

RAGHSA



DEAR ALL,

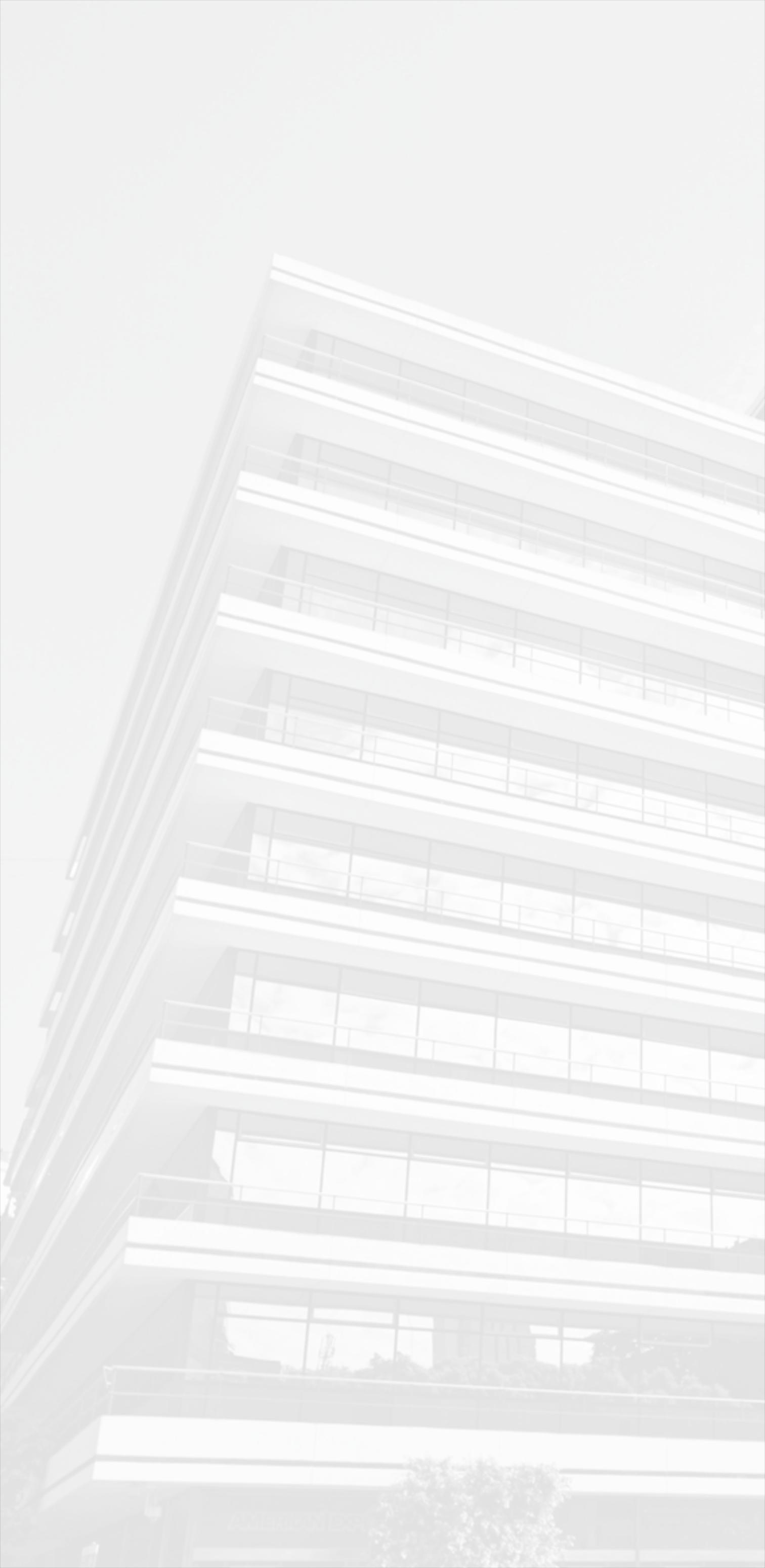
We are glad to share with you our history, which was possible thanks to the great work of our team of professionals, contractors' support, vendors, banking entities and, above all, our clients who throughout all these years have confirmed their confidence in our projects.

We are proud to constantly surpass ourselves, developing innovative architectural concepts like Le Parc residences and sustainable offices. State-of-the-art buildings that offer their maximum quality, technology and comfort, outstanding the urban harmony within the city landscape. Following, we are pleased to show you the path travelled by RAGHSA in the history of construction.

Thanks and we hope you enjoy it.

Moisés Khafif.
CEO. RAGHSA SA





PROFESSIONALISM AND EXPERIENCE

Founded in 1969, RAGHSA is a company dedicated to the development of luxury residential towers under the Le Parc brand and the development and management of Class A office buildings.

All of RAGHSA's developments are characterized by their quality, design, breakthrough technology and security. RAGHSA is strongly committed to environmental care, as reflected in the construction of corporate buildings designed under LEED (Leadership in Energy & Environmental Design) and WELL standards, to minimize the impact on natural resources and improve the quality of life of their inhabitants. Our buildings are also developed under the NFPA (National Fire Protection Association) standards, to ensure our tenants' safety.

