



**1: ZUBA Group**

**2: Paraguay in Numbers**

**3: ZUBA Strategic**



# 1: ZUBA Group





## WHO ARE WE?

We are a Group of Companies whose main objective is to Promote the Progress of People through real estate development. We define ourselves as **URBAN DEVELOPERS** committed to the advancement of the city. We provide investment opportunities in the real estate sector, with innovative projects and efficient management that ensures profitability.



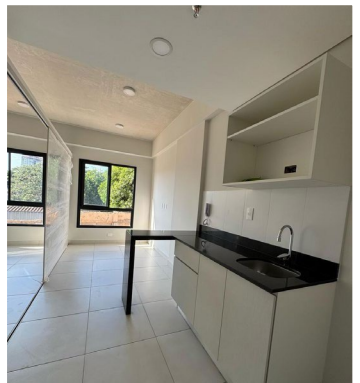
We specialize in high-rise developments. Our focus is to give access to housing to thousands of young people who value a lifestyle close to their daily activities. We prioritize work-life balance.



**MUDATE AL SUEÑO**



ELEVA 1



Asset Management

It is the first Real Estate Fund in Paraguay worth USD 50M, in partnership with Itaú Asset Management, it is focused on the Development of 10 Buildings, intended for use by Multifamily Housing. Our goal is to attract Investment Funds that seek High Profitability in a safe investment figure backed by real estate.



We design neighbourhoods of houses aimed at families looking for their first home. We offer access to long-term loans and offer a lifestyle surrounded by green spaces and recreational areas. At ARASY, families find a great quality of life supported by financing options for long-term purchases.



**Tu casa lista  
para mudarte**





What do we do?



**Built** 51.504,88 m2

**Under construction** 140.664,13 m2

**Units delivered** 860



**Departments Sold** 1.580

**Departments Elevate** 96

**Buildings Delivered** 11

**Buildings Under Construction** 11

**Building Projects in Launches** 7



## AVANCES

ZUBA 1		100%
ZUBA 2		100%
ZUBA 3		100%
ZUBA 4		100%
ZUBA 5		100%
ZUBA 6		100%
ZUBA 7		100%
ZUBA 8		100%
ZUBA 9	Torre 1 Encarnación	100%
ZUBA 10		100%
ZUBA 11	Torre 2 Encarnación	100%
ZUBA 12	Ciudad del Este	75%
ZUBA 13		85%
ZUBA PLAZA	14, 15, 16 Torres Residenciales 17 Torre Corporativa	16%
ZUBA 18		37%
ZUBA 19		36%
ZUBA+ 20 Y 21		6%
ZUBA 22	Torre 3 Encarnación	Launch
ZUBA+ 23 al 26	4 Torres Residenciales	Launch
ZUBA 27		Launch
ZUBA MOLAS PLAZA	3 Torres Residenciales	Launch
ELEVA 1		98%
ELEVA 2 Y 3		Launch



# Why Invest in ZUBA?

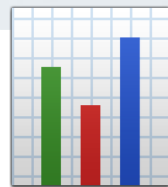


## REACH INVESTMENT GRADE



We are the first Paraguayan developer to obtain the **A- py** Investment Grade rating with Stable outlook **from Fitch Ratings**, highlighting our financial strength and sustainable growth.

### Impact of the achievement



#### CONFIDENCE OF INVESTORS

Access to more financing and opportunities.



#### FORTRESS OF THE BRAND

A benchmark in the Paraguayan real estate sector.



#### IMPULSE TO THE SECTOR

It promotes development and attracts greater investment.





## **LOCATION**

The buildings are located at strategic points in the cities, with easy access to the main roads in and out of the city of Asunción.

## **OPTIMIZED SPACES**

Our spaces are adapted to meet the different phases of life in people's development.

## **YIELD**

Our projects have a (total) return for The Investor of more than 11% per year.

## 2: Paraguay in Numbers

# PRICE PER M2 IN SOUTH AMERICAN CAPITALS

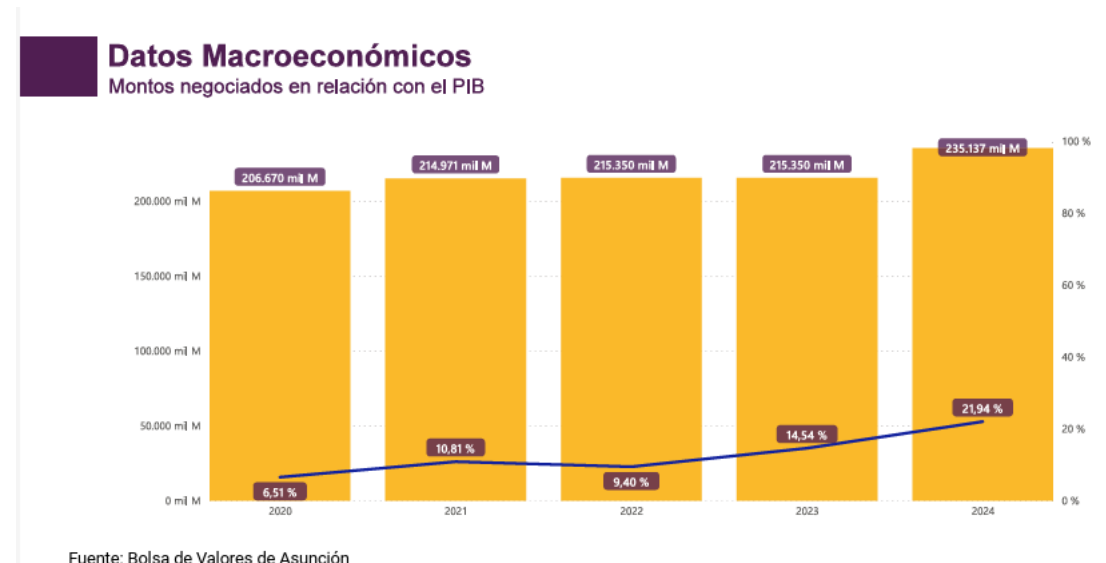
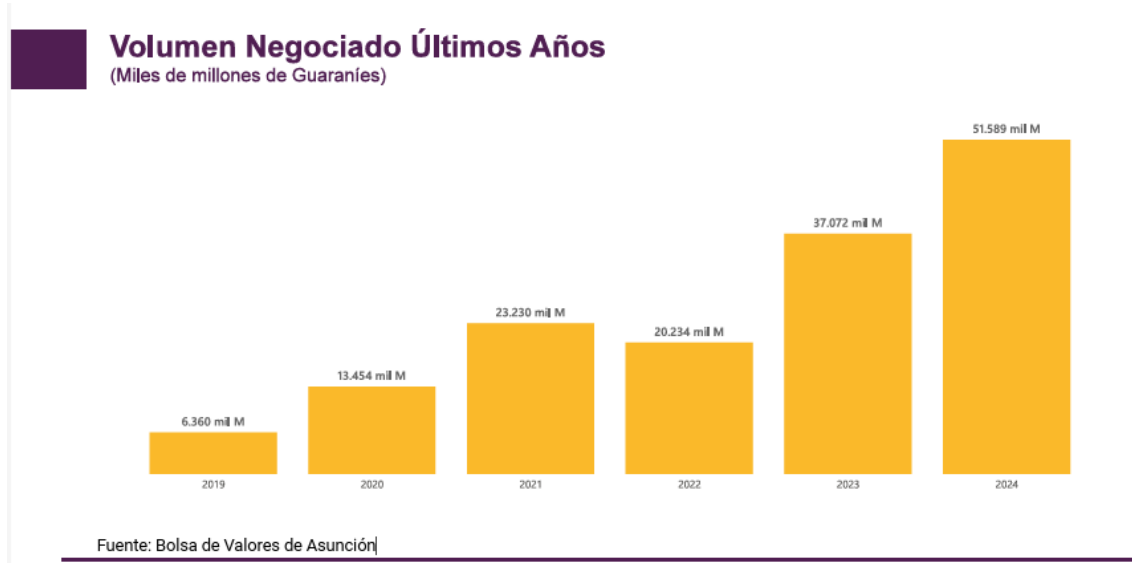
Significant price gap per m2 currently with other capitals in the region



• 1. Santa Cruz	US\$ 1.021
• <b>2. Asunción</b>	<b>US\$ 1.328</b>
• 3. Bogotá	US\$ 1.459
• 4. Lima	US\$ 1.883
• 5. Río de Janeiro	US\$ 2.356
• 6. Buenos Aires	US\$ 2.602
• 7. Montevideo	US\$ 2.670
• 8. Santiago de Chile	US\$ 3.087

Taking the average sale value per m2 in the most demanded areas of each city, the sale price per m2 in Asunción is the second lowest in the region.

# VOLUME TRADED IN RECENT YEARS



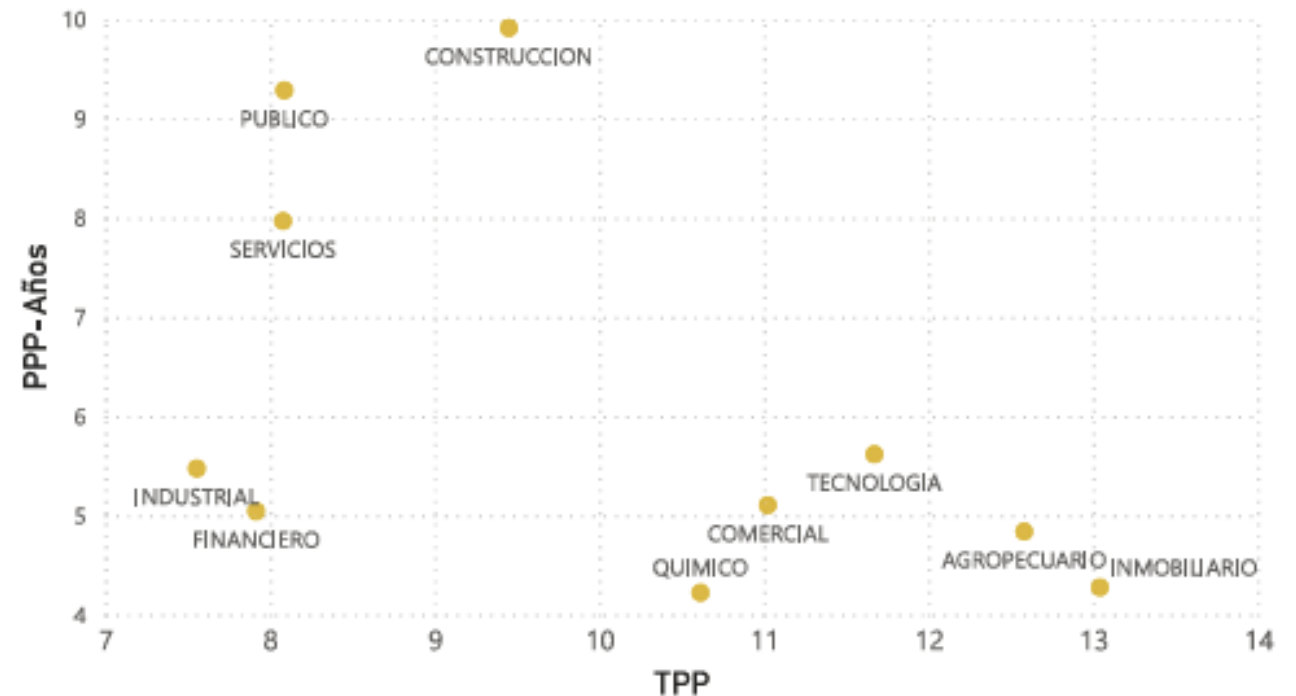
# ANNUAL INCOME BY SECTOR IN LOCAL CURRENCY

