

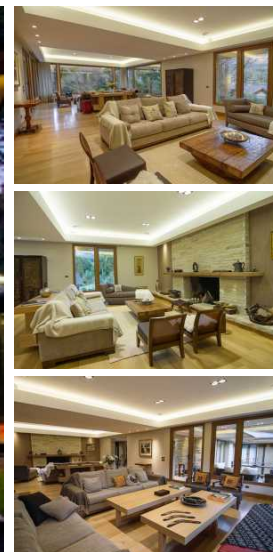


Broker: María Fernanda Canals
CMCPSI 6354 / CUCICBA 7193

Listing Agent: Remind Group

E-Mail: info@remind.com.ar

Contact Info: +54 11 43 25 43 25 / +54 9 294 461-2552



SMART HOME IN ARELAUQUEN

High end 700 m2 (7,534.8 ft2)

property on a 3323 m2 (35,768.5 ft2) lot in Arelauquen Golf & Country Club, surrounded by mountains, autochthonous forests, and exquisite residential properties in Northern Patagonia. The house has two stories; as we enter the property, through a reception hall, we access the spacious living room with a cosy fireplace, a terrace, and breath taking views to the Cerro Catedral. On the same level there is a dining room suitable for twelve guests.

The property has a master bedroom suite that includes a private dressing, ample closet, and a bathroom with a Jacuzzi. The kitchen has an exclusive state of the art decoration and includes tip-on system for entertaining, BlueMotion, and servo-drive system. Independent pantry and storage area.

The lower floor is accessed through stairway or internal elevator. We find a barbecue area with a second fully equipped kitchen, maid's quarters and bathroom, laundry room. Playroom, television room, office, and two guest suites.

The property is equipped with a functional home automation system for managing electricity, temperature, curtains, etc. Steam heating system in bedroom area, central heating in the public areas, and central air conditioning system. Integral lighting, garden covered with roses and other plant varieties. Surrounded by different tree species like coihues, cypresses, arrayanes, and radales. Automatic sprinkler irrigation system. Workshop/warehouse.

Special mention for the main entrance door and the wine cellar, which were both designed and created by Dutch plastic artist Leon Geuer, custom-made in iron with glass incrustations. These truly are unique pieces of art. Eslavonian oak flooring recovered from casks more than eighty years old.

Characteristics:

- Lot surface: 3323 m2 (35,768.5 ft2)
- Constructed surface: 700 m2 (7,534.8 ft2)
- Two story house
- Home automation system
- Steam heating system
- Central air conditioning system
- Integral lighting
- Playroom
- Wine cellar
- Jacuzzi
- Elevator
- Guest rooms (2)
- Maid's quarters
- Ironing room
- Quincho (place for having barbecues and entertaining)
- Garden with rich variety of plants
- Automatic sprinkler irrigation

system

- Workshop/warehouse