R

OFFICES

OFFICES FOR LEASE

CENTRO EMPRESARIAL LIBERTADOR

Centro Empresarial Libertador is RAGHSA's largest development with a total of 100,000 m² / 1,076,391 SF. This Class A office building for lease is located at Avenida del Libertador 7208 in the neighborhood of Núñez in the City of Buenos Aires. Its strategic location ensures easy access from the central business district and the surrounding areas. It offers the convenience of a variety of internationally recognized restaurants and shops.

It has a triple-height main lobby; 26 open floors ranging from 1,250 to 2,900 m² / 13,455 to 31,215 SF of leasable area; panoramic views of the Río de la Plata and the City of Buenos Aires; 27 elevators and a four-level underground car park with 850 parking spaces.

The offices are designed with cutting-edge technology and built under NFPA (National Fire Protection Association) fire protection standards. In addition, we maintain an unwavering commitment to environmental care. The building was designed in an environmentally responsible and energy-efficient manner and was certified by the United States Green Building Council as LEED (Leadership in Energy & Environmental Design), Core & Shell at Gold level. The building has an outdoor recreation area with a coffee store for tenants use.

Project: Mario Roberto Álvarez y Asociados.

Project Management: R. Iannuzzi G. Colombo Architects

Total area: 100,000 m² / 1,076,391 SF

Gross leasable area: 60,223 m² / 648,235 SF in 26 open floors from 1,250 to 2,900 m² / 13,455 to 31,215 SF