## Resumen Anual de Tasas y Plazos - Guaraníes

Año: 2024

The construction sector recorded one of the highest returns in terms of annual rates

Sector	TPP	Volumen Negociado	PPP - Días	PPP-Años
PUBLICO	8,09	45.619.864.419.115	3.389	9,28
SERVICIOS	8,08	18.948.053.216.450	2.908	7,97
FINANCIERO	7,92	16.831.534.896.938	1.840	5,04
CONSTRUCCION	9,45	12.075.380.307.980	3.618	9,91
COMERCIAL	11,02	11.737.284.330.142	1.863	5,10
INDUSTRIAL	7,56	2.128.420.337.036	1.998	5,47
QUIMICO	10,61	705.388.331.420	1.541	4,22
TECNOLOGIA	11,67	537.278.813.388	2.050	5,62
AGROPECUARIO	12,58	141.986.472.836	1.766	4,84
INMOBILIARIO	13,04	58.650.453.164	1.560	4,28



8,56

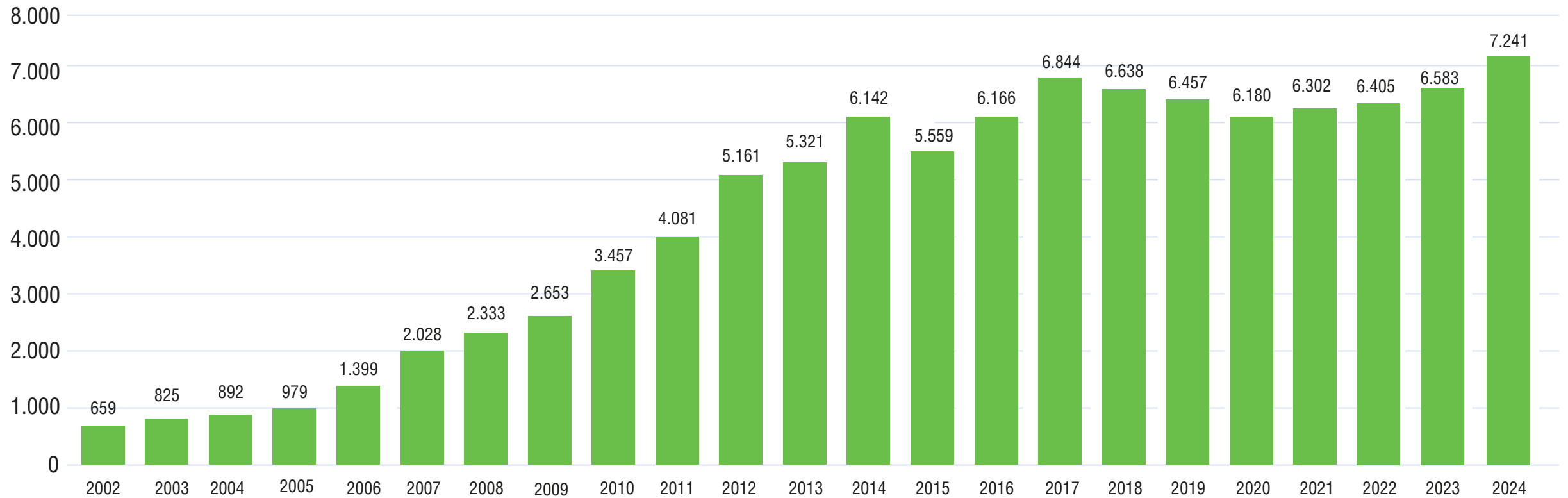
TPP

7,88

PPP-

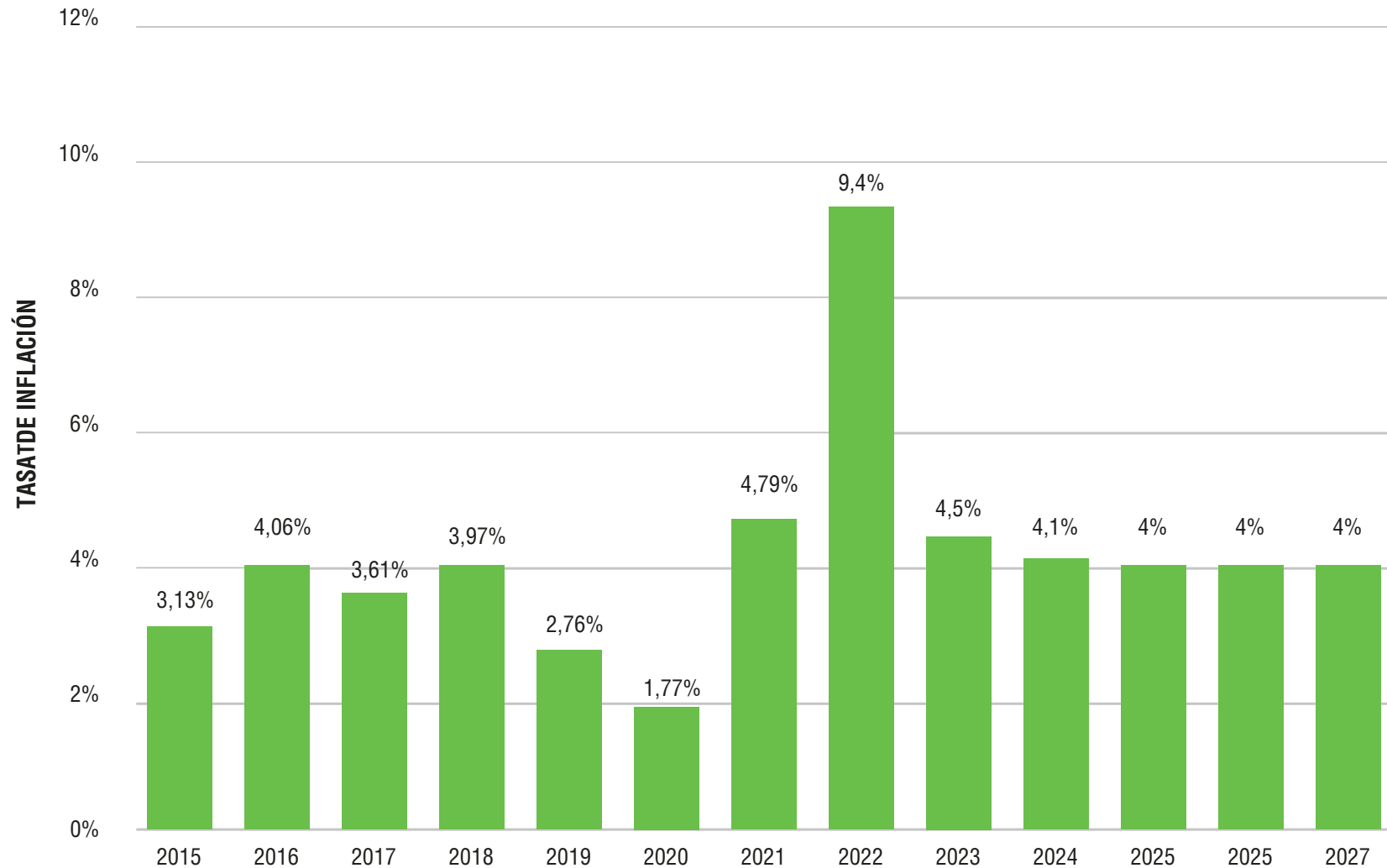
# EVOLUTION OF FOREIGN DIRECT INVESTMENT (FDI)

