RAGHSA

RAGHSA.COM.AR

Corporate Brochure RAGHSA

Honesty, Hard Work, Long Term Planification.

"RAGHSA was born on a trip in 1982, from Buenos Aires to New York. In a talk on the plane, the Latam CEO for Intercontinental Hotels mentioned that they had an exceptional piece of land for sale, on Plaza San Martín. At that moment I knew it would be mine. Thus, Red Argentina de Grandes Hoteles SA was born, and this name became the company's acronym: RAGHSA S.A.

For over 40 years I put together a great team in which I instilled the company's philosophy of Honesty, Hard Work and Long-term Planning. Values that have led us to becoming one of the leading companies leasing Class A office buildings in Buenos Aires and development of luxury residential towers.

RAGHSA's success was also possible thanks to the great work of our team of professionals, the support of our contractors, suppliers, financial entities and above all thanks to our clients".



Moisés Khafif Founder

Professionalism & Expertise

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

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.



The Company



Leading Real Estate Company in Argentina

RAGHSA is a leading company in the office rental market in Argentina with a solid portfolio of premium office buildings (AAA) amounting to a total leasable area of 1,029,923 SF; reaching a ~7% share of the premium corporate office spaces in Buenos Aires City. The Company, has developed more than 10,763,911 SF of residential and corporate properties in Argentina and Uruguay.



Pioneering Company in the Certification of Green Buildings in Argentina

RAGHSA is committed to sustainability, environmental care and people's wellbeing. All our corporate buildings have been LEED certified (Leadership in Energy and Environmental Design) from the USGBC (United States Green Building Council).



Solid Track Record Experienced + Integrated Vertically Company

RAGHSA is a vertically integrated company, we purchase the lands, design our building with outside arquitects and consultants, develop them and play a significant roll in the leasing or sales. The company's management and shareholders have a very positive reputation in the industry and in the market. RAGHSA successfully went through several economic cycles, including periods of high inflation, Argentine peso devaluation and economic recessions.



Continuous Portfolio Expansion and Diversification

The company is constantly looking for attractive opportunities to purchase large plots of land, conveniently located and suitable for developments.



Geographically Diversified Premium Portfolio

U.S. operations represents ~30% of the company's business. The company has been analyzing the real estate markets in countries such as Brazil, United States, Uruguay, Peru and Paraguay, which could represent opportunities to expand geographically.



Strong Reputation and Brand Recognition

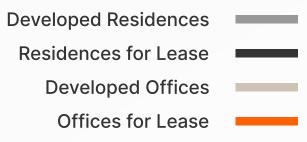
Due to the quality of the properties that the company develops and manages, in addition to the powerful well recognized brand, Le Parc, RAGHSA has a reliable and respected reputation in the market.



Top Line Customers With Dollar Linked Contracts

The Company's customers are mainly local and international top line customers such as Chevron, American Express, JP Morgan, Lenovo, Amazon Web Services, Cervecería y Maltería Quilmes, Facebook, Raízen, Pedidos Ya, among others. The Company's bad debt rate has historically been close to 0%, due to the quality of its clients. All contracts are "dollar linked", which mitigate the Argentine FX risk.

History





1989
PLAZA SAN
MARTÍN
BUILDING



1994
LE PARC
RESIDENTIAL
TOWER



2001344
SAN MARTÍN



2008
LE PARC
MADERO



2016

MADERO
RIVERSIDE



2014
955
BELGRANO
OFFICE



2010 LE PARC ALCORTA



2010 MADERO OFFICE



2020
ONE UNION
SQUARE SOUTH



2020 CENTRO EMPRESARIAL LIBERTADOR



2021

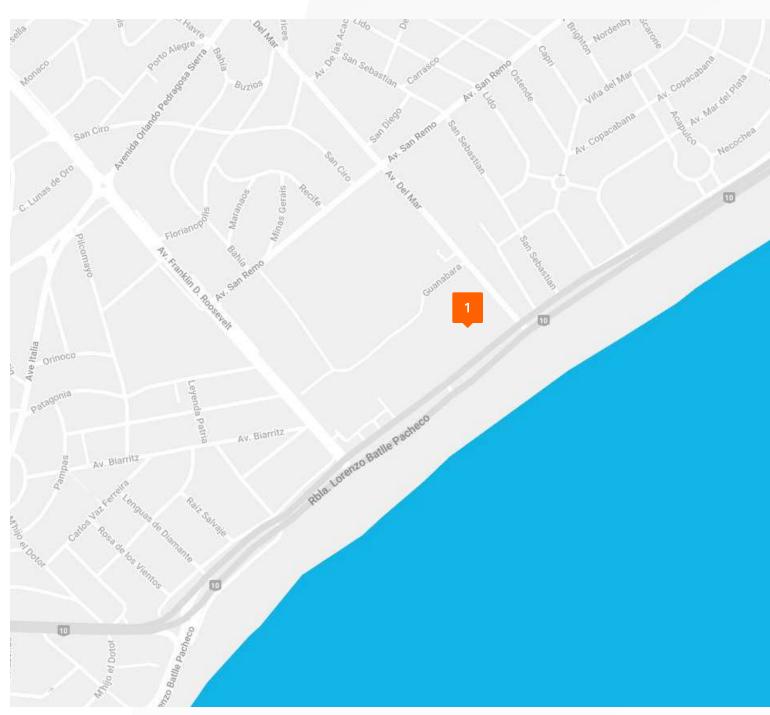
LE PARC
PUNTA DEL ESTE
TORRE III

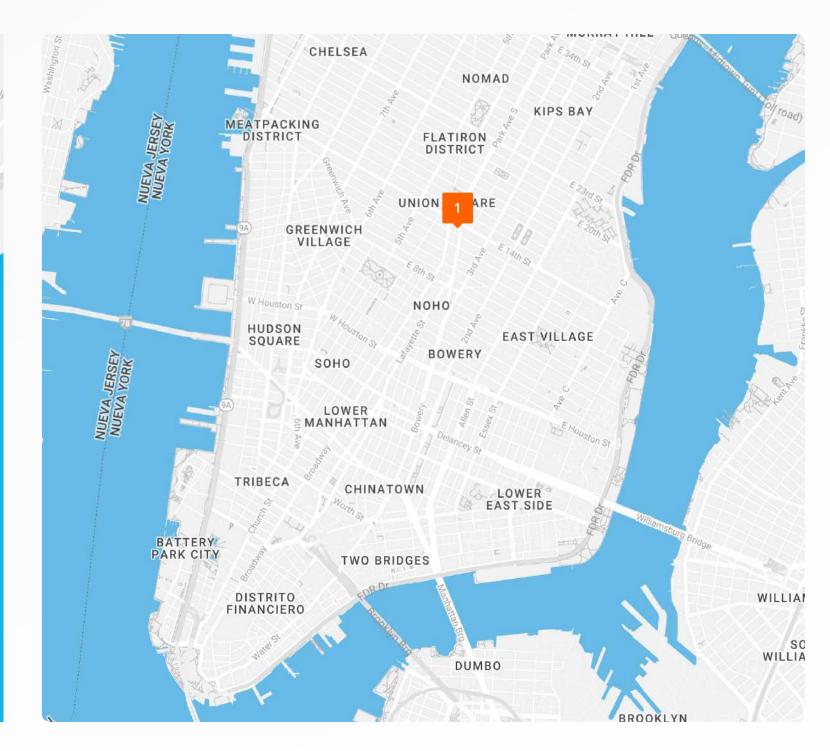


2024 CENTRO EMPRESARIAL NÚÑEZ

Presence







Buenos Aires, Argentina

- 1 Centro Empresarial Núñez
- 2 Centro Empresarial Libertador
- 3 955 Belgrano Office
- 4 Madero Office
- 5 Madero Riverside

- 6 344 San Martí
- 7- Edificio Plaza San Martín
- 8 Le Parc Alcorta
- 9 Le Parc Madero
- 10 Le Parc Residencial Tower

Punta del Este, Uruguay

1 - Le Parc Punta del Este Torre III

Nueva York, Estados Unidos

1 - One Union Square South

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Raghsa Experience

Nowadays, quality of life is the most important thing and that is why RAGHSA developed **#RAGHSAEXPERIENCE**, a new office paradigm that emphasizes quality of life in our daily work environment. #RAGHSAEXPERIENCE promotes people's well-being and a collaborative culture, through special events designed to improve the user experience in its office buildings. In addition, the corporate buildings offer amenities and services that promote a better way of living in the workplace.



