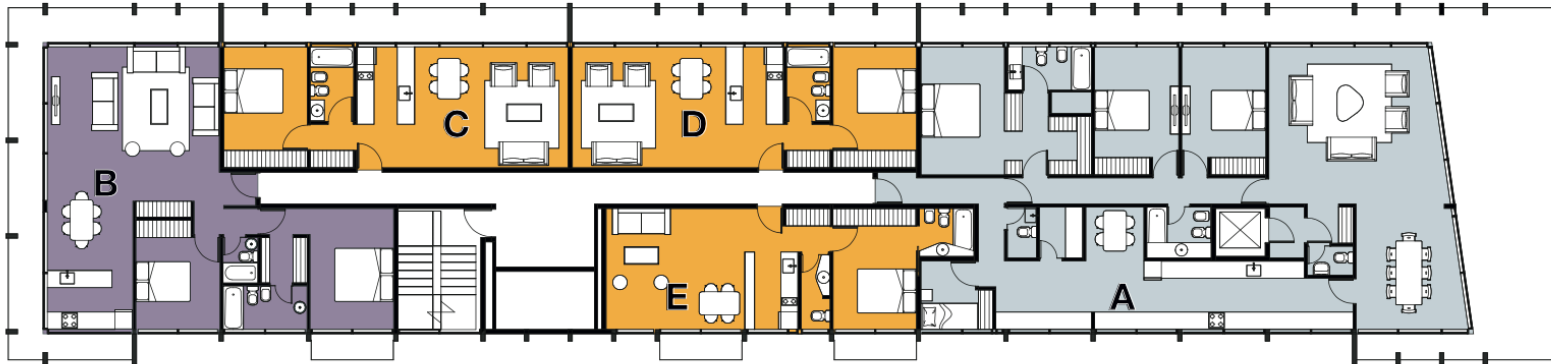
1° Piso



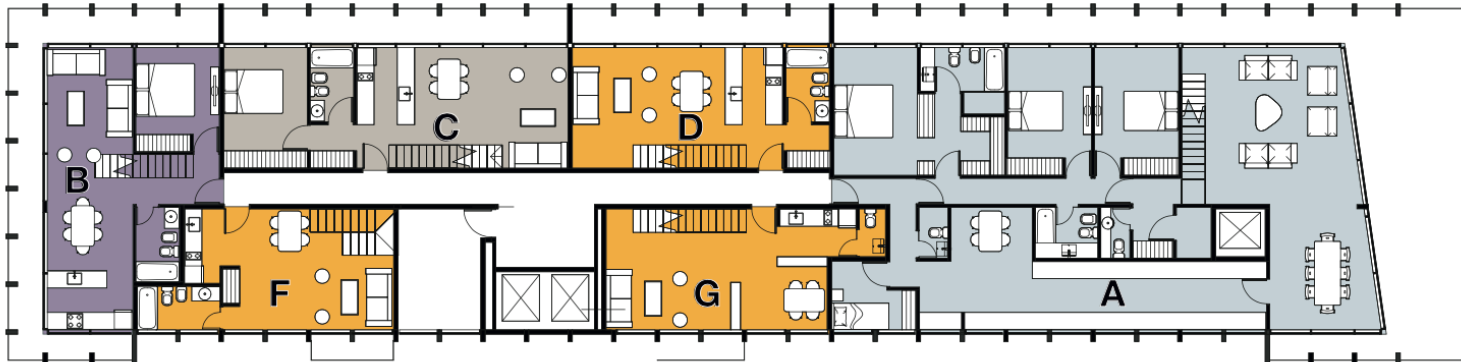
2° Piso



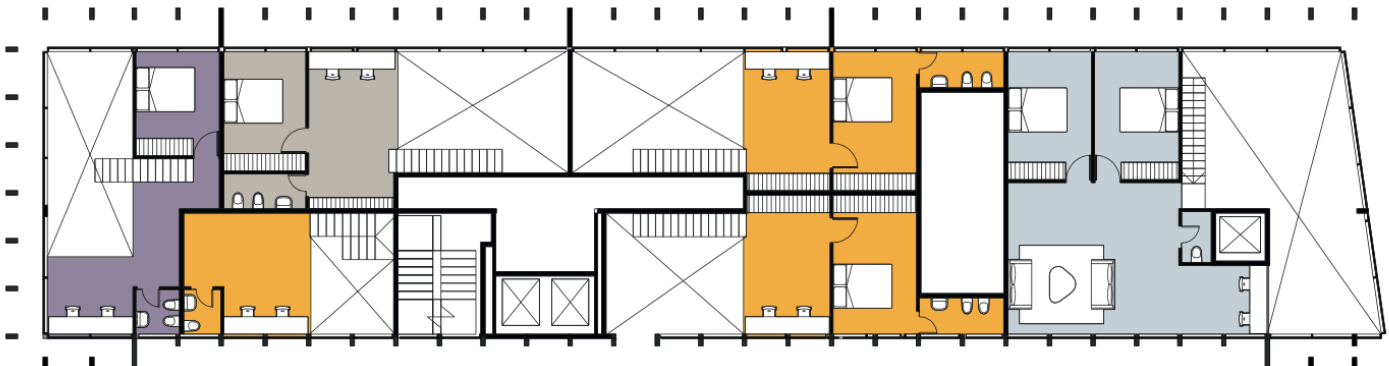
3° Piso



4° Piso



5° Piso (Planta Baja Duplex)



6° Piso (Planta Alta Duplex)

Muchas gracias