BALANCES IN MILLIONS OF USD

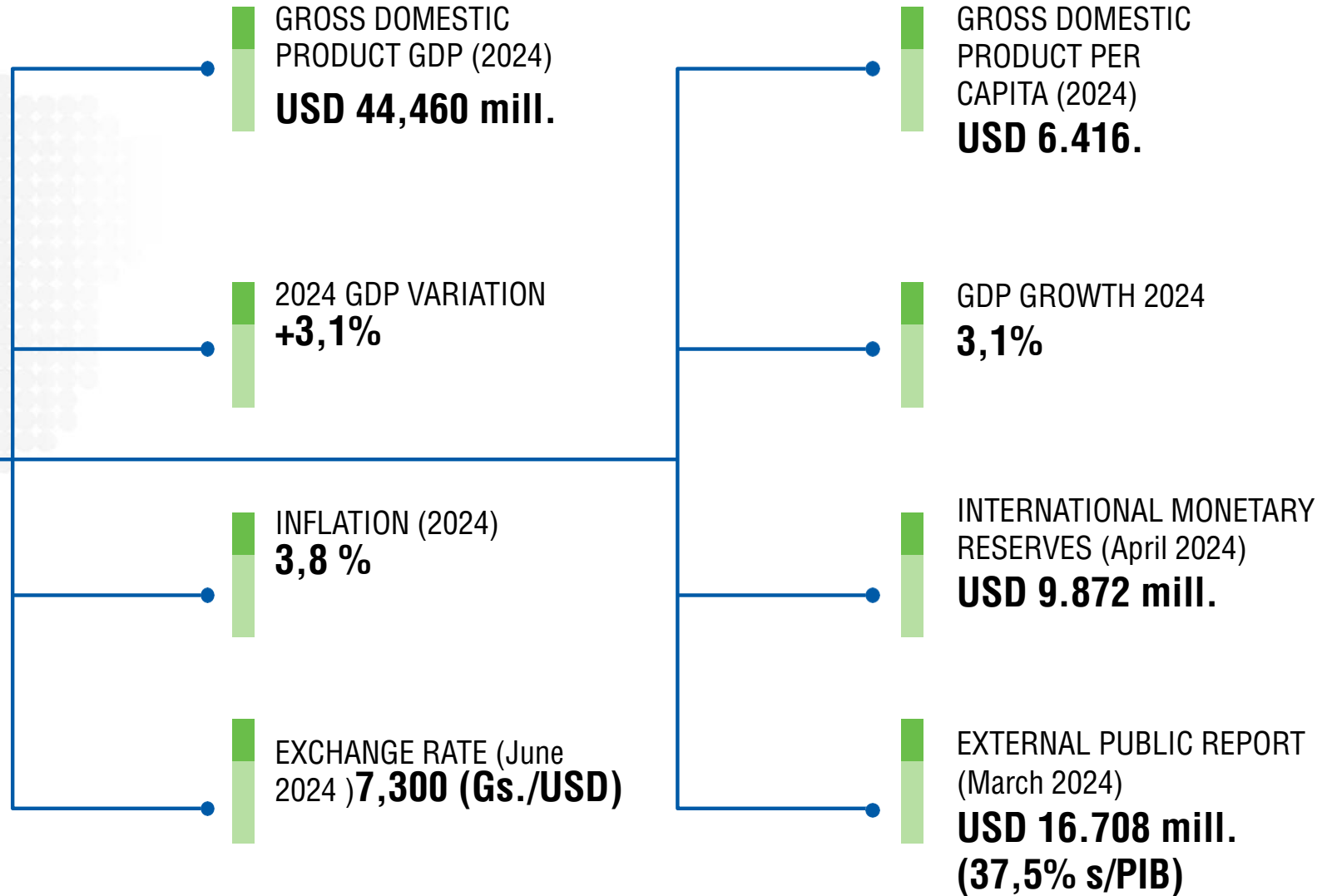


FUENTE: BCP

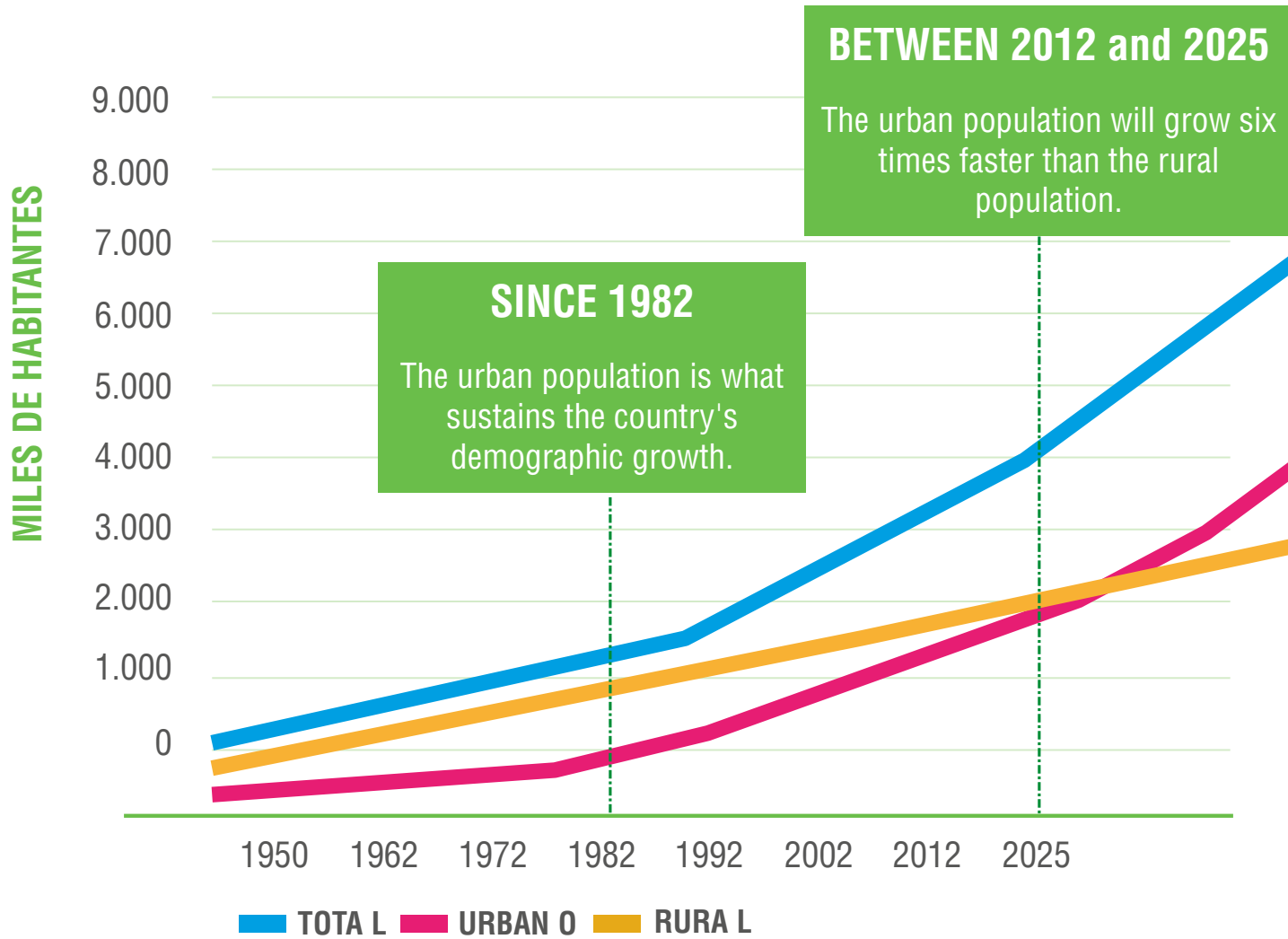
# ANNUAL EVOLUTION of inflation rates in Paraguay from 2015 to 2027



# MAIN ECONOMIC INDICATORS



# MIGRATION OF URBAN CONGLOMERATES



ECONÓMICO

## REAL ESTATE REPORT: DEFICIT, SUPPLY, DEMAND AND FINANCING

The housing deficit in Paraguay, from the qualitative and quantitative aspect, is around one million homes. Of that total, approximately 800,000 need extensions and renovations and the rest corresponds to new units, according to data from the Ministry of Urban Planning, Housing and Habitat (MUVH). For the next two decades, the scenario presents even greater challenges. On the other hand, the BCP's projections for the construction sector suffered a downward inversion, going from a year-on-year variation of 4.0% to 3.5%.

**POR ABC COLOR**

07 de Agosto de 2024 - 01:00

# PARAGUAY SNAPSHOT

Paraguay presents a compelling combination of strong economic growth, diverse investment opportunities, and policies conducive to investor confidence.

## Strong Economic Growth

Paraguay has experienced consistent economic growth in recent years, driven by key sectors such as agriculture, energy, and manufacturing.

## Investment-Friendly Environment

Paraguay has undertaken reforms aimed at enhancing its business environment, offering tax incentives, legal safeguards for foreign investors, and streamlined administrative procedures.

## Prime Geographical Positioning

Situated centrally in South America, Paraguay enjoys convenient accessibility to neighboring markets, including Brazil, Argentina, Chile, Uruguay, and Bolivia.

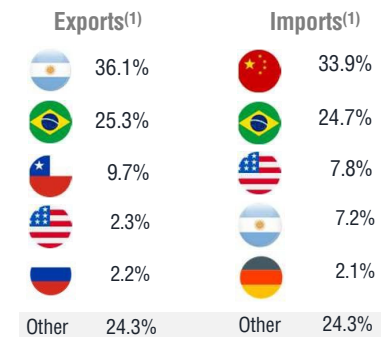
## Abundant Natural Resources

Paraguay boasts substantial natural resources, including timber, minerals, and freshwater, making it an appealing destination for investors in those associated industries.

## Political Stability

With a track record of enduring political stability, Paraguay's government has consistently taken proactive measures to foster economic development and attract foreign investment.

## Main Products of Exports



## Basic Facts<sup>(2)</sup>

<b>Capital City</b>	Asunción
<b>Land area</b>	397,300 km <sup>2</sup>
<b>Population</b>	7.6 million
<b>Language</b>	Spanish/Guarani
<b>Currency</b>	Guarani

## Economic Figures<sup>(2)</sup>

<b>GDP (2024)</b>	USD 44.6 billion
<b>GDP per capita (2024)</b>	USD 6,416
<b>Inflation (2024)</b>	3.8%
<b>Unemployment (2024)</b>	6.0%
<b>Exports (2023)</b>	USD 17.3 billion
<b>Imports (2023)</b>	USD 15.7 billion

<sup>(1)</sup>Source: Central Bank of Paraguay, 2023

<sup>(2)</sup>Sources: International Monetary Fund, World Bank

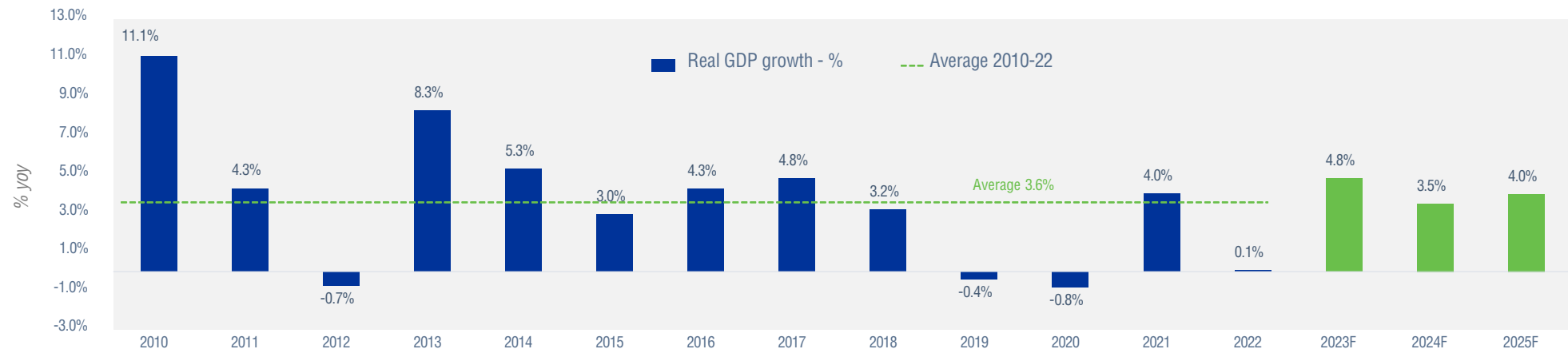
# ROBUST ECONOMIC GROWTH IN 2023

## Economic Activity

**Paraguay** have had strong growth over the past 10 years, on the back of primary sector and favorable terms of trade that led to improvements in the prices of the country's exported products and solid macroeconomic policies.

**Itaú** expects GDP to grow 4.8% in 2023, driven by robust agricultural production and exports combined with high electricity generation. In 2024, the economy will grow in line with its potential, but with an upside risk due to potential high impact projects.