Entertainment

- After hours with music and live shows
- Foodtrucks
- Art exhibits
- Music and art shows
- Workshops and free training
- Games, raffles and prizes
- Celebrations on special dates



Wellness and health

- Free yoga, dance and gymnastics classes
- Nutrition, CPR classes
- Awareness campaigns
- Beauty and personal care services



Employee benefits

- Sale of products with exclusive pricing
- Entrepreneurship fairs
- Sustainable fairs



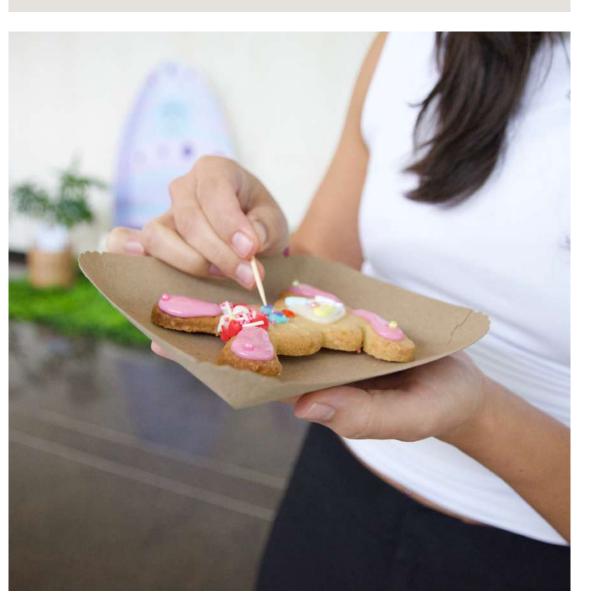
Branded events

- Product releases
- Awareness campaigns
- Brand activations
- Creation of memorable experiences
- Games
- Gift of product samples













More information

Offices for Lease

More information

Centro Empresarial Núñez

Centro Empresarial Núñez is a RAGHSA development with a total area of 538,196 SF. This Class A office building for lease is located at Manuerla Pedraza 1580 in the neighborhood of Núñez in the City of Buenos Aires. It has quick and easy access and an ample offering of internationally recognized universities, restaurants and shops.



Centro Empresarial Núñez

Centro Empresarial Núñez offers a flexible and dynamic working style, which turns it into the expected place by companies with corporate values related to environmental care and the quest for a better quality of life for their employees. It has a grand main lobby; 17 open floors ranging from 16,254 and 17,416 SF of leasable area with panoramic views; 255,804 SF of interior and exterior amenities and a three-level underground parking with 284 car spaces and 24 motorcycle spaces. The offices are designed with cutting-edge technology and under NFPA fire protection standards. In addition, the building was designed in an environmentally responsible and energy-efficient manner. RAGHSA intends to certify this building as LEED Core & Shell GOLD by the USGBC and WELL.

Technical features

Hermetic double glazing, low-e, raised technical floors, no ceiling in office areas; gypsum board around the perimeter between the façade and around the core. Neat completion of concrete structure. Suspended ceiling in toilets, locker rooms and lobbies, power generators, solar panels, variable air volume (VAV) air conditioning with heat recovery, top-of-the-line security and access systems, Fujitec elevators.

Amenities

On ground floor: bicycle storage, showers and changing rooms for cyclists, food store, amphitheater, barbecue grills for private events, outdoor spaces designed for sports, relaxation or informal meetings, large garden with a water fountain. On 11th floor: indoor and outdoor co-working spaces, large terrace with panoramic viewsand areas for relaxation or informal meetings, event hall.

Project

Estudio Mario Roberto Álvarez y Asociados

Project management

R. Iannuzzi

G. Colombo Arquitectos

Total area

538,196 SF

Gross leasable area

274,480 SF in 17 open spaces of 16,254 and 17,416 SF

Parking spaces

284 car parking spaces24 motocycle parking spaces

Elevators

10

Opening

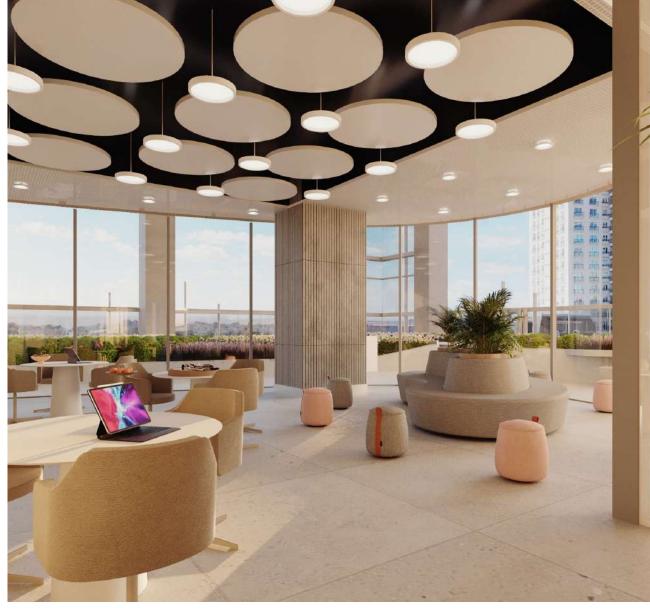
2024

Certifications











Website

Virtual tour

Centro Empresarial Libertador is RAGHSA's largest development with a total of 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.



Centro Empresarial Libertador

Centro Empresarial Libertador has a triple-height main lobby; 26 open floors ranging from 13,455 to 31,215 SF of leasable area; panoramic views of the Rio 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 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.

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.

Amenities

Bike storage, showers and changing rooms for cyclists, gym and outdoor recreation area with a food store for tenants use.