Elevators: 27

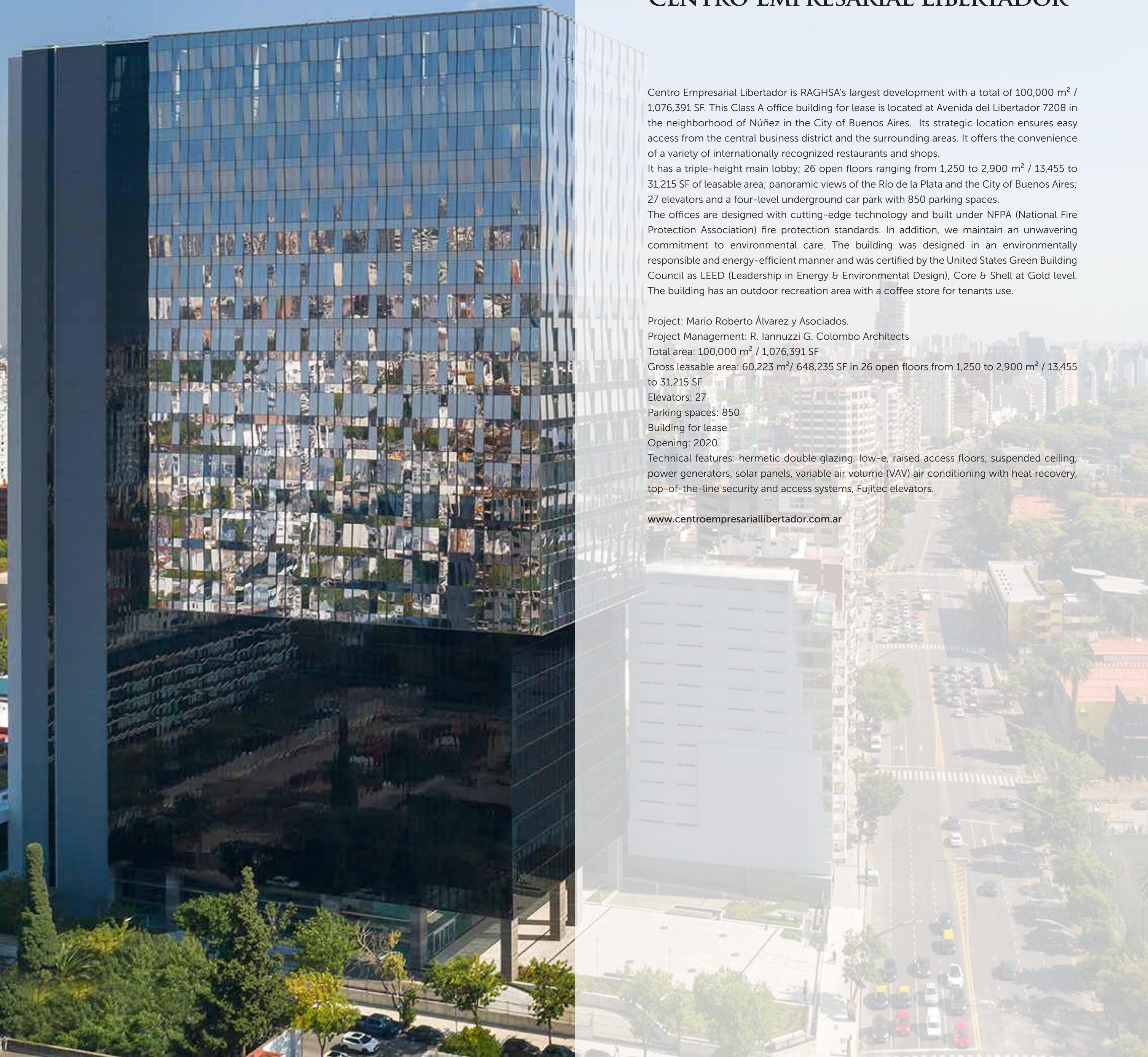
Parking spaces: 850

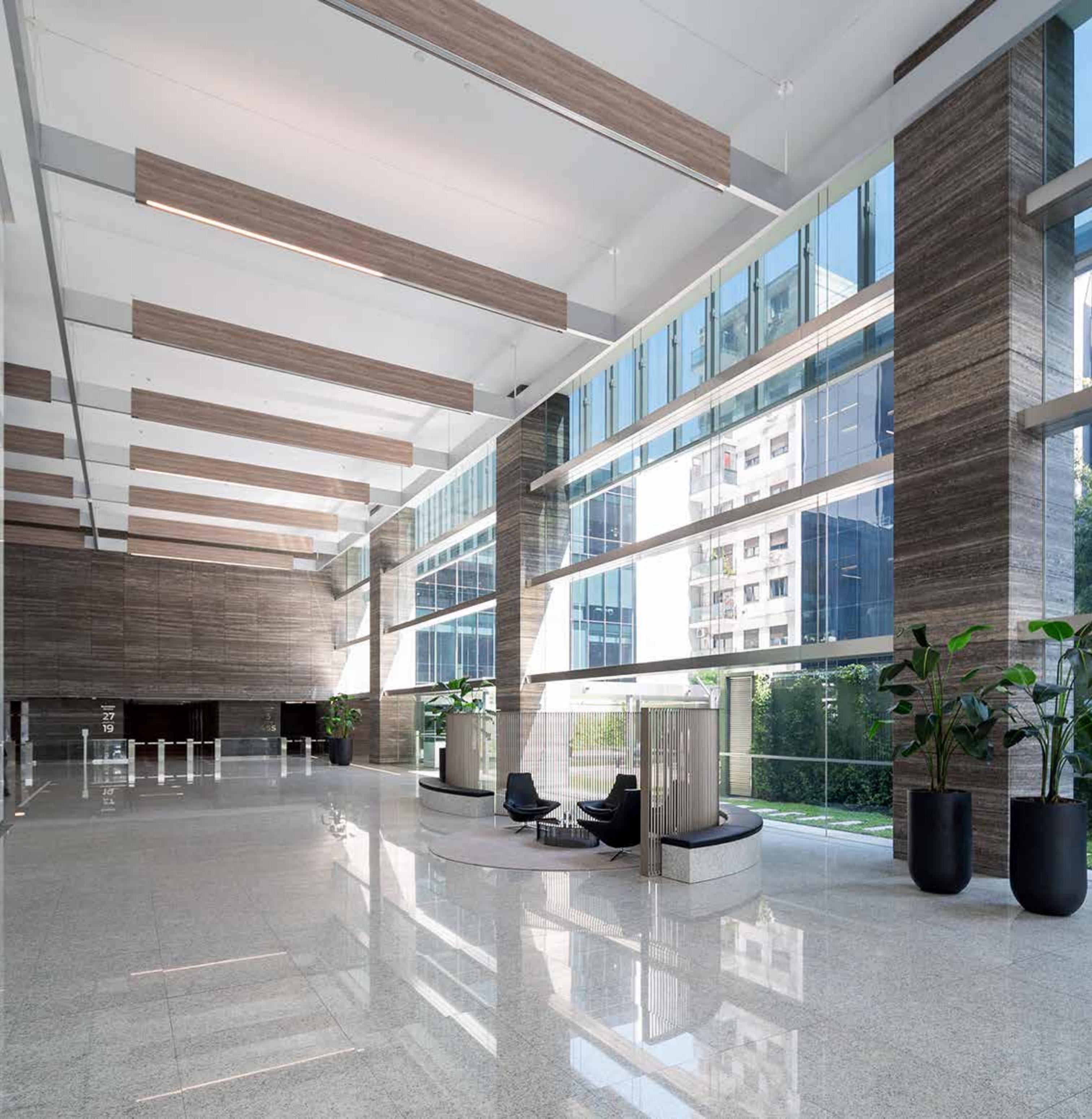
Building for lease

Opening: 2020

Technical features: hermetic double glazing, low-e, raised access floors, suspended ceiling, power generators, solar panels, variable air volume (VAV) air conditioning with heat recovery, top-of-the-line security and access systems, Fujitec elevators.

www.centroempresariallibertador.com.ar





OFFICES FOR LEASE

955 BELGRANO OFFICE

955 Belgrano Office is a RAGHSA development with a total area of 52,000 m² / 559,723 SF. This Class A corporate tower for lease is located in Buenos Aires downtown area, at 955 Belgrano Avenue, just a few feet away from the traditional 9 de Julio Avenue. It has quick and easy access and an ample offering of internationally recognized universities, restaurants and shops.

The building has a great double-height main lobby, 30-floors of 1,018 m² / 10,958 SF, 14 elevators and a four-level underground car park with 354 parking spaces. This building offers its tenants panoramic views onto the Río de la Plata, 9 de Julio Avenue and the city of Buenos Aires. It also has access to a vast number of subway stations and bus lines.

The offices are designed with cutting-edge technology and built under NFPA (National Fire Protection Association) fire protection standards. In addition, we maintain an unwavering commitment to environmental care. The building was designed in an environmentally responsible and energy-efficient manner, and was certified by the United States Green Building Council as LEED (Leadership in Energy & Environmental Design), Core & Shell at Gold level.