GDP Growth

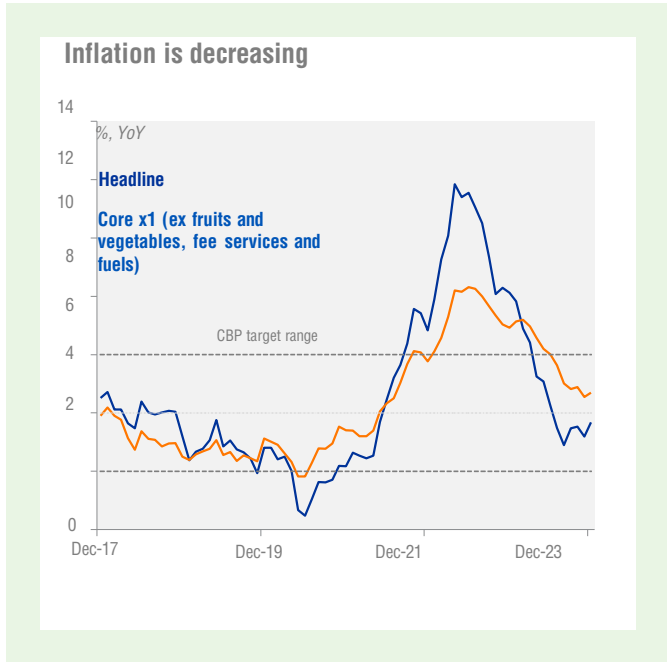


Source: BCP

# POSITIVE MACROECONOMIC TRENDS

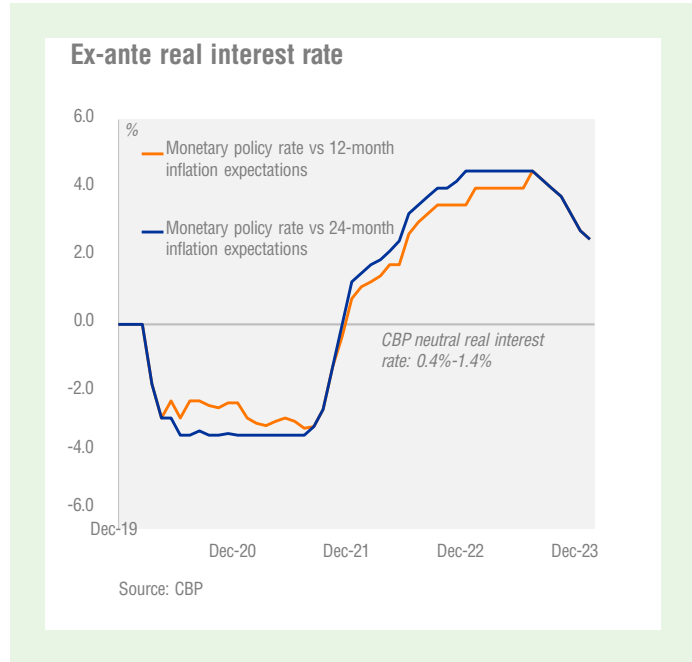
## Inflationary pressures have dropped rapidly

Inflation will remain stable throughout 2024 in line with the CBP<sup>1</sup> target (4.0% +/- 2.0%).



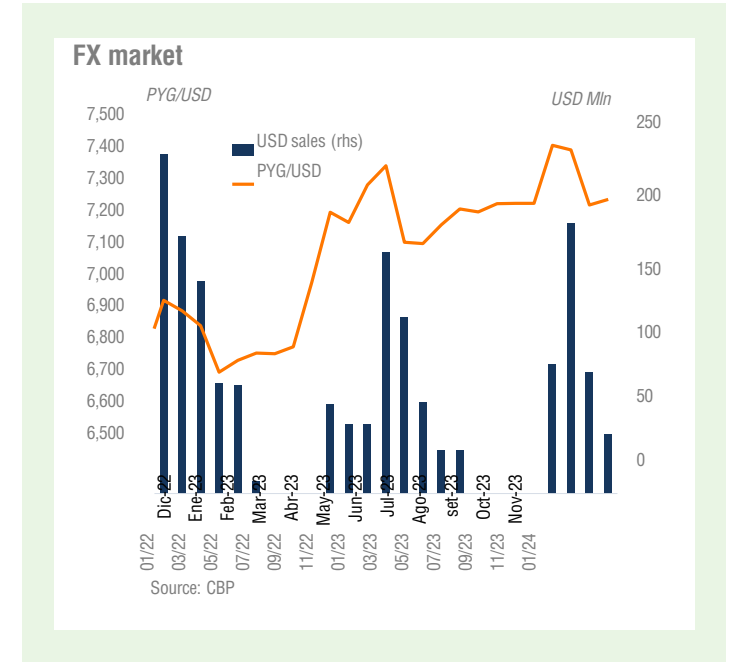
## Trajectory of the monetary policy rate in line with inflation trend

Aligned with the sharp decrease in inflation, monetary policy rate have had reductions leading to a level close to neutral real interest rate.



## FX Market: Guaraní remains stable

The PYG has been historically stable and remained steady over the last two years, with occasional interventions from the CBP to mitigate volatility.



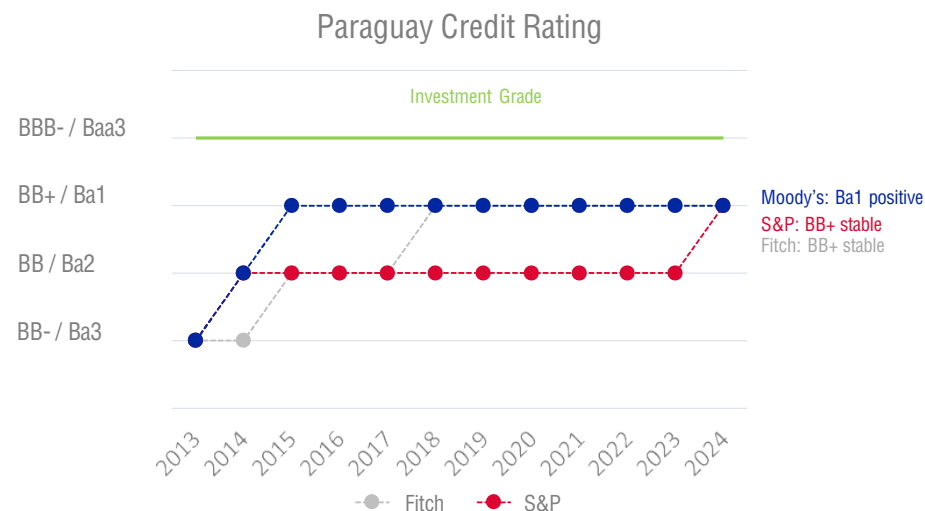
1) Central Bank of Paraguay

# EFFECTIVE MACROECONOMIC POLICIES AND STRUCTURAL REFORMS ARE YIELDING POSITIVE RESULTS

## Standard & Poor's raised Paraguay's credit rating to BB+

February 2024

- After a decade, in February 2024, S&P announced its decision to increase Paraguay's credit rating from BB to BB+ with a Stable outlook. This marks the third credit rating agency positioning the country just one notch below Investment Grade.



Source: Fitch, S&P, Moody's. For Moody's, the international equivalent ratings are employed (BB- for Ba3, BB for Ba2, BB+ for Ba3, and BBB- for Baa3).

## Paraguay achieves historic bond issuance in PYG in the international market

February 2024

- On February 5, 2024, Paraguay achieved, through Itaú, a significant milestone by successfully conducting its inaugural PYG bond issuance in the international financial markets. The groundbreaking event included the launch of the first-ever Sovereign Bonds in Guaraníes, totaling G. 3,643 billion (USD 500 million) with an interest rate of 7.9% and a 7-year term. Additionally, a supplementary tranche of USD 500 million was issued at a 6% rate with a 12-year term.
- It is noteworthy to mention that the demand for the inaugural bond in Guaraníes exceeded the allocated amount by 2.5 times, whereas for the USD tranche, it was 8 times the allocated amount.

## Paraguay: Latin America's "Economic Star", as per Oppenheimer's program

February 2024

- Marcelo Giugale, a prominent Argentine economist and former World Bank director, has highlighted Paraguay as Latin America's upcoming 'economic star' this year. He emphasizes that Paraguay, still undiscovered by the market, is on the path to achieving economic institutions and financial and productive possibilities comparable to Uruguay.

# A Favorable Fiscal Framework for Investors

In Paraguay, investors will find an appealing fiscal environment. The Value Added Tax (VAT) is maintained at a competitive 10%, offering a robust foundation for commercial operations.

Furthermore, the corporate income tax rate is set at 10%, fostering a favorable business environment conducive to growth.

Personal income tax rates are attractive, ranging between 0% and 10%, contingent on income levels.

These fiscal policies reinforce Paraguay's standing as a strategic financial destination, providing substantial benefits for investors.

**10%**

Corporate Tax

**10%**

VAT Tax

**0-10%**

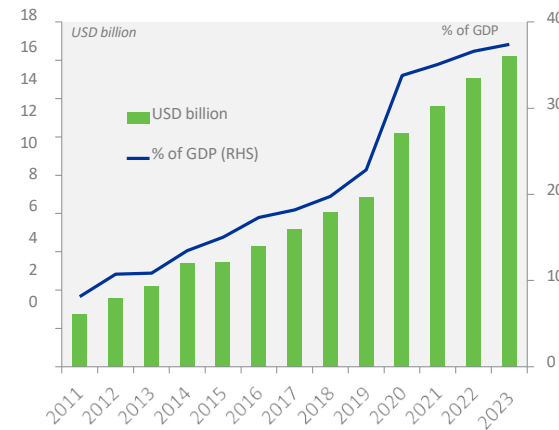
Income Tax

# FISCAL STRENGTH AND POSITIVE DEBT MANAGEMENT

## STRONG FISCAL RESPONSIBILITY

- The Fiscal Responsibility Law limits the fiscal deficit to 1.5% of GDP, enhancing policy credibility. Deviations were primarily driven by the pandemic.
- The reestablishment of the Fiscal Responsibility Law by 2026 is the government's key priority.

### Gross Public Debt

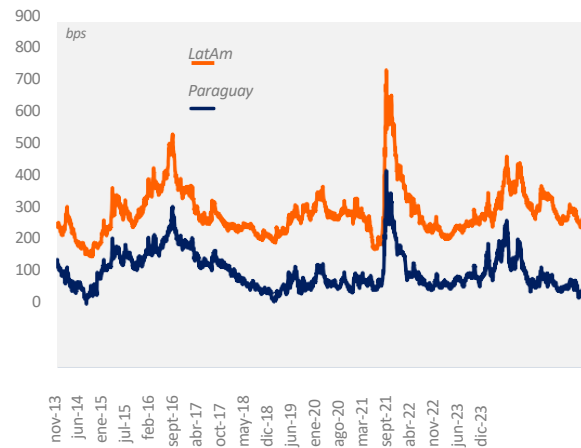


Source: Ministry of Treasury

## PUBLIC DEBT AT HEALTHY LEVELS

- Public debt is low, standing at 36.0% of GDP, although it is denominated primarily in USD.
- The country has tapped the market successfully since 2013.
- The credit rating agencies position the country very close to investment-grade, however, the country has been trading at those levels for a while.