Project

Estudio Mario Roberto Álvarez y Asociados

Project management

R. lannuzzi

G. Colombo Arquitectos

Total area

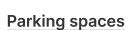
1,076,391 SF

Gross leasable area

648,235 SF in 26 open floors from 13,455 to 31,215 SF

Website

Virtual tour



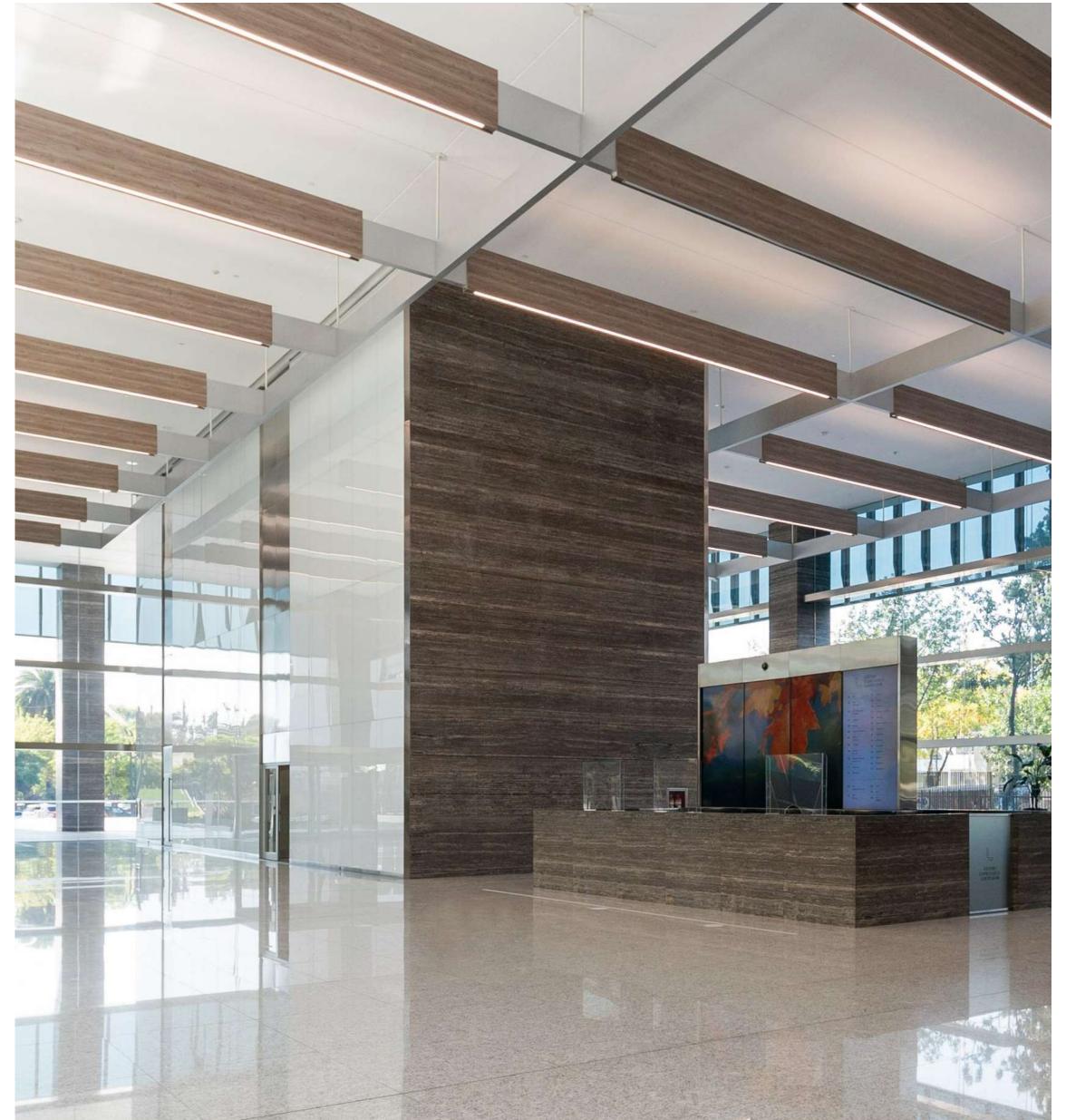
Elevators

2/

Opening 2020

Certifications









955 Belgrano Office is a RAGHSA development with a total area of 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.



955 Belgrano Office

The building has a great double-height main lobby, 30-floors of 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 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.

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.

Amenities

Bike storage, showers and changing rooms for cyclists, gym and outdoor recreation area with with barbeques and a food store for tenants use.

Project

Estudio Mario Roberto Álvarez

y Asociados

Project management

R. lannuzzi G. Colombo Arquitectos

Total area

559,723 SF

Gross leasable area

328,364 SF in 30 floors of 10,958 SF

Website

Virtual tour



354

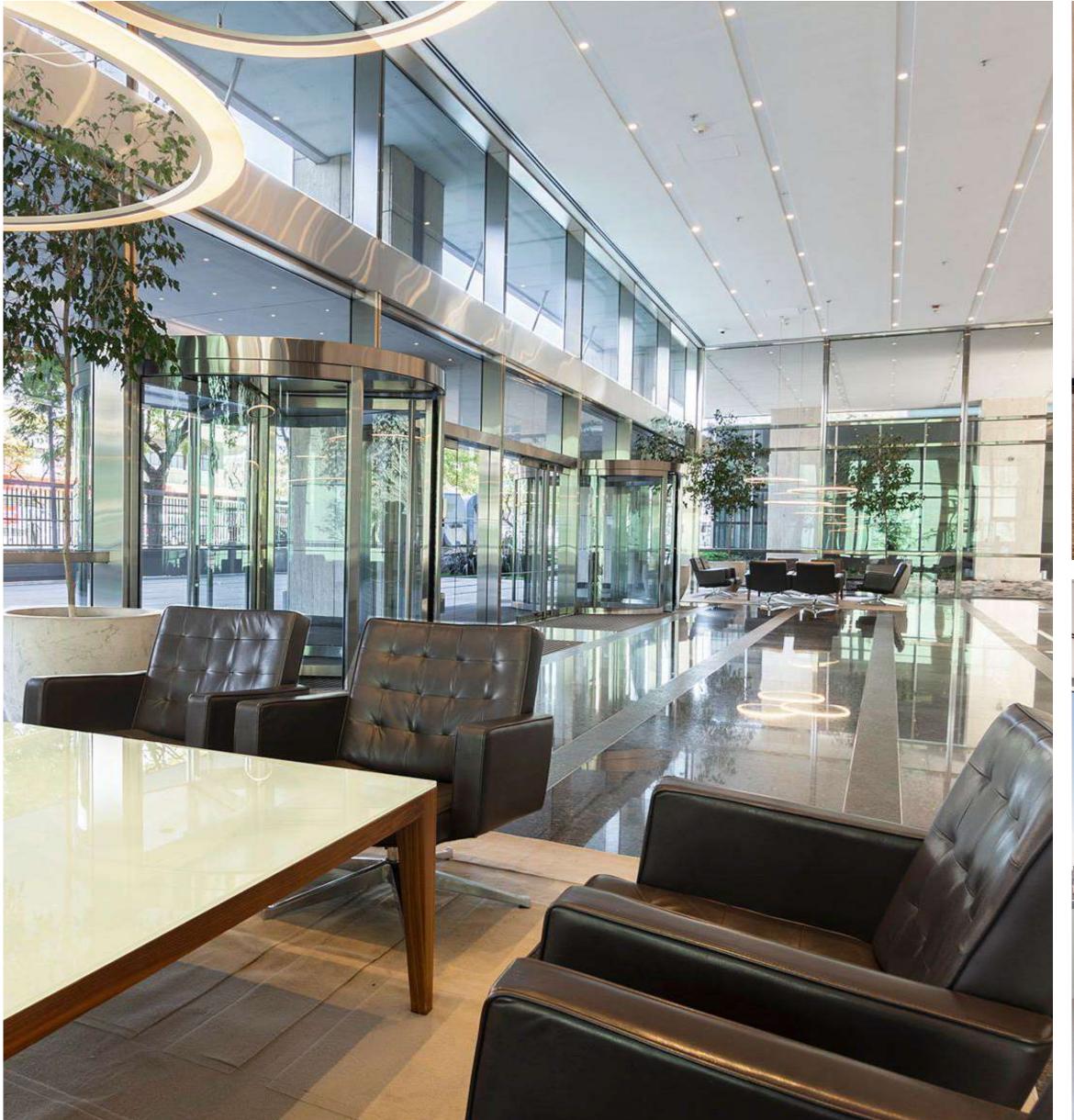
Elevators

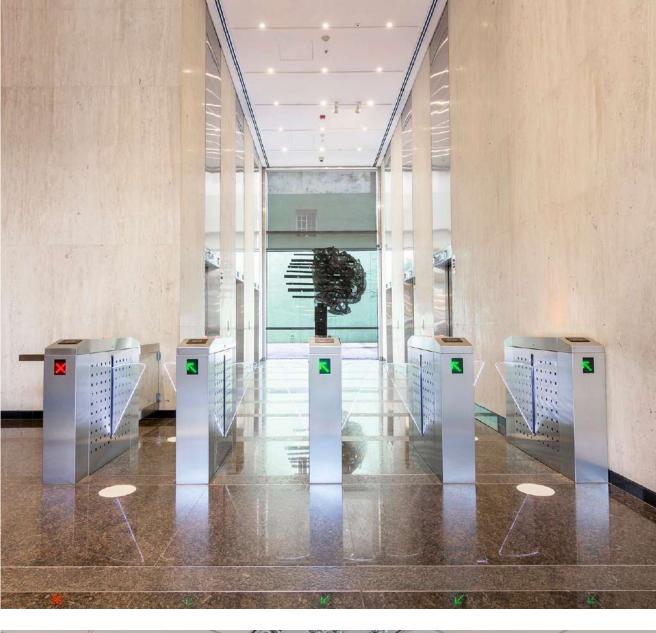
14

Opening 2014

Certifications









Madero Office

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



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Madero Office

The building has a monumental triple-height main lobby 26 office floors with a rentable area 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 energyefficient manner, and it was the first building in Argentina to be granted a certification from the United States Green Building Council as L.E.E.D. (Leadership in Energy & Environmental Design), in the category Core & Shell Silver level, thus becoming the first "sustainable" building in the country.