Project: Mario Roberto Álvarez y Asociados

Project management: R. Iannuzzi G. Colombo Architects

Total area: 52,000 m² / 559,723 SF

Gross leasable area: 30,506 m² / 328,364 SF with floors of 1,018 m² / 10,958 SF

Elevators: 14

Parking spaces: 354

Building for lease

Opening: 2014

Technical features: hermetic double glazing, low-e, raised technical floors, suspended ceiling, power generators, solar panels, variable air volume (VAV) air conditioning with heat recovery, top-of-the-line security and access systems, Fujitec elevators.

www.955belgranooffice.com.ar





OFFICES FOR LEASE

MADERO OFFICE

Madero Office is a RAGHSA development with a total area of 63,000 m² / 678,126.36 SF. This Class A corporate tower for lease is in Dock IV of Puerto Madero, at 355 Cecilia Grierson BLVD. It has quick and easy access and an ample offering of internationally recognized restaurants and shops.

The building has a monumental triple-height main lobby 26 office floors with a rentable area of 1,228 m² / 13,218 SF with spectacular views onto the Río de la Plata, the Puerto Madero docks and the city of Buenos Aires, 18 elevators and a four-level underground car park with 571 parking spaces.

The offices are designed with cutting-edge technology and under NFPA (National Fire Protection Association) fire protection standards. In addition, we maintain an unwavering commitment to environmental care. The building was designed in an environmentally responsible and energy-efficient manner, and it was the first building in Argentina to be granted a certification from the United States Green Building Council as LEED (Leadership in Energy & Environmental Design), in the category Core & Shell Silver level, thus becoming the first "sustainable" building in the country.

Project: Mario Roberto Álvarez y Asociados

Project Management: R. Iannuzzi G. Colombo Architects

Total Area: 63,000 m² / 678,126.36 SF.