### Embi+, JP Morgan



Source: JP Morgan

# DEMOGRAPHICS PARAGUAY

## Acerca de Asunción: Características generales

### Datos demográficos generales y pirámides poblacionales

	Superficie	Habitantes	Densidad de población	Hogares
Paraguay	406,752 km <sup>2</sup>	6,109,644 habitantes	15 habitantes por km <sup>2</sup>	1,310,271 familias hogares
Asunción	117 km <sup>2</sup>	509,917 habitantes	4,080 habitantes por km <sup>2</sup>	109,252 hogares

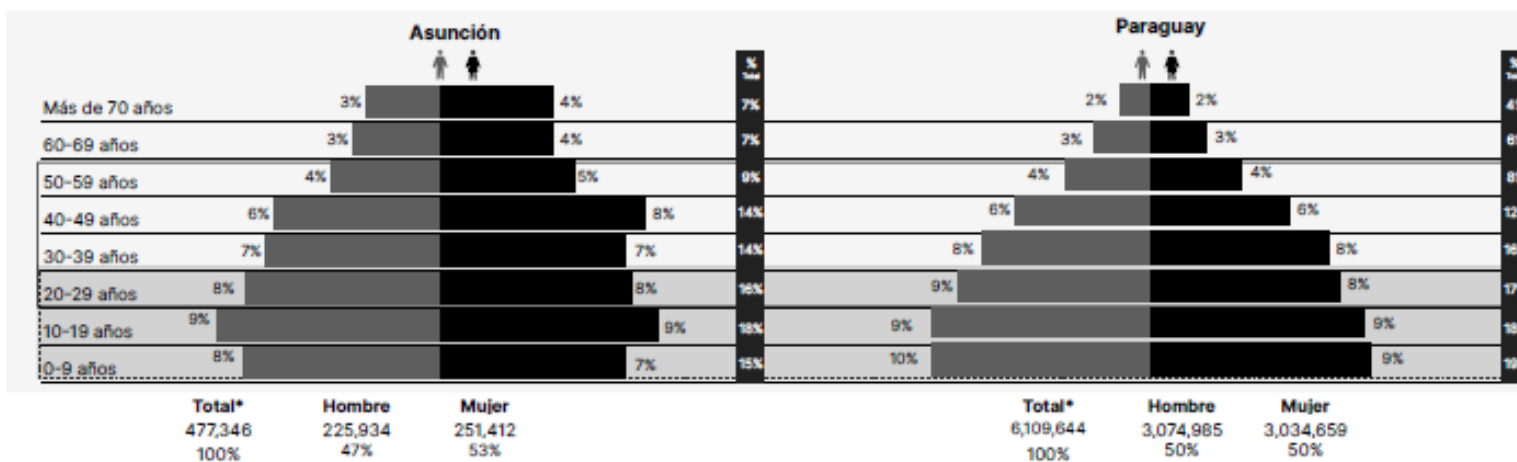


### CARACTERÍSTICAS DEMOGRÁFICAS

El departamento de Asunción cuenta con una población total de 477,346 habitantes en 2022, según el Censo de Población y Vivienda y, una densidad poblacional de 4,080 habitantes por km<sup>2</sup> y un total de 109,252 hogares.

En el departamento se observa una concentración de la población en los rangos de 10 a 49 años y porcentajes relativamente bajos en los rangos de menor edad, lo que nos indica una baja tasa de natalidad y la presencia de un fenómeno migratorio.

La población en edad de tomar decisiones representa un 55% del total de la población en Asunción.



Notas: La síntesis presentada proviene de un levantamiento de información secundaria llevado a cabo por 4S. Fuente: INE

ECONOMÍA

## Urgen créditos hipotecarios para dinamizar construcción de viviendas

Desarrolladores y expertos señalaron que el Gobierno debe generar políticas que posibiliten el acceso al crédito hipotecario, para que más paraguayos puedan comprar su casa propia a precio de alquiler. Se tiene una demanda acumulada de 200.000 casas en el país (clase media-baja) que no son atendidas. Hablan de que es el rubro más efectivo en generar empleo a corto plazo, necesario ante la pandemia. MUVH alega de aumento de inversiones, pero no cuenta con recursos.

31 DE MAYO DE 2020 - 01:00

### Estimación de la demanda habitacional en el Paraguay

Requerimientos habitacionales	Urbana	Rural	Total
Nuevas viviendas	77.870	18.676	96.546
Ampliación	12.160	7.276	19.436
Mejoramiento	277.909	296.355	574.264
Ampliación y mejoramiento	26.572	63.255	89.827



### Proyección de déficit cuantitativo estimado en el área urbana para los próximos años

Año	Cantidad
2028	101.970
2027	100.266
2026	98.590
2025	96.942
2024	95.322
2023	93.729
2022	92.163
2021	90.623
2020	89.119

# Niveles socioeconómicos

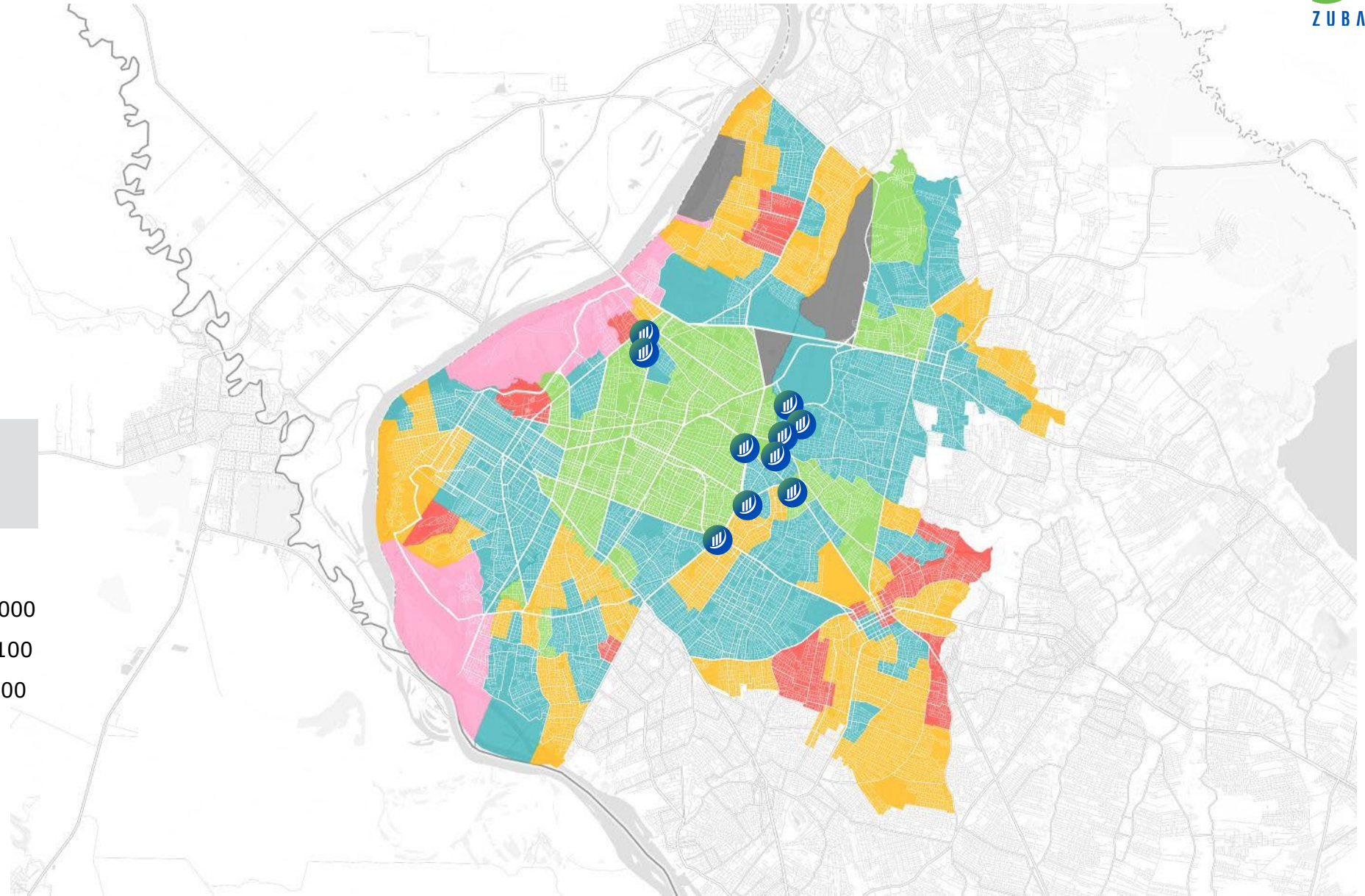
## Número de hogares por nivel socioeconómico en Asunción

El siguiente mapa muestra la segmentación de los hogares por Nivel Socioeconómico, clasificados por Barrios. Con base en el Censo de Población y Viviendas 2022, Asunción muestra un total de 309.336 hogares, de los cuales el 42% pertenecen al segmento Residencial Plus.

**ANÁLISIS DE SEGMENTOS SOCIOECONÓMICOS EN PARAGUAY**  
**PRECIO DE LA VIVIENDA VIVIENDA (USD)**

	Premium	+\$171,000
	Residencial Plus	\$86,101- \$171,000
	Residencial	\$34,001 - \$86,100
	Medio	\$9,500 - \$34,000
	Económico	-USD 9,500

Total de Hogares 309,336

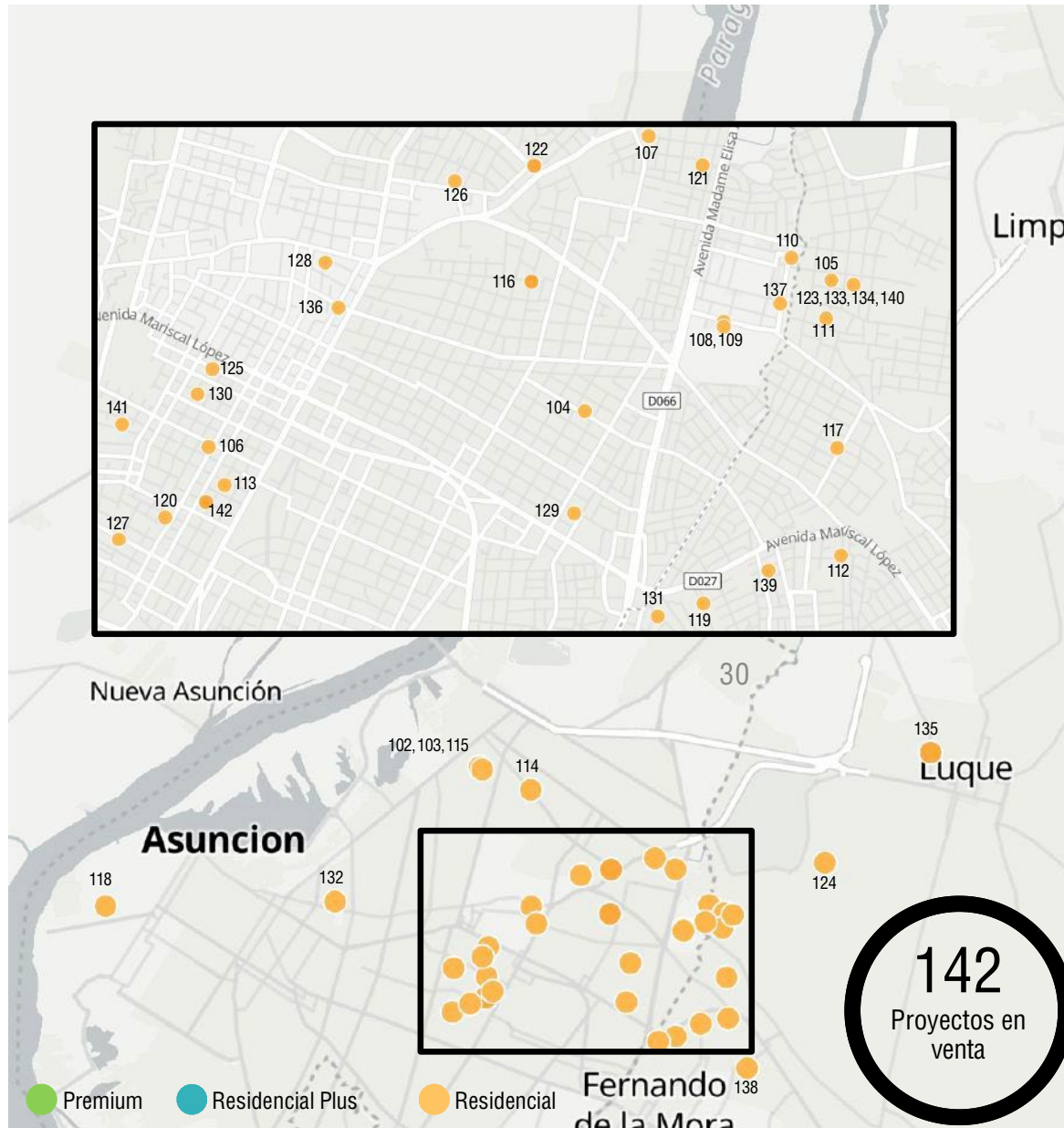


# ANALYSIS OF HOUSING OFFER FOR SALE

## Location of active projects

The Analysis of Industry Geomarkets Inmobiliaria muestra la ubicación de los 142 Projects of the active vertical offer close to the land under evaluation. All projects are monitored by 4S Real Estate as of June 2025. The projects are listed from highest to lowest historical absorption.