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

Amenities

Bike storage, showers and changing rooms for cyclists, gym and outdoor recreation area with a food store for tenants use.

Parking spaces

Elevators

Opening

Certifications

2010

Project

Estudio Mario Roberto Álvarez y Asociados

Project management

R. lannuzzi

G. Colombo Arquitectos

Total area

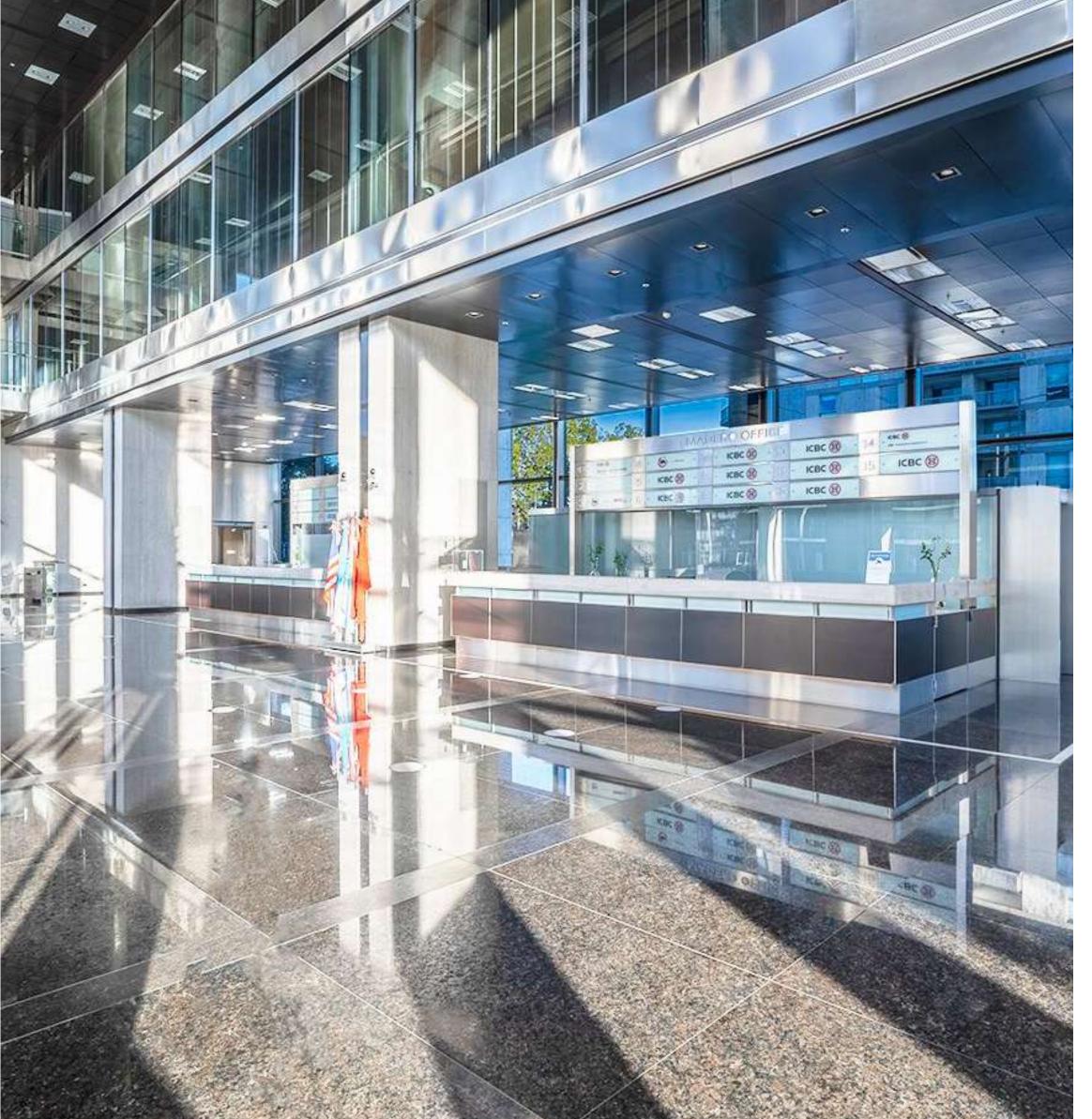
678,126.36 SF

Gross leasable area

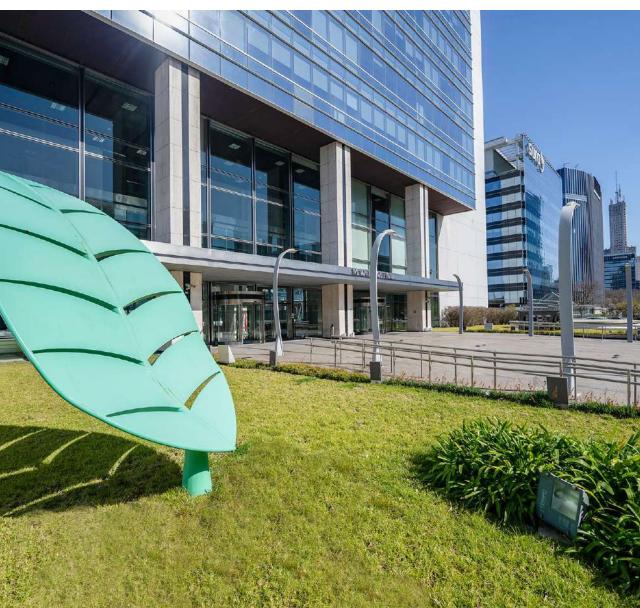
678,126.36 SF in 26 office floors of 13,218 SF

Website

Virtual tour







Developed Offices

More information

Madero Riverside

Madero Riverside is a RAGHSA development with a total of 297,084 SF. This Class A office building 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.



Madero Riverside

The building has a grand main lobby, eight floors of 15,188 SF and one floor of 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 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 was 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.

Parking spaces

275

Elevators

Opening

Certifications

2016

Amenities

Bicycle storage, showers and changing rooms for cyclists.

