

French style Building For Sale

Argentina, Buenos Aires, Buenos Aires C1014AAP

POA €

QUICK SPEC

Year of Construction	1920
Bedrooms	24
Half Bathrooms	4
Full Bathrooms	24
Total Surface approx	2,456 m2 - 26,436 Sqf.Ft.
Plot Surface approx	POA m2 - POA Sqf.Ft
Parking	3 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Ideal 2456 m2 property for high-end hotel development, embassy with diplomatic residence, or project of great hierarchy.

One of the most traditional and characteristic buildings of Alvear Ave, built in 1920, between Montevideo st. and Parera st. Its magnificent French style front reflects all the splendor of the belle époque "porteña".

Through a grand double-leaf gate, we access a gallery that leads to a charming internal garden. Halfway, on the left hand, the entrance to the reception hall opens with a vintage elevator and an imposing marble staircase with an oval contour that extends to the top floor. The ground floor and the four upper floors have approximately 490 m2 each and it has excellent constructive details, in perfect condition. On the fifth floor, we find laundry rooms, driver's rooms, and terraces.

On the protected structure of the building and following the normative guidelines of the area, it is possible to add square meters of new construction.

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PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 24

- Master Bedrooms - 4
- Suite - 20

BATHROOMS

- Total Bathrooms - 30

- Full Bathrooms - 24
- Half Bathroom - 4

OTHER ROOMS

- Large living room
- Laundry room
- 4+ Fireplaces
- Staff Quarters
- Dining room
- Pantry
- Library
- Media Room
- Home Theater

HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central Furnace

INTERIOR FEATURES

- Vintage elevator
- Marble staircase with an oval contour
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EXTERIOR AND LOT FEATURES

- Grand double-leaf gate
- Charming internal garden
- Internal Patio
- Terraces

POOL AND SPA

- No pool

LAND INFO

- Lot Size: POA m2 - POA Sqf.Ft

GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

SCHOOL INFORMATION

Education in Argentina is compulsory, Some schools may follow the American or British curriculums with English speaking programs while others are regulated under the French, Italian, Japanese or German education system.

- The Lincoln School
- Buenos Aires International Christian Academy
- St. Matthew's College

AMENITIES AND COMMUNITY FEATURES

- Ideal for high-end hotel development, embassy with diplomatic residence, or project of great hierarchy

BUILDING AND CONSTRUCTION

- Living: 2,456 m2 - 26,436 Sqf.Ft.
- Year Built: 1920
- Flooring: Marble
- Levels or Stories: 5
- Structure Type:
- House Style: Building
- Window Features:

OTHERS

- City Views
- Cathedral Ceilings
- Belle époque "porteña"
- French Style

ABOUT THE AREA

The Argentine capital is known for its heavy European influences. The majority of porteños as the locals are known have Old World roots. Immigrants who arrived in the late 19th and early 20th centuries hailed mostly from Italy and Spain. The city also has the largest Jewish community in Latin America.

The great immigration wave altered the landscape. Literally. Newly arrived architects or the locals who trained under them created a kind of Gilded Age with remarkable structures in the schools of Beaux Arts and Art Nouveau, along others.

Buenos Aires, however, is not an imitator. It is the birthplace of tango, a polo epicenter and a late-night cultural hub. An abundance of car-free boulevards packed with sidewalk cafes and street performers lends a spirit to the streets.

Buenos Aires is made up of 48 barrios or neighborhoods. Within the city, there are no ownership restrictions for non-residents. The bulk of international buyers come from the U.S. and Europe, arriving with cash in hand. Mortgages here are rare.

The range of residential architecture is vast, from Argentina's Gilded Age mansions to contemporary skyscraping condominiums with views clear straight through to the neighboring country of Uruguay. In Greater Buenos Aires, buyers can even find traditional estancias, restored ranches that are more than a century old. Increasingly, preservationists are campaigning to have older structures restored rather than razed to maintain the city's architectural heritage. Palermo is the largest barrio, with exclusive sections like Palermo Chico. A number of embassies are located here. The tree-lined neighborhood of Recoleta with its showcase of historic French-style architecture is elegant and old-moneyed. Its cemetery is one of the city's most visited tourist attractions, in large part because it is the final resting place of Argentina's most famous native daughter, Eva Perón.