Gross leasable area: 34,400 m² / 370,278 SF

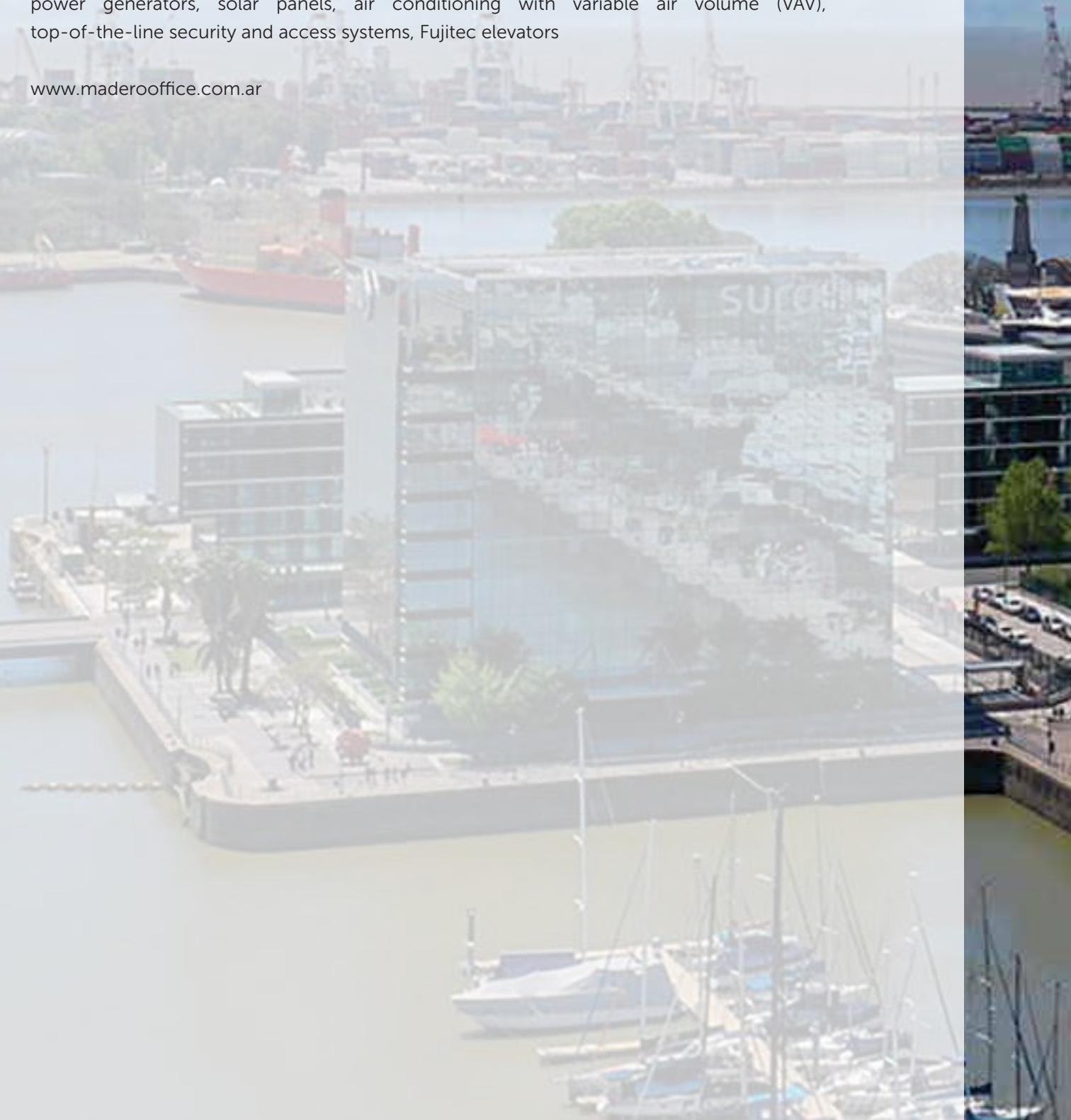
Parking spaces: 571 cars

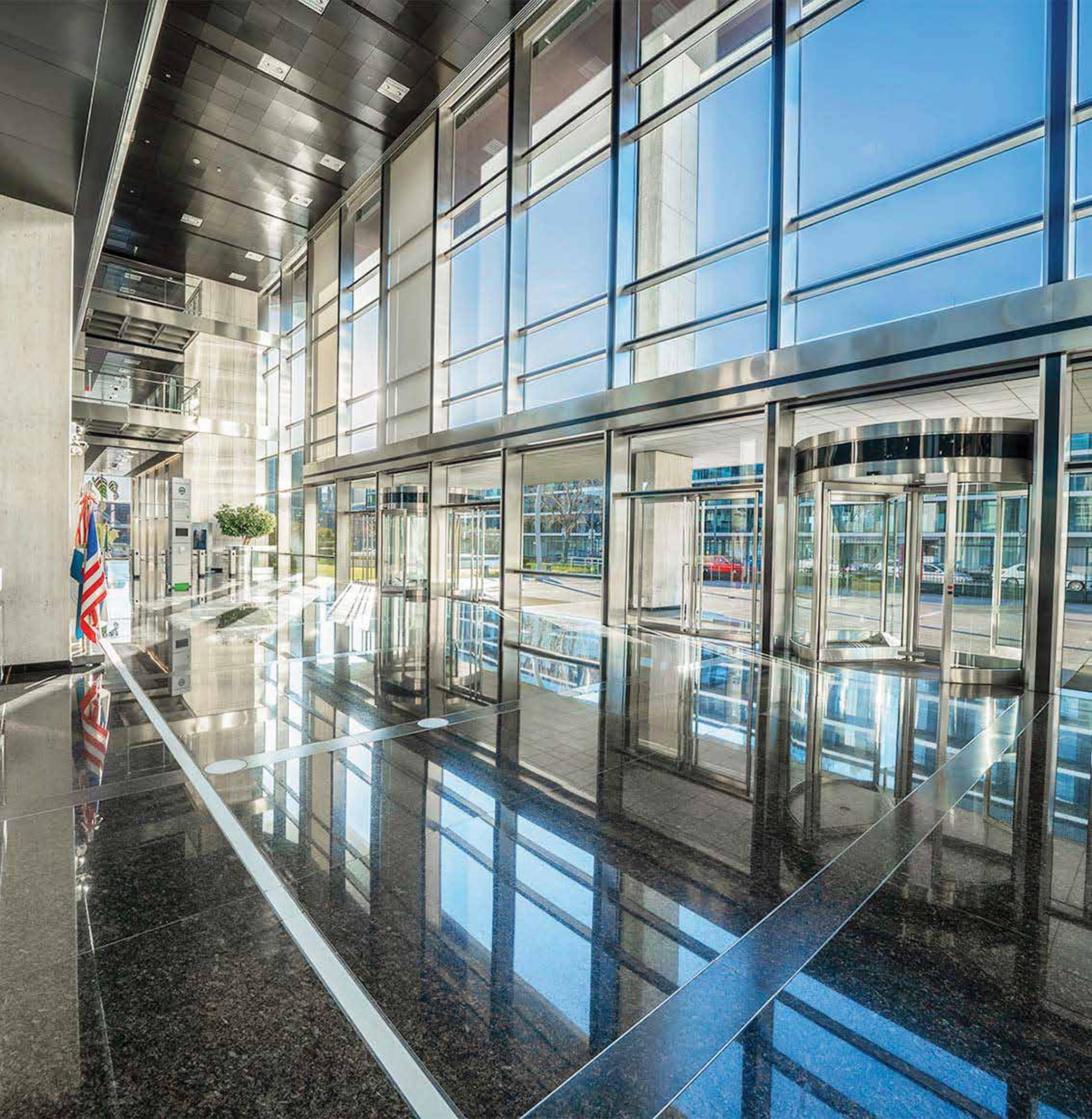
Building for lease

Opening: 2010

Technical features: hermetic double glazing, low-e, raised access floors, suspended ceiling, power generators, solar panels, air conditioning with variable air volume (VAV), top-of-the-line security and access systems, Fujitec elevators

www.maderoffice.com.ar





DEVELOPED OFFICES

MADERO RIVERSIDE



Madero Riverside is a RAGHSA development with a total of 27,600 m² / 297,084 SF. This Class A office building for lease is located at 255 Cecilia Grierson Blvd at the North end of Puerto Madero. It has quick and easy access and an ample offering of internationally recognized restaurants and shops.

The building has a grand main lobby, eight floors of 1,411 m² / 15188 SF and one floor of 3,634 m² / 39,116 SF and 275 parking spaces distributed in two underground levels. All floors offer ample natural light and panoramic views onto the river, the docks, and the city of Buenos Aires. The offices are designed with cutting-edge technology and built under NFPA (National Fire Protection Association) fire protection standards. In addition, we maintain an unwavering commitment to environmental care. The building was designed in an environmentally responsible and energy-efficient manner, and was certified by the United States Green Building Council as LEED (Leadership in Energy & Environmental Design), Core & Shell at Gold level.