ANÁLISIS DE SEGMENTO SOCIOECONÓMICOS EN PARAGUAY	
SEGMENTO VIVIENDA	PRECIO DE VIVIENDA (USD)
Premium	+\$171,000
Residencial Plus	\$86,101-\$171,000
Residencial Medio	\$34,001-\$86,100
Económico	\$9,500-\$34,000
	-USD 9,500



Rank Abs.	Proyecto	Abs. Hist.	Precio Promedio Inventario
Residencial			
102	Zuba 23	31.60	USD 77,200
103	Zuba 24	15.33	USD 48,952
104	Invicta Herrera	10.20	USD 66,658
105	Zuba 19	9.43	USD 41,137
106	Soho Flats	8.75	USD 71,005
107	Nest Living	7.18	USD 71,265
108	Zuba 20	6.58	USD 53,784
109	Zuba 21	6.09	USD 47,981
110	Zuba Plaza T2	6.00	USD 42,039
111	Zuba 18	5.50	USD 50,489
112	Zuba 8	4.82	USD 45,405
113	Afianza Mariscal	4.10	USD 76,585
114	Molas Tango	3.29	USD 64,585
115	Santisima Park	3.13	USD 50,131
116	Vanzago Ica Sati	3.00	USD 51,936
117	San Clemente Santa Teresa	2.82	USD 61,728
118	Alemania Sajonia	2.59	USD 77,641
119	Zuba 7	2.37	USD 44,920
120	Nix Recoleta	2.30	USD 54,480
121	Altea Ykua Sati	2.17	USD 66,902
122	Molas Premier	2.10	USD 82,302
123	Insignia 6 Torre A	1.87	USD 82,470
124	Insignia Terra	1.87	USD 45,539
125	Filum Recoleta	1.76	USD 78,846
126	Zentrum	1.70	USD 82,344
127	Be Live Torreani	1.63	USD 81,716
128	The Station Morra Torre 2	1.25	USD 82,615
129	Filum Herrera	1.20	USD 71,112
130	Edificio Hassler	1.04	USD 85,346
131	Town Center Cañada T3	0.93	USD 81,964
132	Marsella	0.88	USD 71,959
133	Insignia 6 Torre C	0.82	USD 83,074
134	Insignia 6 Torre B	0.80	USD 82,178
135	Complejo República Luque Torre	0.78	USD 82,182
136	01 Sync	0.77	USD 81,533
137	Laguna Club Apartments GLofts	0.54	USD 76,292
138	Santa Marina Norte	0.52	USD 50,058
139	Fernando 1	0.45	USD 57,371
140	Insignia 6 Torre D	0.36	USD 59,001
141	Invicta Recoleta	-	USD 59,146
142	Du Graty/Mova	-	USD 78,748

# 3: ZUBA Strategic

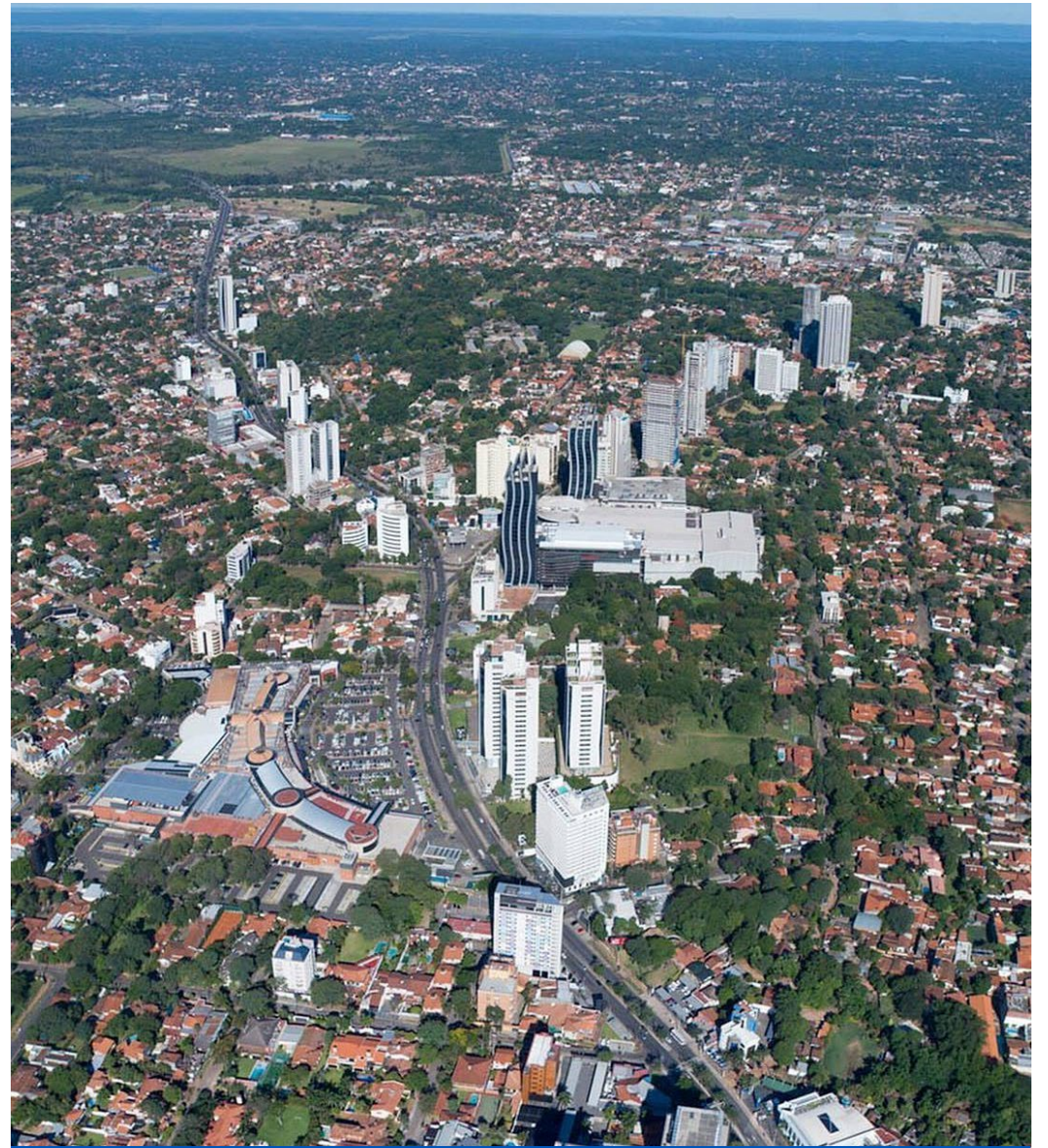








2005



2020



# ZUBANIZATION

# What is ZUBANIZATION?

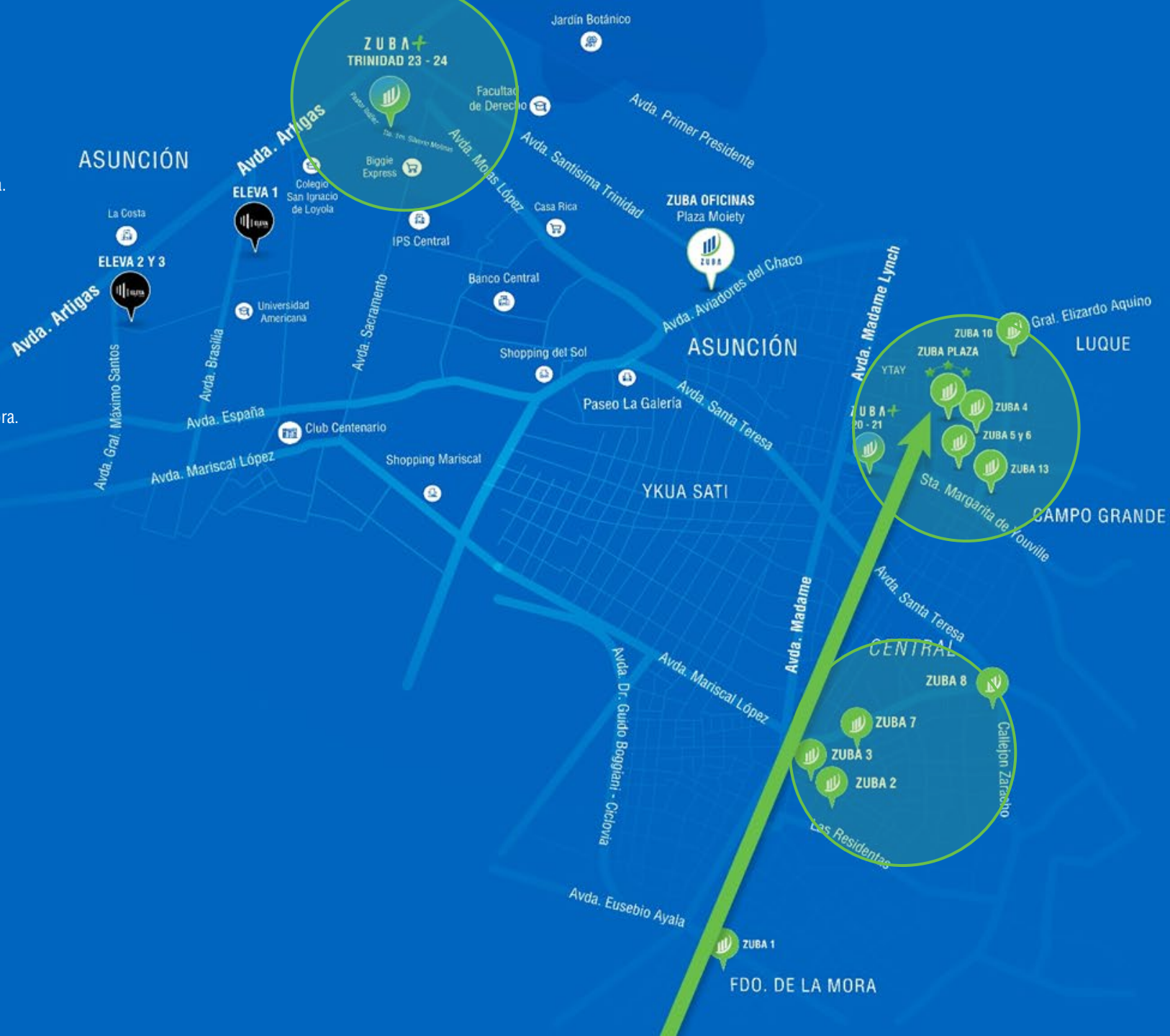
It is the development of urban concepts that are integrated through common lifestyles.