<u>Project</u>

Estudio Mario Roberto Álvarez y Asociados

Project management

R. lannuzzi

G. Colombo Arquitectos

Total area

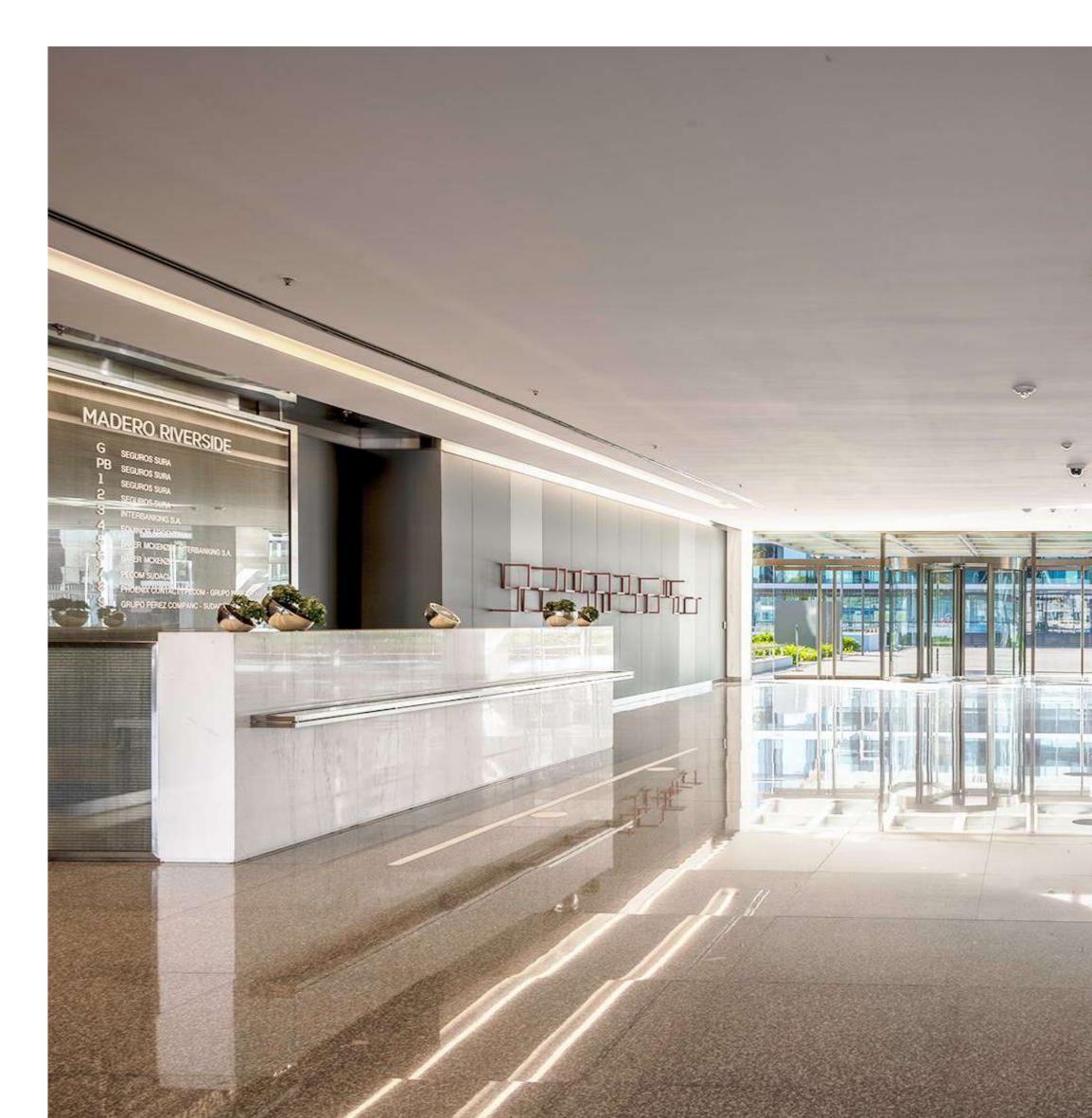
297,084 SF

Gross leaseable area

297,084 SF in 8 floors of 15,188 SF and 39,116 SF

Website

Virtual tour







344 San Martín

344 San Martín is a RAGHSA development with a total of 516,668 SF. This Class A office building is located at San Martín 344. It has quick and easy access and an ample offering of internationally recognized restaurants and shops.



344 San Martín

344 San Martín 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). The building was 100% sold.

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.

Amenities

Gym.

Project

Estudio Mario Roberto Álvarez

y Asociados

Project management

R. Iannuzzi

G. Colombo Arquitectos

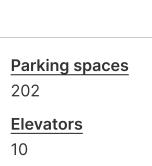
Total area

516.667 SF

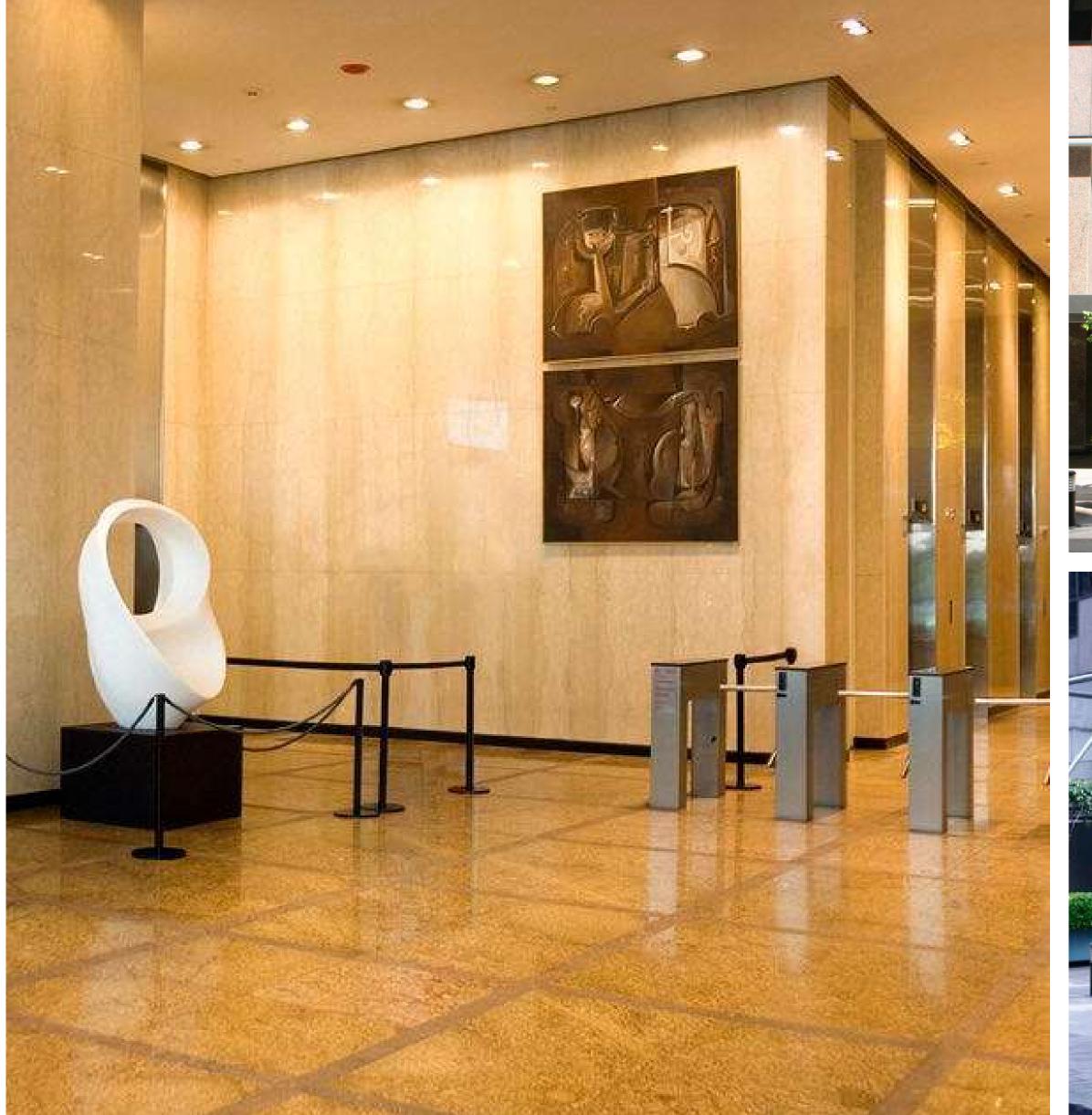
Gross leasable area

233.000 SF in 29 floors

Website



<u>Opening</u>







Plaza San Martín Building

Plaza San Martín Building is a RAGHSA development with a total area of 376,737 SF. This Class A corporate building 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.