Project: Mario Roberto Álvarez y Asociados

Project management: R. Iannuzzi G. Colombo Architects

Total area: 27,600 m² / 297,084 SF

Gross leasable area: 16,500 m² / 177,604 SF in eight floors of 1,411 m² / 15,188 SF and one floor of 3,634 m² / 39,116 SF.

Elevators: 9

Parking spaces: 275

100% sold.

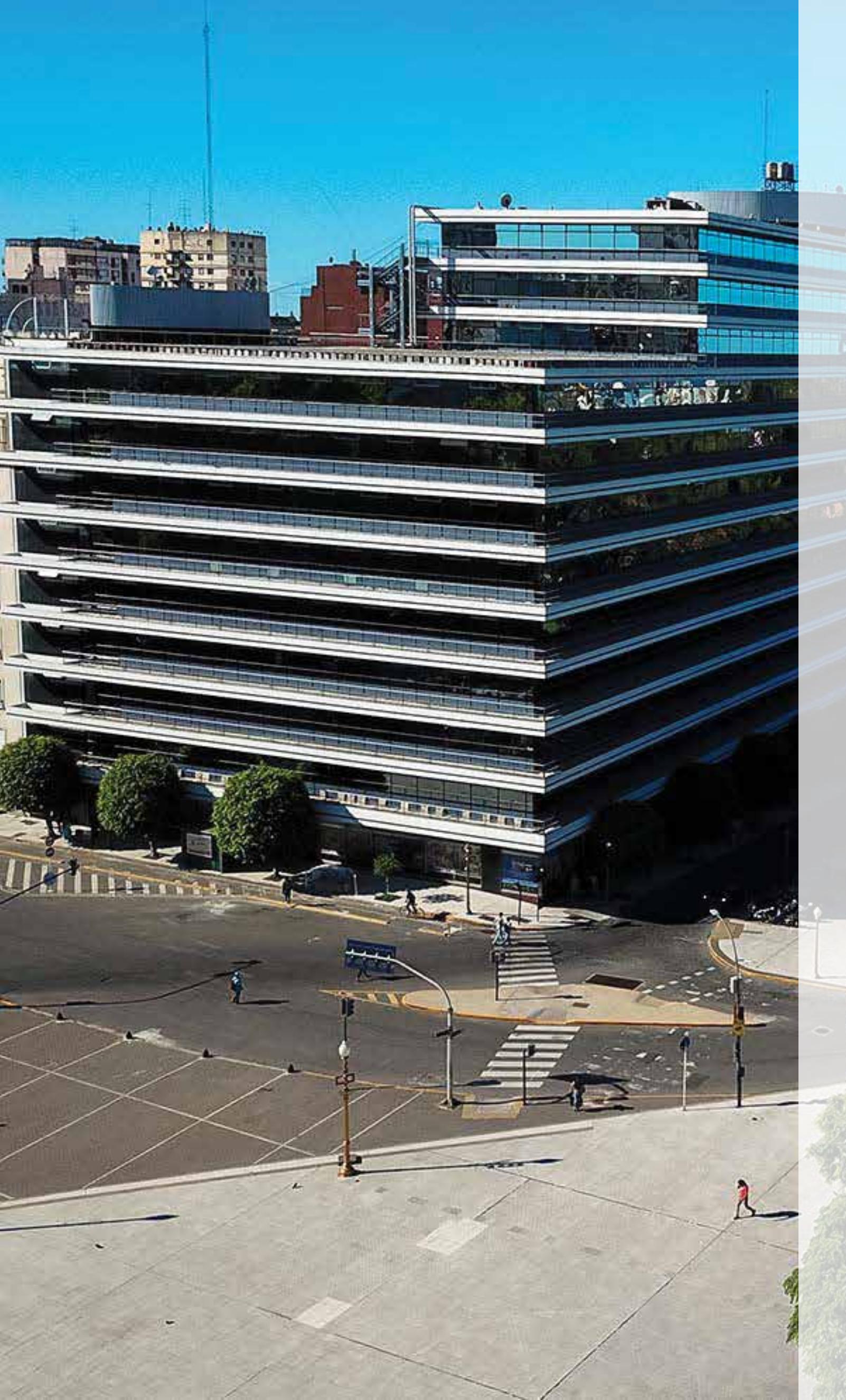
Technical features: hermetic double glazing, low-e, raised access floors, suspended ceiling, power generators, solar panels, air conditioning with variable refrigerant volume (VRV), top-of-the-line security and access systems, Fujitec elevators.

www.maderoriverside.com.ar



DEVELOPED OFFICES

PLAZA SAN MARTÍN BUILDING



Plaza San Martín Building is a RAGHSA development with a total area of 35,000 m² /376,737 SF. This Class A corporate building for lease is in the neighborhood of Retiro, with double entrance at Maipú 1210 and Arenales 707, across from the iconic Plaza San Martín. It has quick and easy access and an ample offering of internationally recognized restaurants and shops.

The building has an elegant main lobby; 11 office floors with a rentable area of 1,875 m² /20,182 SF in the 1st to 8th floors and 1,120 m² /12,056 SF in the 9th to 11th floors; panoramic views onto the Plaza San Martín, the Río de la Plata, the English Tower and Santa Fe Ave.; nine elevators and a two-level underground car park with 209 parking spaces. Outside, the building has a recreation area.