ZUBANICACIÓN is an integrative process of urban elements associated with a community-directed lifestyle.



# LOCATIONS

- ZUBA OFICINAS Corp.** Avda. Aviadores del Chaco 3215 – Plaza Moiety
- ZUBA 1** Primero de Marzo casi Mcal. Estigarribia, Fernando de la Mora.
- ZUBA 2** General Caballero y Fidel Maíz, Fernando de la Mora.
- ZUBA 3** Cadete Sisa y Ñacunday, Fernando de la Mora.
- ZUBA 4** Tuyutí casi Capitán Amarilla y Ybyturusu, Luque.
- ZUBA 5 y 6** Cerro León esquina Las Mercedes, Luque.
- ZUBA 7** Convención c/ Mariscal López, Fernando de la Mora.
- ZUBA 8** Tte. Cnel. Alfredo Ramos y Mariscal López, Fernando de la Mora.
- ZUBA 9 y 11 - T1 y T2** Avda N° 3 Costanera, Barrio Kennedy, Encarnación.
- ZUBA 10** Mayor Tomás Rufinelli y Gral. Abdón Caballero, Luque.
- ZUBA 12 - CDE** Avda. Rafael Barret. Ciudad del Este.
- ZUBA 13** Santa Margarita entre Las Mercedes, Luque.
- ZUBA PLAZA** Tte. Maximo Caballero entre Yvyturusu y Cap. Juan Amarilla, Asunción.
- ZUBA 18** Santa Margarita entre Las Mercedes, Luque.
- ZUBA 19** Tuyutí casi Ybyturusu, Luque.
- ZUBA + 20 Y 21** Santa Margarita de Youville, Asunción.
- ZUBA 22 - Encarnación** Avda N° 3 Costanera, Barrio Kennedy, Encarnación.
- ZUBA + 23 al 26** Pastor Ibañez y Tte. 1ro Silverio Molinas, Asunción.
- ZUBA 27** Mayor Tomás Rufinelli, Luque.
- ELEVA 1** Tte. 1ro Francisco Niedebergen, Asunción.
- ELEVA 2 y 3** San Antonio y Avda. Gral. Máximo Santos, Asunción.



# ENCARNACIÓN RÍO PARANÁ

## LOCATIONS

**ZUBA 9** Avda N° 3 Costanera, Barrio Kennedy, Encarnación.

**ZUBA 22** Avda N° 3 Costanera, Barrio Kennedy, Encarnación.

**COSTANERA ZUBA** Avda N° 3 Costanera, Barrio Kennedy, Encarnación.





Dr. José Gaspar Rodríguez de Francia

UNINORTE CDE

Dr. José Gaspar Rodríguez de Francia

Manuel Franco

- Banco Sudameris
- Tico
- Biggie Express
- TGI Friday
- Burger King
- Catedral
- Plaza City

Estación de servicio Integral

Hotel Gran Nobile & Convention



Terminal de Omnibus Km 7



Garden S.A.



# CIUDAD DEL ESTE



**ZUBA 12**  
Avda. Rafael Barret,  
Ciudad del Este

La Costa

Avda. Rafael Barret



UTIC CDE

Farmacenter

Banco Familiar

Parque Área Verde



Plaza San Isidro



Dr. José Gaspar Rodríguez de Francia

CDAD. NUEVA

SAN ISIDRO

Fortis CDE

Manuel Franco



Palacio de Justicia Ciudad del Este

SAN JOSÉ

Parque Salto del Guairá



ÁREA 1

Parque Guayaivi



VILLA FANNY

SAN ALFREDO

Supermercado Stock



*IPS Instituto de previsión social*

**Eje Comercial**

**ZUBA +**  
**TRINIDAD 23 - 24**

**Eje Habitacional**

*Club Sportivo  
Trinidense*

**ZUBA PLAZA**  
Molas López

*Hospital Geriátrico*

Avda. Artigas



**CENTRO HISTÓRICO**

**BAHÍA ASUNCIÓN**

**RÍO PARAGUAY**

**AVDA. COSTANERA**

**A 14 min. del centro**

**Tren de Cercanía**

**ASUNCIÓN**

**ZUBA +  
TRINIDAD 23 - 24**



RÍO PARAGUAY

AVDA. PRIMER PRESIDENTE

Puente Héroes del Chaco

ZUBA PLAZA

Molas López

CAMBIO DE NORMATIVA URBANA  
de uso industrial a eje habitacional

PLAN DE INVERSIÓN SOBRE AV ARTIGAS  
La más transitada de la ciudad actualmente

AVDA. ARTIGAS

Pastor Ibañez

Sgto. Esteban Martínez

Ing. John Whytehead  
Avda. Doctor Felipe Molas López

ZUBA+

TRINIDAD 23 - 24

Tren de Cercanía





**ZUBA URBAN  
DEVELOPMENT**



**ZUBA  
COMMUNITY**



**ZUBANIZATION**



ZUBA+  
TRINIDAD





ZUBA 26

ZUBA + TRINIDAD

ZUBA + TRINIDAD



# TYOLOGIES

PLANTA TIPO

Vista General

ZUBA + TRINIDAD



# TIPOLOGIES

## PLANTA TIPO

### ZUBA+ 25

PLANTA TIPO  
70 DEPARTAMENTOS TOTAL  
10 NIVELES

#### TIPOLOGÍAS

- MONOAMBIENTE 28M<sup>2</sup>
- 1 HABITACIÓN ESTÁNDAR 38M<sup>2</sup>
- 2 HABITACIONES 55M<sup>2</sup>

### ZUBA+ 26

PLANTA TIPO  
90 DEPARTAMENTOS TOTAL  
10 NIVELES

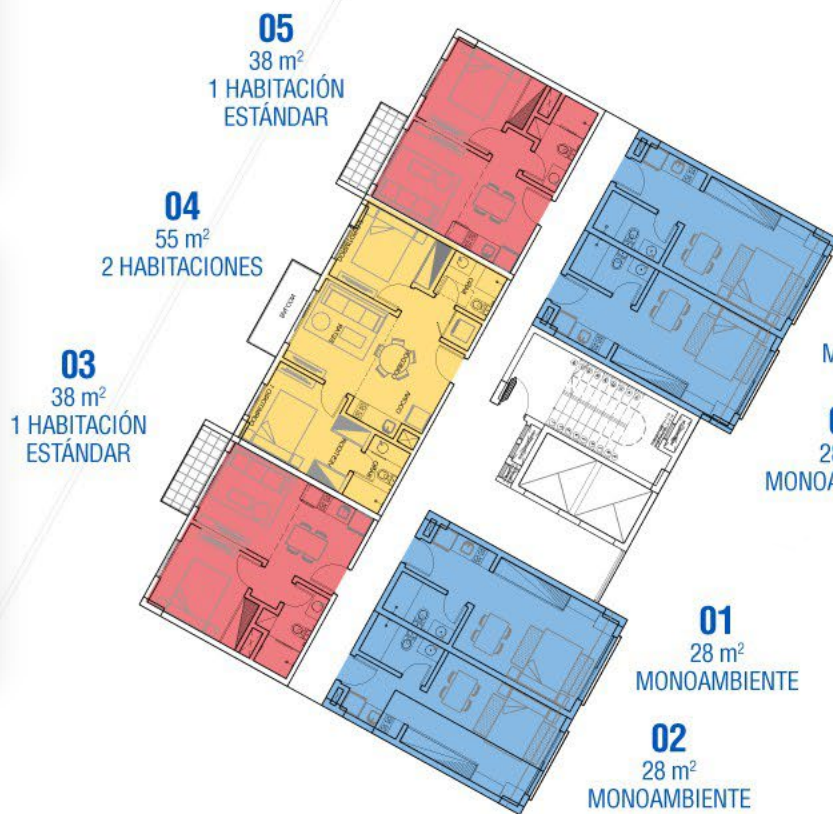
#### TIPOLOGÍAS

- MONOAMBIENTE 28M<sup>2</sup>
- 1 HABITACIÓN JUNIOR 32M<sup>2</sup>
- 1 HABITACIÓN ESTÁNDAR 38M<sup>2</sup>
- 2 HABITACIONES 55M<sup>2</sup>