Plaza San Martín Building

The building has an elegant main lobby; 11 office floors with a rentable area of 20,182 SF in the 1st to 8th floors and 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 tower 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 doubleglazed 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. The building was 100% sold.

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.

Project

Estudio Mario Roberto Álvarez

y Asociados

Project management

R. lannuzzi

G. Colombo Arquitectos

Total area

376,737 SF

Gross leasable area

177,604 SF in 11 floors of 20,182 SF and 12,056 SF

Parking spaces

209

Elevators

Opening

1989

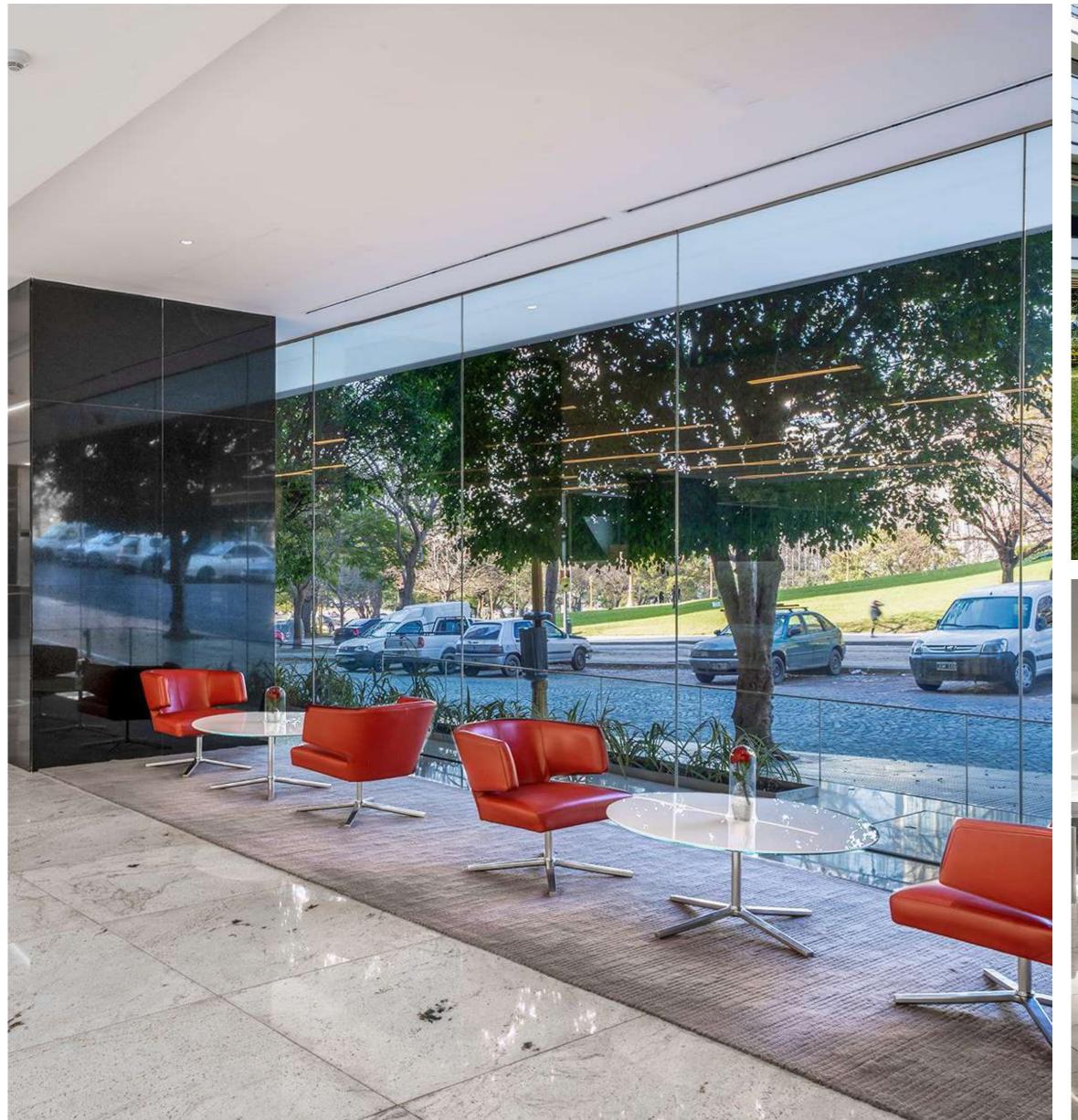
Total restoration in 2018.

Certifications

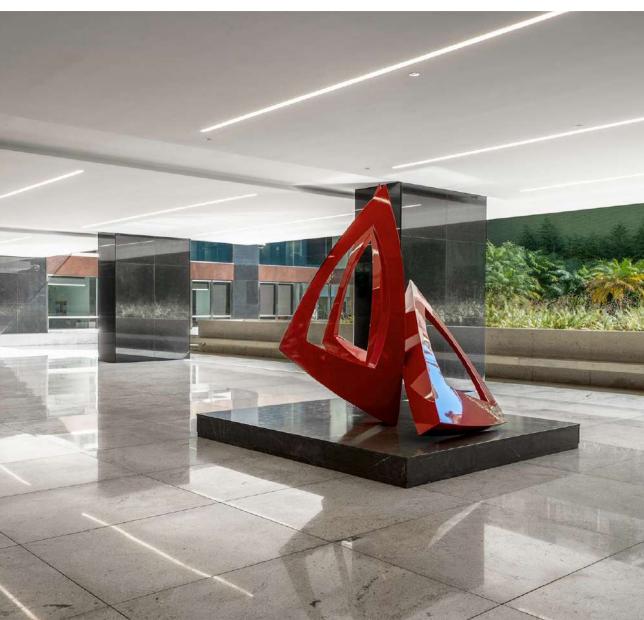
LEED

Website

Virtual tour







Residences for Lease

More information

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.



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One Union Square South

Located at 1 Union Square South, the building has 17 floors and 239 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.

Amenities and services

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

Project

Arq. Davis Brody Bond con interiores de Rockwell Group.