In 2018, almost 30 years after its construction, RAGHSA undertook a gut renovation and upgrade of the building systems with the aim of providing the greatest comfort to its inhabitants and certifying the building as sustainable. The facade was replaced with hermetic double-glazed glass. Other renovations include: new elevators; upgraded electrical distribution system, surveillance system (CCTV), access and building management control system. These adjustments were recognized by the United States Green Building Council, which certified the building as LEED (Leadership in Energy & Environmental Design), Existing Building at Gold level. In addition, the offices have the latest technology and are designed under NFPA (National Fire Protection Association) fire protection standards.

Project: Mario Roberto Álvarez y Asociados

Project Management: R. Iannuzzi G. Colombo Architects

Total Area: 32,833 m² / 353,411 SF

Gross leasable area: 16,490 m² / 177,497 SF in 11 office floors, with a rentable area of 1,875 m² /20,182 SF in the 1st to 8th floors and 1,120 m² /12,056 SF in the 9th to 11th floors.

Parking spaces: 143

100% sold.

Opening: 1989. | Total restoration in 2018

Technical features: hermetic double glazing, low-e, raised access floors, suspended ceiling, power generators, central and perimeter air conditioning (fan coils) with heat recovery, top-of-the-line security and access systems, Fujitec elevators.

www.edificiopsm.com.ar



A close-up photograph of the building's facade, showing the vertical glass panels and the structural grid behind them.

DEVELOPED OFFICES

344 SAN MARTÍN

344 San Martin includes a 29 floor tower of Class A offices with parking facing San Martín St, a 5 story office building with access on Florida St and a large commercial store with access on both streets. It is located in the heart of the trade and financial district in Buenos Aires. The offices have state-of-the-art technology (curtain wall, technical floors, hung ceilings, power generators, 24 hour fire protection and security systems in addition to a gymnasium and auditorium).

Project: Estudio Mario Roberto Álvarez y Asoc.
Project Management: R. Iannuzzi G. Colombo Arquitectos
Total Area: 516.667 SF / 48.000 m²
Total rentable Area: Oficinas 233.000 SF / 21.700 m²
Garage units: 202
100% sold
End of project: 2001



R

RESIDENCES

RESIDENCES FOR SALE

LE PARC PUNTA DEL ESTE TORRE IV

Le Parc Punta del Este Torre IV was born in 2022 in Parada 10 of Playa Brava. It has 24 floors with four apartments per floor, with areas ranging from 213 to 475 m². All the residences have spectacular panoramic views of the ocean and the forest, beautiful gardens and a great array of amenities and hotel-like services.

Project: Estudio Mario Roberto Álvarez y Asociados

Construction: CRIBA

Construction supervision: R. Iannuzzi G. Colombo Architects

Total area: 42317 sqm

96 apartments in a 24-story tower

For Sale

Opening: 2025

Amenities: heated outdoor swimming pools for adults and children; solarium; outdoor children's playground in a beautiful garden; heated indoor pool with lifeline for sportive swimming; gym with cardiovascular and bodybuilding equipment; room for gym classes; spa for men and women with dry and wet sauna; massage rooms; relaxing room; playrooms for teenagers and children; TV room; indoor barbecue grills.

Services: concierge and maid service; laundry room; car wash; courtesy parking; beach service; security system; top-of-the-line security and access systems.

www.leparcpuntadeleste.com





RESIDENCES FOR LEASE

ONE UNION SQUARE SOUTH

One Union Square South is a luxury rental apartment building in an incomparable location, in the heart of Union Square, in Manhattan, New York. This iconic building combines the highest standard of living with unparalleled access to public transportation, shops, restaurants and other services.

Located at 1 Union Square South, the building has 17 floors and 240 apartments of different dimensions —studios and en-suite 1 and 2 bedrooms with large windows that offer unforgettable postcard views of Greenwich Village, the Midtown skyline and the famous Green Market of Union Square. The building has concierge service; package reception room; mail room; laundry; resident lounge with an outdoor terrace; indoor gym and a large garden on the 10th floor with outdoor barbecue grills, both private and for shared use.

Project: Architect Davis Brody Bond with interiors by Rockwell Group.

Restoration project: KGV

Gross leasable area: 16,165 m² / 174,000 SF

Building for rent

239 apartments in 17 floors

Opening: 1998. Total restoration: 2022

Amenities and services: concierge service; package reception room; mail room; laundry; resident lounge with an outdoor terrace, indoor gym, and a large garden on the 10th floor with outdoor barbecue grills, both private and for shared use.

<https://www.relatedrentals.com/apartment-rentals/new-york-city/union-square/one-union-square-south>





DEVELOPED RESIDENCES

LE PARC PUNTA DEL ESTE TORRE III



Le Parc Punta del Este Torre III was conceived to maximize the experience of life facing the ocean; it is located at Parada 9 and 1/2 in Playa Brava.

It has 24 floors with four apartments per floor, with areas ranging from 194 m² to 242 m² / 2,088 to 2,605 SF. All the residences have spectacular panoramic views of the ocean and the forest, beautiful gardens and a great array of amenities and hotel-like services.