Carlos Antonio López

## ZUBA 25



01 55 m<sup>2</sup>  
2 HABITACIONES

09 28 m<sup>2</sup>  
MONOAMBIENTE

08 28 m<sup>2</sup>  
MONOAMBIENTE

06 28 m<sup>2</sup>  
MONOAMBIENTE

07 28 m<sup>2</sup>  
MONOAMBIENTE

01 28 m<sup>2</sup>  
MONOAMBIENTE

02 28 m<sup>2</sup>  
MONOAMBIENTE

02 38 m<sup>2</sup>  
1 HABITACIÓN ESTÁNDAR

03 32 m<sup>2</sup>  
1 HABITACIÓN JUNIOR

04 28 m<sup>2</sup>  
MONOAMBIENTE

05 28 m<sup>2</sup>  
MONOAMBIENTE

06 28 m<sup>2</sup>  
MONOAMBIENTE

## ZUBA 26

# TYOLOGIES

## PLANTA TIPO - AZOTEA



PISCINA



SOLARIUM



LAVADERO



GYM  
EXTERIOR



COWORKING



PARRILLAS



BAÑOS SEXADOS

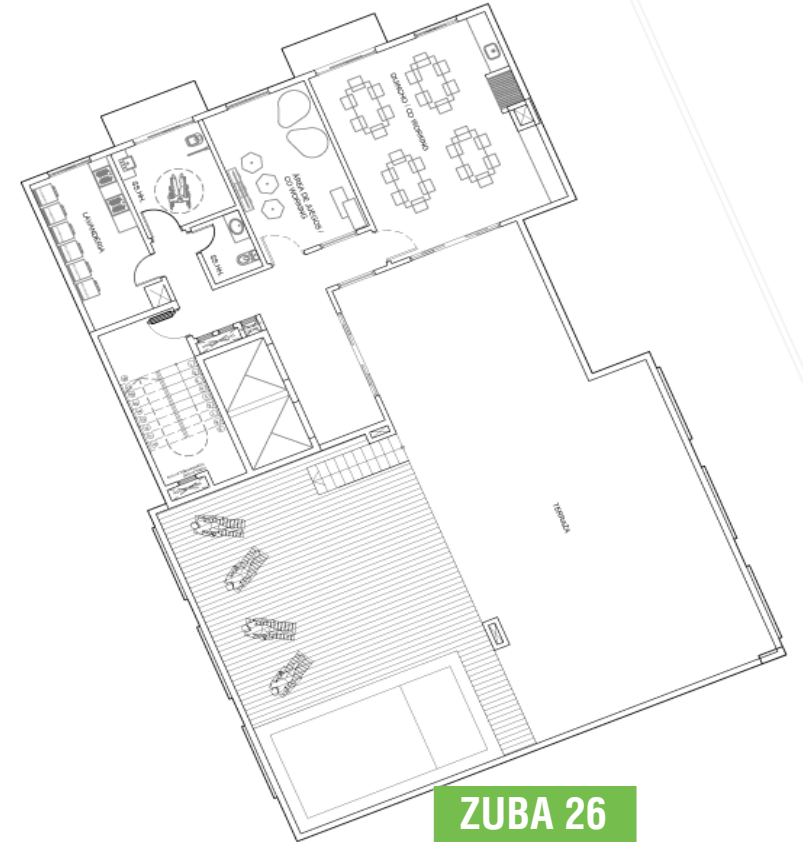


ASCENSORES



JUEGOS PARA NIÑOS

ZUBA 25



ZUBA 26

ZUBA 23

ZUBA 24

ZUBA 26

ZUBA 25



ZUBA 26

ZUBA 25

ZUBA 25

ZUBA + TRINIDAD





# ZUBA + TRINIDAD





# Molas Plaza

UN LUGAR PENSADO PARA VIVIR EN EJE



Molas Plaza



Molas Plaza



## OPORTUNIDADES COMERCIALES

### Gastronomía

Variedad de establecimientos gastronómicos que satisfacen las necesidades de toda la comunidad.

### Salud

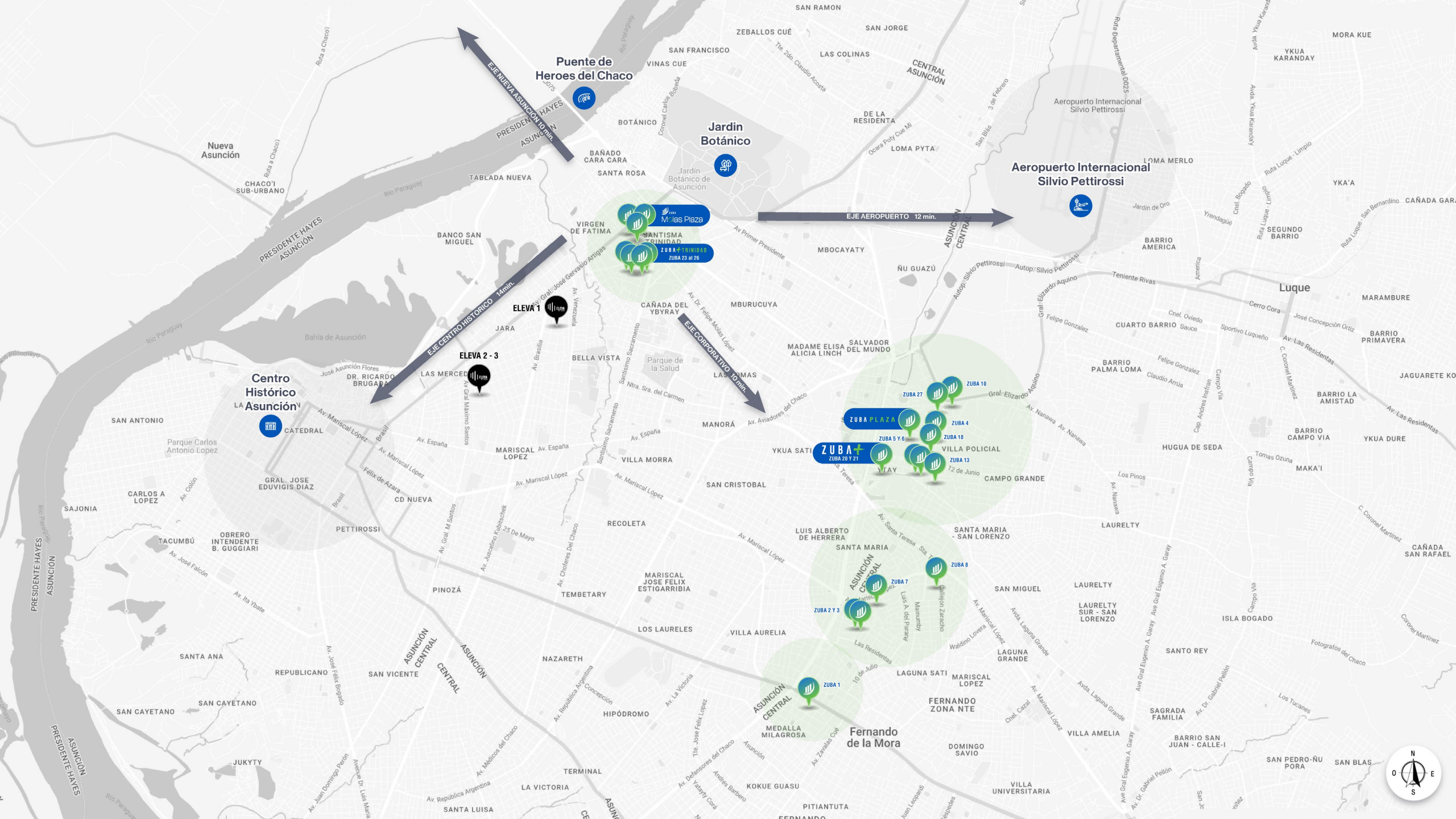
Salud y bienestar como propuesta de valor ampliada aprovechando la cercanía con grandes centros de salud.

### Compras

Eficiente oferta de locales comerciales para alcanzar las expectativas del nuevo eje comercial - residencial de la zubanización molas trinidad.

### Experiencias

Espacios pensados para las actividades sociales de la comunidad alcancen su máxima expresión.



Puente de  
Héroes del Chaco

Jardín  
Botánico

Aeropuerto Internacional  
Silvio Pettirossi

Centro  
Histórico  
LA ASUNCIÓN

Luque

ZUBA PLAZA  
ZUBA 5 Y 6

ZUBA +  
ZUBA 20 Y 21

ZUBA 27  
ZUBA 10

ZUBA 4  
ZUBA 18

VILLA POLICIAL  
ZUBA 13

ASUNCIÓN  
CENTRAL  
ZUBA 2 Y 3

ASUNCIÓN  
CENTRAL  
ZUBA 7

ASUNCIÓN  
CENTRAL  
ZUBA 8

ASUNCIÓN  
CENTRAL  
ZUBA 1

Fernando  
de la Mora





### En ZUBA nuestros departamentos están ubicados en zonas estratégicas

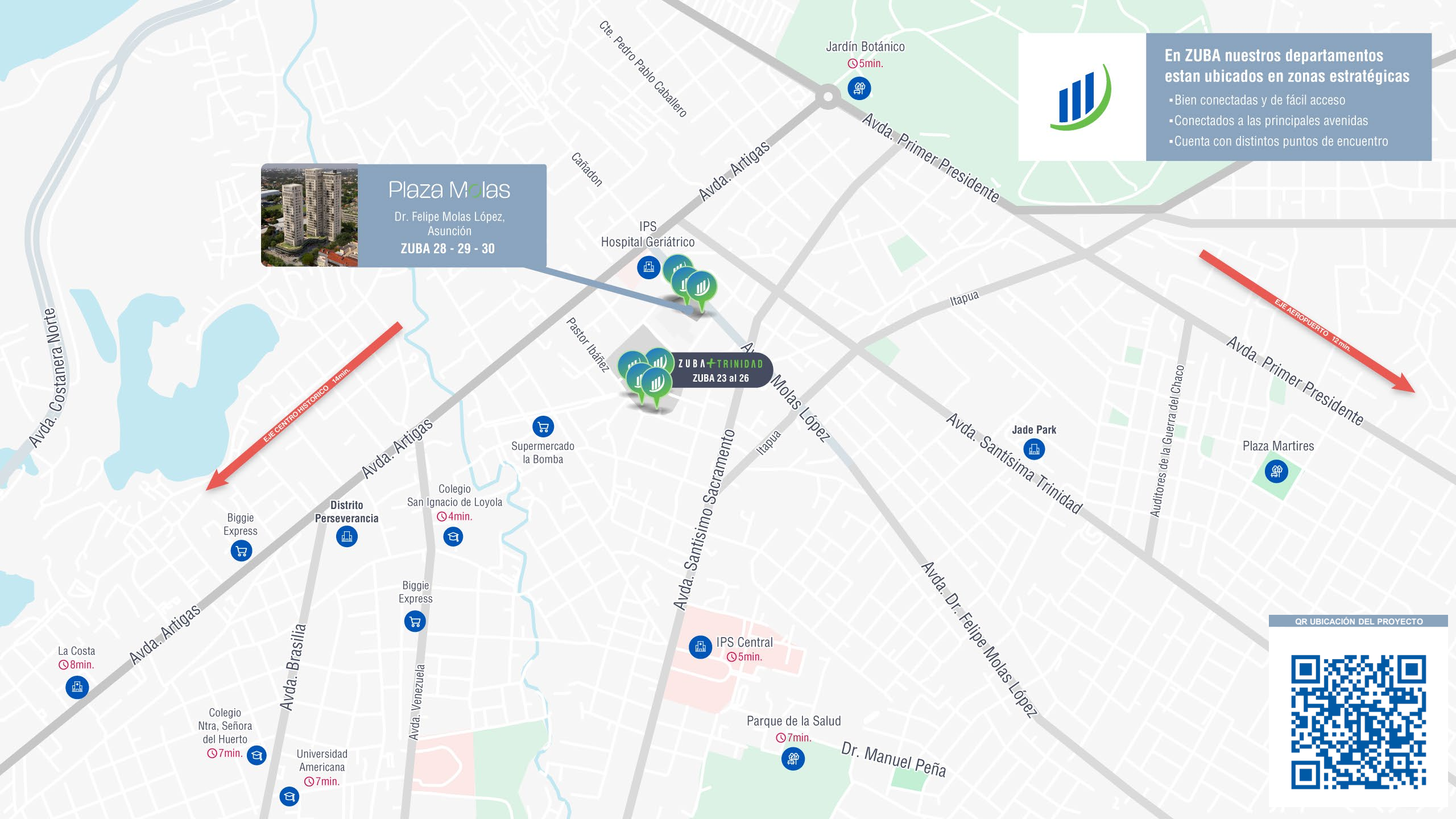
- Bien conectadas y de fácil acceso
- Conectados a las principales avenidas
- Cuenta con distintos puntos de encuentro



### Plaza Molas

Dr. Felipe Molas López,  
Asunción  
ZUBA 28 - 29 - 30

### ZUBA TRINIDAD ZUBA 23 al 26



QR UBICACIÓN DEL PROYECTO





# Molas Plaza





# MUDATE AL SUEÑO