Restoration project

KGV

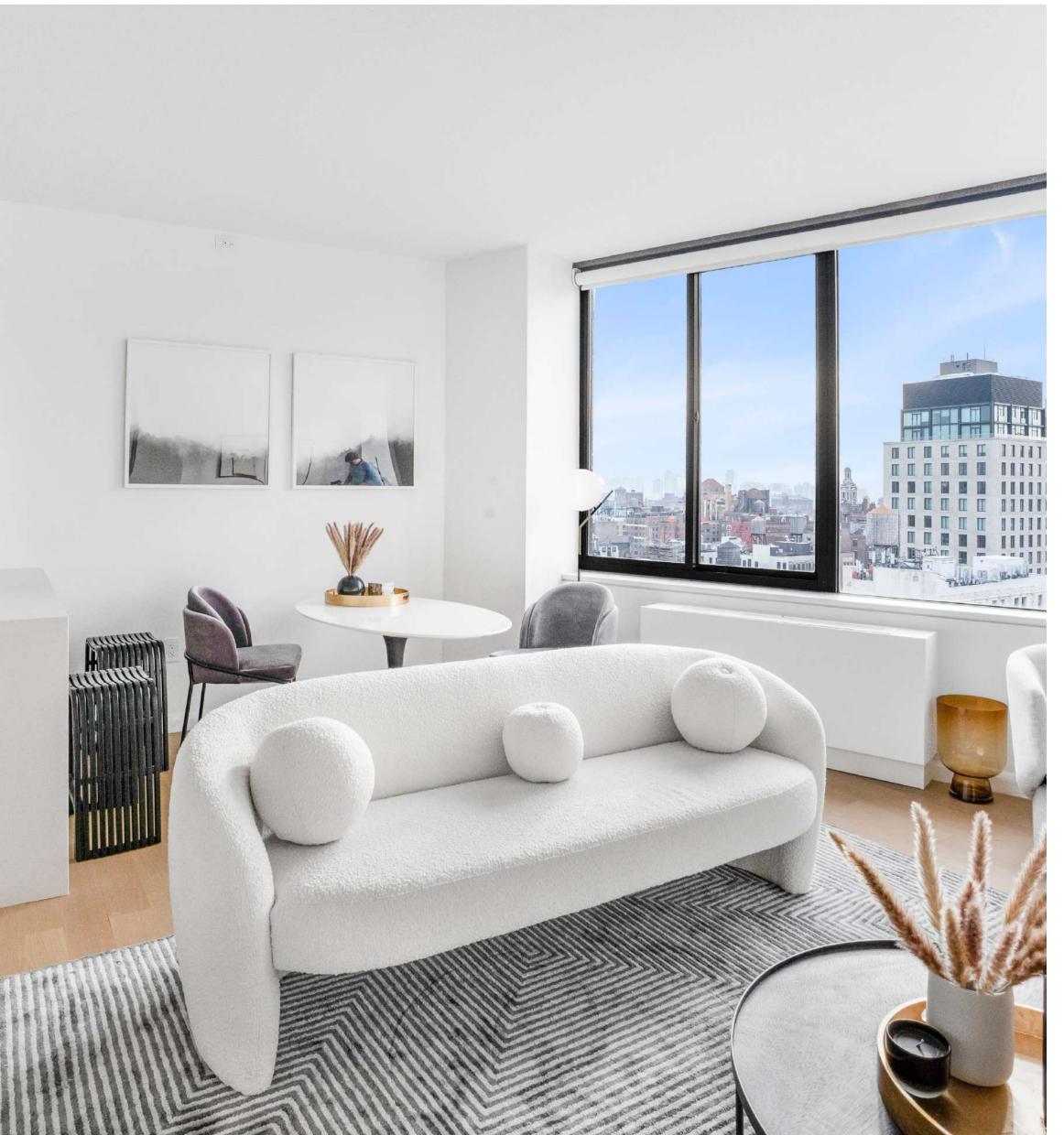
Gross leasable area

174,000 SF

Opening

Acquired by RAGHSA 2020. Total restoration 2026.

Website







Developed Residences

More information

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.



Le Parc Punta del Este Torre III

It has 24 floors with four apartments per floor, with areas ranging from 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. The building was 100% sold.

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.

Project

Estudio Mario Roberto Álvarez y Asociados

Project management

CRIBA

Supervisor: R. lannuzzi G. Colombo Arquitectos

378,383 SF in one tower 24

Total leaseble area

floors with 96 apartments.

Opening

2021

Website

Virtual tour







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.



Le Parc Alcorta

It has 126 apartments in two towers of 30 floors (Alcorta tower) and 45 floors (Cavia tower) with apartments of 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. The building was 100% sold.

Amenities per tower

The facilities available on the ground floor include a multipurpose room, a children's games room, a shared outdoor heated pool surrounded by large gardens with a solarium and a bar. Additionally, each tower offers a gym, a solarium, outdoor whirlpools, a bar, a spa, and a sky terrace at a height with panoramic views of the river and the City of Buenos Aires.

Complex amenities

Large heated outdoor pool with solarium, bar and outdoor games for children.

Services

Concierge; drivers room; security and top-of-the-line security and access systems.

Project

Estudio Aisenson

Project management

R. Iannuzzi G. Colombo Arquitectos

Total area

856,807 SF

Total saleable area

360,591 SF in two towers of 30 floors (Alcorta Tower) and 45 floors (Cavia Tower)

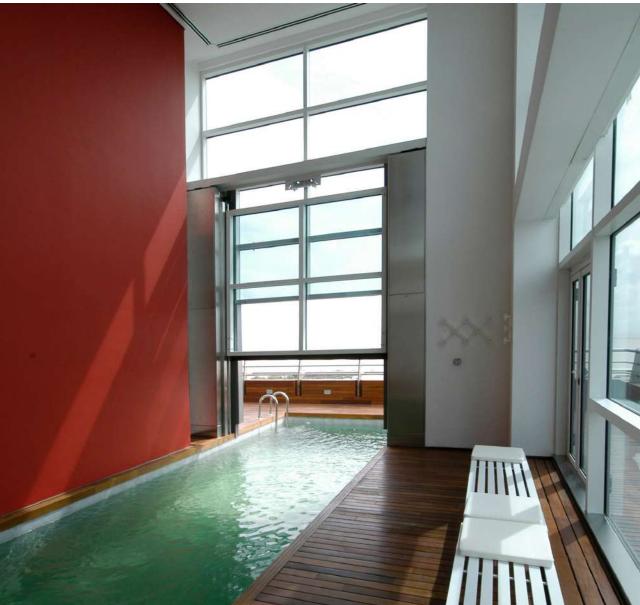
Opening

Alcorta Tower: 2009 Cavia Tower: 2010

Website







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.



Le Parc Madero

Each of the three towers has 43 floors. The first 36 floors comprise four apartments with areas of 861 and 1399 SF. Floors 37th to 40th have two apartments of 1,938 SF, and on the 41st and 42nd floors there are two 3,229 SF duplexes, with spectacular panoramic views, large gardens and a great array of amenities and services. The building was 100% sold.

Amenities per tower

Outdoor heated swimming pool for adults and children, solarium and bar, outdoor games and children's playroom, gym, sauna, multipurpose room.