Project: Estudio Mario Roberto Álvarez y Asociados

Construction: CRIBA

Construction supervision: R. Iannuzzi G. Colombo Architects

Total area: 35,153 m² / 378,384 SF

96 apartments in a 24-story tower

Sold out

Opening: 2021

Amenities: heated outdoor swimming pools for adults and children; solarium; outdoor children's playground in a beautiful garden; heated indoor pool with lifeline for sportive swimming; gym with cardiovascular and bodybuilding equipment; room for gym classes; spa for men and women with dry and wet sauna; massage rooms; relaxing room; playrooms for teenagers and children; TV room; indoor barbecue grills.

Services: concierge and maid service; laundry; car wash; courtesy parking; beach service; security system; top-of-the-line security and access systems.



DEVELOPED RESIDENCES

LE PARC PUNTA DEL ESTE TORRES I & II



In 2005, under RAGHSA's management, Le Parc moved to Punta del Este, in Uruguay, keeping the concept of premium towers. The two-tower complex is located at Parada 8 in Playa Brava on the seafront.

Each tower has 24 floors. The first 23 are comprised of four apartments with areas ranging from 180 and 232 m² / 1938 and 2497 SF. On the 24th floor, there are two penthouses of 413 m² / 4,446 SF with their own grand terrace. All the residences have spectacular panoramic views of the ocean and the forest, large gardens and a great array of amenities and hotel services.

Project: Dujovne- Hirsch Architects

Project management: R. Iannuzzi G. Colombo Architects

Total area: 66,000 m² / 710,418 SF

Total saleable area: 44,282 m² / 476,648 SF

188 apartments in two towers of 24 floors each

Sold out

Opening: Tower 1: 2009. Tower 2: 2012

Amenities: tennis court; golf cages; playground; spa with Finnish sauna; relax room; massage room, hot tub; indoor and outdoor heated swimming pools for adults and children; solarium; indoor barbecue grills; gym; bar; playroom for adults, for teenagers and for children; business center and screening room.

Services: concierge and maid service; laundry; car wash; courtesy parking; beach service; security system and top-of-the-line security and access systems.



DEVELOPED RESIDENCES

LE PARC ALCORTA

Le Parc Alcorta is a two-residential-tower complex located in the exclusive neighborhood of Palermo Chico, at Avenida Figueroa Alcorta 3535, surrounded by the Palermo woods. It has 126 apartments in two towers of 30 floors (Alcorta tower) and 45 floors (Cavia tower) with apartments of 200, 270, 310 m² and 410 m² / 2,153, 2,906, 3,337 and 4,413 SF, with spectacular panoramic views onto Río de la Plata and Buenos Aires City, large gardens and a great array of services and amenities.

Project: Estudio Aisenson

Project management: R. Iannuzzi G. Colombo Architects

Total area: 79,600 m² / 856,807 SF

Total saleable area: 33,500 m² / 360,591 SF

126 apartments in two towers of 30 floors (Alcorta tower) and 45 floors (Cavia tower)

Sold out

Opening: 2011

Amenities: On the ground floor: events room; children's playroom; heated outdoor pool surrounded by large gardens with solarium and bar.

Up high, with panoramic views of the river and Buenos Aires city, each tower has: gym, heated in-out counter-current swimming pool; solarium; outdoor hot tubs; bar; spa and sky terrace.

Services: concierge; drivers room; security and top-of-the-line security and access systems.





DEVELOPED RESIDENCES

LE PARC MADERO

Le Parc Madero is a three-residential-tower complex located in Dock III of the exclusive neighborhood of Puerto Madero, at Azucena Villaflor 550, in a unique environment, framed by the Río de la Plata, the Puerto Madero docks and the city of Buenos Aires.

Each of the three towers has 43 floors. The first 36 floors comprise four apartments with areas of 80 and 130 m² (861 and 1399 SF). Floors 37th to 40th have two apartments of 180 m² (1,938 SF), and on the 41st and 42nd floors there are two 300-m² /3,229 SF duplexes, with spectacular panoramic views, large gardens and a great array of amenities and services.

Project: Estudio Aisenson

Project management: R. Iannuzzi G. Colombo Architects

Total area: 86,400 m² / 930,002 SF

Total saleable area: 47,400 m² / 510,209 SF

462 apartments in three towers of 43 floors each (154 units per tower)

Sold out

Opening: 2008

Amenities: Heated pools for adults and children; solarium and bar; children's playroom; gym; sauna; events room.

Services: Laundry; car wash; courtesy parking; security and top-of-the-line security and access systems.





DEVELOPED RESIDENCES

LE PARC RESIDENCIAL TOWER



Le Parc Residencial Tower is an exclusive residential tower located in an entire city block. At the time of its creation, it was the highest tower in South America. With it, RAGHSA created the Le Parc tradename to define a premium housing concept. The tower is located in the neighborhood of Palermo, at Demaría 4550, with 450-m² residences with remarkable panoramic views of the Río de la Plata and the city of Buenos Aires, large gardens and a wide variety of services and amenities. These attributes would then be constant components of the brand's personality.

Project: Estudio Mario Roberto Álvarez y Asociados & Estudio Sánchez Elía
Project management: R. Iannuzzi G. Colombo Architects
Total area: 71,500 m² / 769,620 SF
Total saleable area: 37,200 m² / 400,418 SF
96 apartments in a 50-floor tower.
Sold out
Opening: 1994
Amenities: 2 swimming pools; solarium; paddle, tennis and squash courts; party room; sauna and gym.
Services: Concierge; heliport; courtesy parking; car wash, drivers room; security system and top-of-the-line security and access systems.