Services

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

Project

Estudio Aisenson

Project management

R. Iannuzzi G. Colombo Arquitectos

Total area

930,002 SF

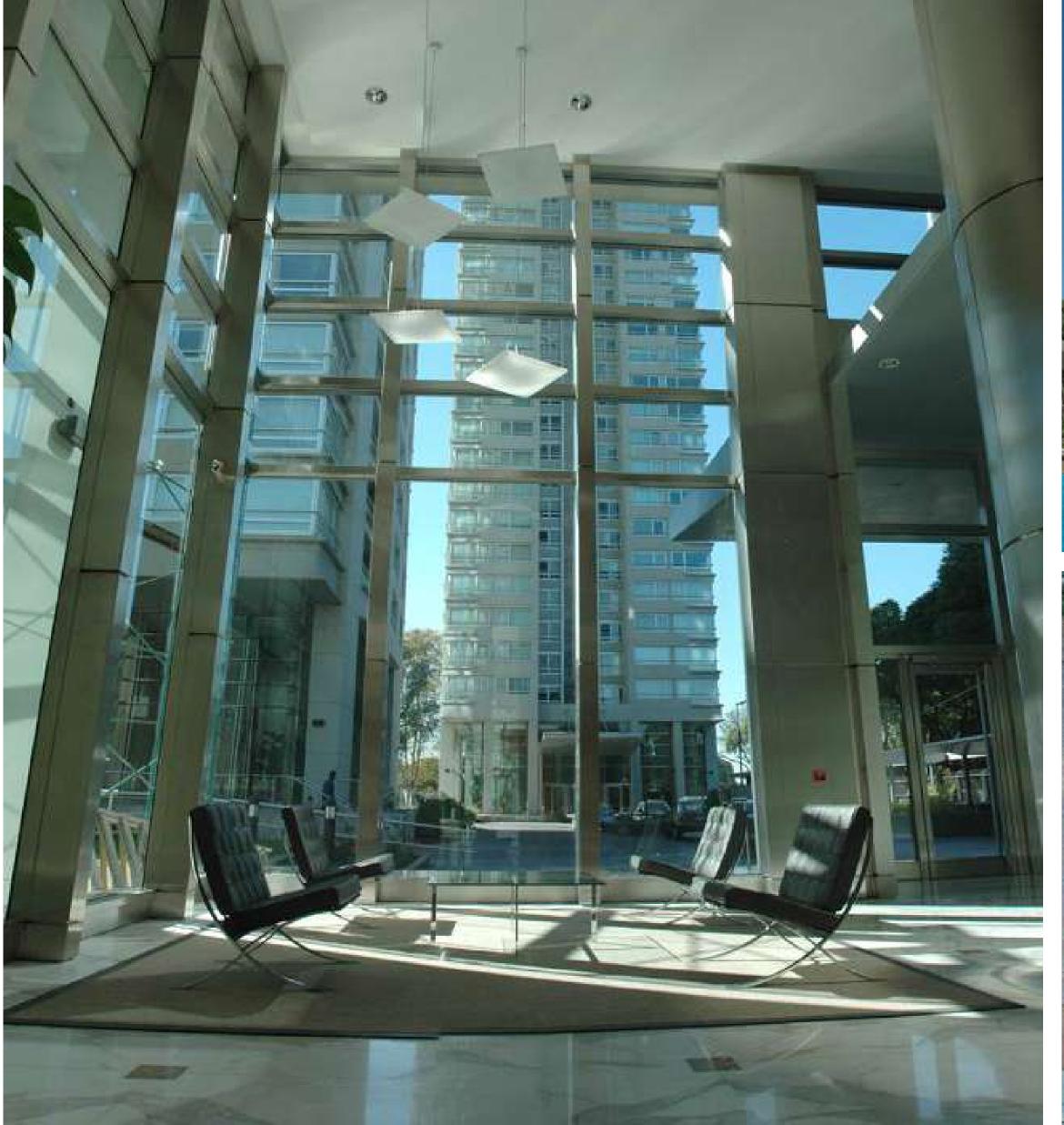
Total saleable area

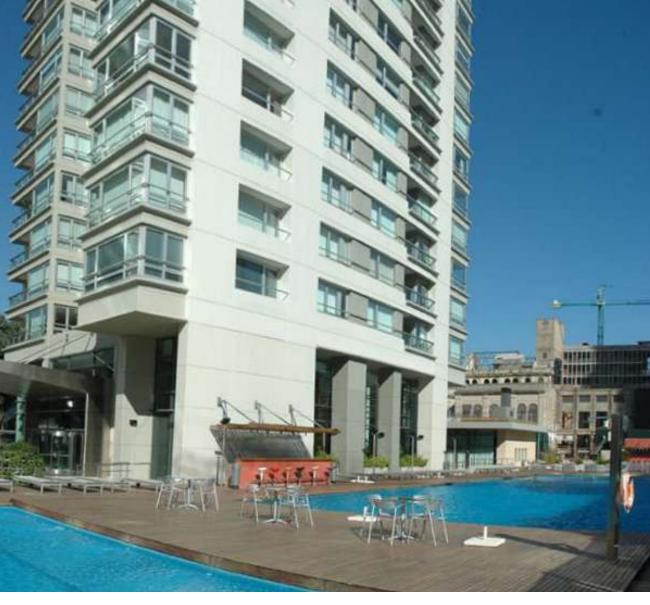
510,209 SF in three towers of 43 floors each and 462 apartments.

Opening

Tower 1: 2005 Tower 2: 2006 Tower 3: 2008

Website







RAGHSA

Le Parc Residential 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.



Le Parc Residential Tower

The tower is located in the neighborhood of Palermo, at Demaría 4550, with 4,844 SF 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. The building was 100% sold.

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.

Project

Estudio Sánchez Elía Estudio Mario Roberto Álvarez y Asociados

Project management

R. lannuzzi G. Colombo Arquitectos

Total area

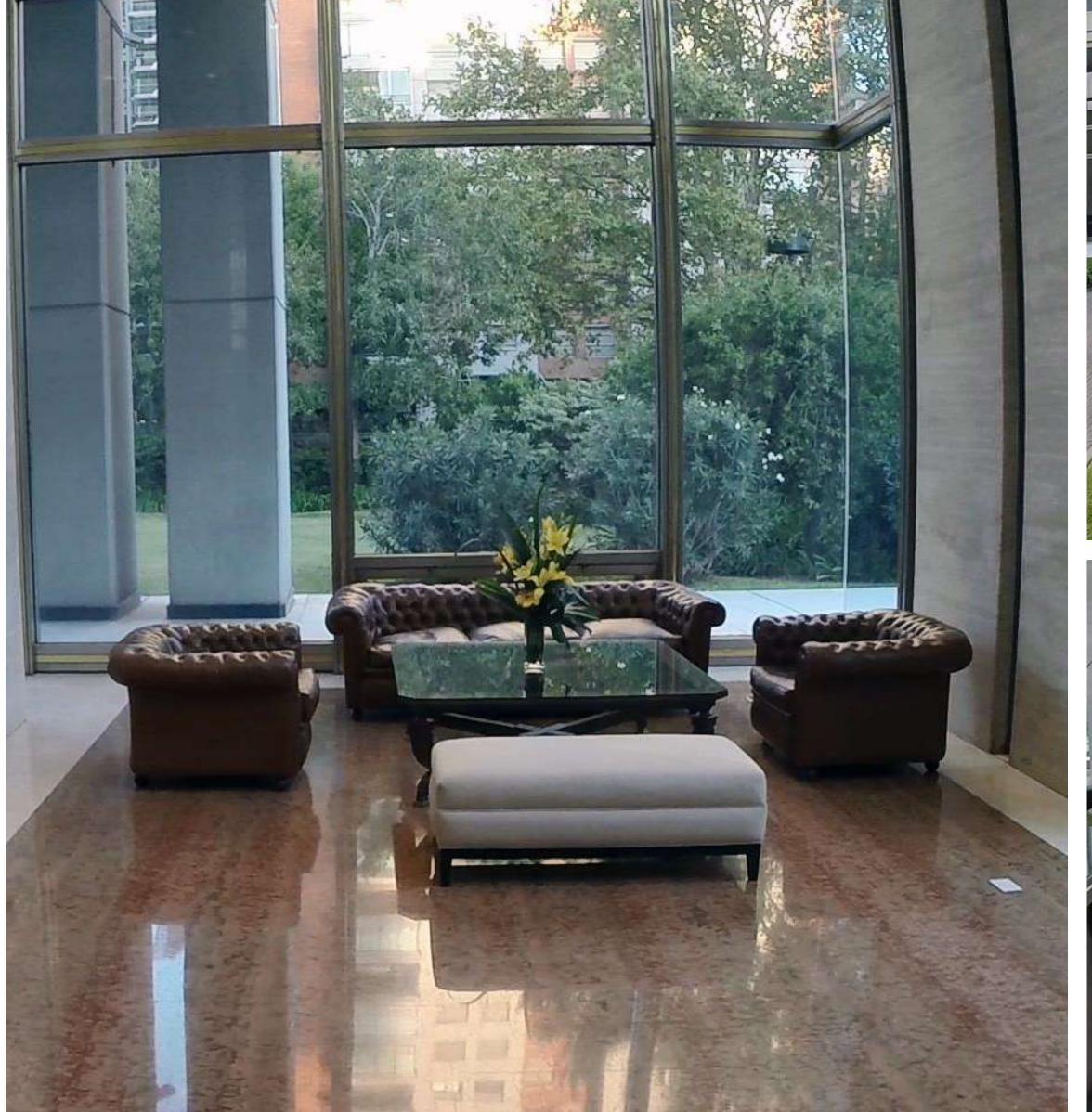
769,620 SF

Total saleable area

400,418 SF in 90 apartments in a 50-floor tower.

Opening

1994







Website

Thank you

CONTACT

Cecilia Grierson 255 Floor 9, C1107CPE
Ciudad Autónoma de Buenos Aires, Argentina
+5411.4013.5555
raghsa@raghsa.com.ar

SOCIAL

Instagram
Facebook
Linkedin
Vimeo
YouTube